

B COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

CITY CLERK'S USE

OFFICE OF THE CITY CLERK  
 200 NORTH SPRING STREET, ROOM 360  
 LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT****NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY

**City of Los Angeles Department of City Planning**COUNCIL DISTRICT  
**10**

PROJECT TITLE

**Buckingham Crossing**LOG REFERENCE  
**ENV-2017-4288-CE**

PROJECT LOCATION

**4011 Exposition Boulevard**

## DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

To subdivide an existing 5,384 square-foot lot into four (4) new lots for the construction, use, and maintenance of four (4) single-family dwellings (small lot homes) pursuant to Small Lot Subdivision Ordinance No. 176,354. All units will be four stories in height with a rooftop deck and a maximum height of 45 feet with two covered parking spaces per lot.

## NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

**Tala Associae**

CONTACT PERSON

**Kamran Kazemi**

AREA CODE

424

| TELEPHONE NUMBER

832-3455

| EXT.

EXEMPT STATUS: (Check One)

## STATE CEQA GUIDELINES

MINISTERIAL  
 DECLARED EMERGENCY  
 EMERGENCY PROJECT  
 CATEGORICAL EXEMPTION

Sec. 15268

Sec. 15269

Sec. 15269 (b) &amp; (c)

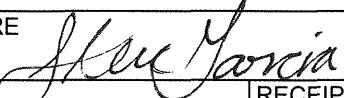
Sec. 15300 *et seq.*

Section 15332 Class 32 (State CEQA Guidelines)  
 Section 15315 Class 15 (State CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION (Class 15 and Class 32): See attached justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE <i>Planning Assistant</i>	DATE <i>09-24-18</i>
FEE: 	RECEIPT NO. <i> </i>	REC'D. BY 

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 12-13-18

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

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PRESIDENT

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## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2017-4288-CE

On September 24, 2018, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15315, Class 15 and Section 15332, Class 32.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

### Project Description

The proposed Preliminary Parcel Map will subdivide the existing 5,384 square-foot lot into four new parcels totaling approximately 1,160 square-feet for Parcel A, approximately 1,594 square-feet for Parcel B, approximately 1,165 square-feet for Parcel C, and approximately 1,096 square-feet for Parcel D. All units will be four stories in height with a rooftop deck. The lot is currently developed with an existing 1,400 square-foot single-family home. As a multi-family development on an infill site, this Project qualifies for the Class 32 Categorical Exemption.

### CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The five (5) exceptions to this Exemption are: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

- a. **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Within 500 feet of the subject site there have been no other Parcel Maps approved. Based on this pattern of development it is not anticipated that the immediate surrounding properties will experience multiple successive projects of similar scale and type as the proposed project. The project is located in the West Adams-Baldwin Hills-Leimert Community Plan, which was adopted with the vision and framework by which the City's physical and economic resources are to be managed and utilized over time. The Community Plan further refines the General Plan and is intended to promote an arrangement of land uses, streets and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community. Thus, the project is not anticipated to result in a significant cumulative impact for successive projects of the same type in the same place over time.

- b. **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed project is a parcel map for a four-lot subdivision under the provisions of the Small Lot Ordinance. Four new single-family dwellings will be constructed. The project is consistent with the General Plan and the zone. There are no unusual circumstances anticipated to have any impacts on the project. Thus, this exception does not apply to the project.

- c. **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project site is located on Exposition Boulevard, and is designated as a Modified Collector by the Mobility Plan 2035 of the City's General Plan. The project is not located within, nor within the vicinity, of a state scenic highway. Thus, this exception does not apply to the project.

- d. **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962. of the Government Code.

The project is not located on a site identified by the State as a hazardous waste property.

- e. **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The project site is not located within a Historic Preservation Overlay Zone, Historic District, or identified as having any historic significance on SurveyLA or HistoricPlacesLA. Thus the exception does not apply.

**CEQA Determination - Class 32 Categorical Exemption Applies**

A Project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses; (c) The Project Site has no value as habitat for endangered, rare or threatened species; (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The Site can be adequately served by all required utilities and public services.

**a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:**

The General Plan land use map for the West Adams-Baldwin Hills-Leimert Community Plan designates the subject property for Medium Residential land uses with the corresponding zones of R3. The project meets parking, open space, and landscaping requirements.

**b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:**

The subject site is comprised of one existing lot, totaling 5,384 square feet, which is well below 5-acre threshold, and is surrounded by other single and multi-family residents. Properties immediately adjacent to the north have land uses of Low Medium II Residential and are zoned RD1.5-1. Properties to the south are zoned PF-1 and are developed with the Los Angeles Metropolitan Transit Authority's Expo Light-Rail Line. Immediately adjacent properties to the east and west are zoned R3-1 and are developed with single-family homes.

**c. The project site has no value as habitat for endangered, rare or threatened species:**

The immediate vicinity is highly urbanized and is comprised of dense residential development with nearby commercial corridors. NavigateLA and the Los Angeles City Planning Department's Environmental and Public Facilities map for Significant Ecological Areas show that the subject site is not located in any of these areas.

**d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:**

The project would not result in any significant effects related to traffic, as it involves the addition of 4 single-family dwelling units. The existing mobility and circulation available in proximity to the proposed project will result in no traffic impacts as a result of the additional 4 units that are being introduced into the community. The development of the project would not result in any significant effects relating to noise, since the project must comply with the City of Los Angeles Noise Ordinance No. 161,574 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels. Furthermore, the project is below 75 dwelling units and 1,000 average daily vehicle trips CEQA threshold. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas

combustion) and from off-site electrical generation. These sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The proposed project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level. The development of the project would not result in any significant effects relating to water quality. The project is not adjacent to any water sources and does not involve extensive excavation that might have an impact on the water table. Therefore, construction of the project will not create any impact on water quality. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70.

**e. The site can be adequately served by all required utilities and public services:**

The subject site is located in the West Adams-Baldwin Hills-Leimert Community Plan area, a well-established medium and high density residential area with public infrastructure that is fully improved. The site is currently being served adequately by the City's Department of Water and Power, the City's Bureau of Sanitation, the SoCal Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, and many others public services. The utilities and public services have been servicing the neighborhood continuously for over 50 years.