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CERTIFICATE OF COMPATIBILITY PICO-UNION HISTORIC PRESERVATION OVERLAY ZONE

May 4, 2023

Property Owner

Josh Choi
1206 S. Alvarado Street
Los Angeles, CA 90006

Case No.: DIR-2022-7574-CCMP-HCA

CEQA: ENV-2022-7575-CE

Location: 1200 - 1206 S. Alvarado Street

Council District: 1-Hernandez

Community Plan Area: Westlake

Land Use Designation: Highway Oriented Commercial

Zone: C2-1-HPOZ

Legal Description: Arb 1, Lot FR 1 and Arb 4, Lot FR 2,
Hughes Tract

Applicant/Representative

Leo Cho
Grace Partnership, Inc.
5500 Hollywood Blvd.
Los Angeles, CA 90028

Last Day To Appeal: May 19, 2023

Pursuant to Los Angeles Municipal Code Section 12.20.3 L, and the Pico-Union Historic Preservation Overlay Zone (HPOZ) Ordinance 176,156, I have considered the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Certificate of Compatibility for the demolition of a one-story commercial building and construction of a new 39,946 square-foot, six-story mixed-use building 71 feet and nine inches in height, with 41 residential units, 3,192 square feet of commercial space, and two levels of subterranean parking with 48 vehicular parking spaces.

Determine, pursuant to LAMC 12.20.3 C, that the Project is not subject to street dedication and/or improvement requirements as set forth under LAMC 12.37 A-C and 17.05, provided that the existing sidewalk(s) is in compliance with any accessibility guidelines within the public right-of-way that are adopted to comply with Title II of the Americans with Disabilities Act.

Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to the State CEQA Guidelines, Article 19, Section 15301, Class 1 and Section 15332, Class 32; and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. The use and development of the subject property shall be in substantial conformance with this approval and the plans submitted by the applicant, signed and dated by staff and attached to the case file as **Exhibit A**. Any changes to the project or these plans shall be approved by the Director of Planning and may require additional review by the HPOZ Board. Each change shall be identified and justified in writing. Modified plans shall be signed and dated by staff and attached to the case file as **Modified Exhibit A**, etc.
2. The project shall be executed with the following architectural features:
 - a. The CMU block wall on the north elevation shall be clad in stucco.
 - b. Existing historic curb material in the public right of way shall be maintained and preserved, and any new portion of curb shall match existing historic curb in material and dimensions to the satisfaction of the Department of Public Works, Bureau of Engineering.
3. The project utilizes base incentives from the Transit Oriented Community Incentive Program and shall comply with the requirements of the program, including providing on-site covenanted affordable units, as noted in Case No. PAR-2022-8807-TOC.
4. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Section 12.21 G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).
5. **Required Trees per 12.21 G.2.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of four 24-inch box, or larger, trees onsite pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of-way is proven to be infeasible due to City-determined physical constraints.
6. **Parking Per AB 2097.** The project shall be permitted to provide a minimum of zero parking space pursuant to AB 2097. Forty-eight parking spaces are provided.
7. *Prior to the issuance of a building permit*, the applicant shall submit the two final sets of architectural/construction drawings that have been reviewed by LADBS plan check engineers, as well as two additional sets of architectural drawings for final review and approval by Department of City Planning staff (four sets of plans total). Final drawings shall substantially resemble the Approved Exhibit (or any subsequent Modified Exhibits) and shall be stamped and dated by staff and attached to the case file as **Final Plans**.
8. *Prior to the issuance of a building permit*, The following statement shall be imprinted on the site plan, floor plan, elevations and any architectural detail sheets of any construction drawings submitted to the Department of Building and Safety:

NOTE TO PLAN CHECKER AND BUILDING INSPECTOR - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the Director of Planning has approved under DIR-2022-7574-CCMP-HCA. Any change to the project shall require review by the Director of Planning and may require additional review by the Historic Preservation Overlay Zone (HPOZ) Board. A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change

be required by a public agency then such requirement shall be documented in writing.

9. *Prior to the issuance of a building permit*, these Conditions of Approval shall be printed on the cover sheet of all four sets of drawings submitted for review as Final Exhibits.
10. The granting of this determination by the Director of Planning does not in any way indicate compliance with applicable provisions of LAMC Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
11. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
12. Code Compliance. All area, height and use regulations of the zone classification for the subject property shall be complied with.
13. Definition. Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
14. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.
15. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City

- to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

Observance of Conditions – Time Limits

All terms and conditions of this Certificate of Compatibility shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of this determination and if such privileges are not utilized within said time, the authorization shall terminate and become null and void. Privileges shall be considered utilized when a valid permit from the Department of Building and Safety has been issued and construction work has begun and been carried out without substantial suspension or abandonment of work. An approval not requiring permits for construction or alteration from the Department of Building and Safety shall be considered utilized when operations of the use authorized by the approval have commenced.

Transferability

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

Violation of These Conditions is a Misdemeanor

Section 11.00 M of the Los Angeles Municipal Code states in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be in charged by the City Attorney as either a misdemeanor or an infraction." Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

PROJECT DESCRIPTION AND BACKGROUND

Project Description

The project consists of the demolition of a commercial building (approximately 7,265 sq. ft.) and the construction of a new six-story, approximately 39,946 square-foot mixed-use apartment complex with 41 residential units and two levels of subterranean parking on two adjacent Non-Contributing lots (1200 and 1206 S. Alvarado St.). There will be a total of 48 vehicle parking spaces (7 for commercial and 41 for residential) and 35 bicycle parking spaces. Parking will be located below grade and accessed by a driveway on W. 12th Street. There will be a total of 3,192 square feet of commercial retail space at the ground level. The proposed building will be U-shaped and utilize a flat roof with parapet. It will measure approximately 71 feet and 9 inches in height. The building will have zero foot setbacks at the west (front) and north (side) property lines. The massing at the rear of the building be set back beginning at the second floor and will incorporate an open air courtyard on the east (rear) elevation.

The proposed project has been designed in a Romanesque Revival influenced style, drawing on materials such as brick and architectural elements like a defined base, middle, and top found elsewhere in the district, but with the application of contemporary materials and features such as punched balconies that distinguish it as new construction. The structure will utilize a variety of finishes including Brickett Audubon resset ironspot brick veneer; Portland cement plaster in White, True Grey and Jet Grey; and black metal surrounds over the storefronts. Fenestration will comprise Integrity single-hung windows in the wood-ultrex series in the color bronze, and the balconies will have Integrity sliding glass doors in the wood-ultrex series in the color bronze and decorative metal railings painted black. An existing metal driveway gate and a short concrete wall topped with a metal fence will be removed from the property.

A transformer at the northeast corner of the property will be screened by a hedge of carex tumulicola and four holly-leaf cherry trees. Three existing trees in the parkway fronting the project site will be retained, one will be removed, and one will be replaced. Open space on the second floor will include porcelain tile, wood planking, synthetic grass, a trellis, and plantings including one fruitless olive tree, four western redbud trees, coast rosemary, red yucca, Russian sage, California gray rush, and trailing lantana. Open space on the sixth floor will include seven Japanese maple trees, fortnight lily, red yucca, California gray rush, and coolvista daniella.

Property Profile

The subject property is an approximately 11,403-square-foot parcel comprised of two adjacent Non-Contributing lots at 1200 S. Alvarado St. and 1206 S. Alvarado St. and developed with an approximately 7,265 sq. ft. commercial structure. The subject structure was built in 1972 and was designed with a commercial form, with a flat roof and exterior walls clad with concrete block. The status designation of Non-Contributing Feature was assigned to the property in the 2002 Pico-Union Historic Resources Survey because it was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance. Landscape features at the property consist of five trees located in the parkway.



Image 1: 1206 S. Alvarado Street taken from the October, 2003 Pico-Union Historic Resources Survey.



Image 2: 1206 S. Alvarado Street, Google Street View, January 2023.

Background

The Pico-Union HPOZ is a district of 798 parcels developed with structures built primarily in the late-nineteenth century through the early 1930s. The district was formally adopted as an HPOZ in August of 2004. Physical changes to the exterior of a property are required to be reviewed by the appointed Pico-Union HPOZ Board and/or Department of City Planning Staff, pursuant to the provisions of Los Angeles Municipal Code Section 12.20.3.

FINDINGS

A. 12.20.3 L.3(c) and 12.20.3 M – Recommendations from the Pico-Union HPOZ Board and the Cultural Heritage Commission, and Notice and Public Hearing:

After ten (10) days of public notice, the Pico-Union HPOZ Board, with a three-person quorum, met on February 27, 2023 and conducted a public hearing on the proposed project, pursuant to LAMC Section 12.20.3 M: Notice and Public Hearing. Of the three members present, two recommended approval of the project as presented and one recommended denial of the project. A unanimous vote is required when only three out of five board members are present. Therefore, the Board took no action on the project. No comments were received at the hearing in support of the project and no comments were received in opposition to the project. One comment letter was received in opposition to the project.

On March 8, 2023, the Cultural Heritage Commission designee recommended approval of the project as-is, citing general compliance with the adopted Preservation Plan and the Secretary of the Interior's Standards.

The project was brought before the HPOZ Board and the CHC designee for recommendations. The subject application is therefore consistent with the procedures of Section 12.20.3 K of the LAMC.

B. 12.20.3 L.4(b) – Standards for Issuance of Certificate of Compatibility for New Building Construction or Replacement, and the Relocation of Buildings or Structures Not Dating from the Preservation Zone's Period of Significance Onto a Lot Designated as a Non-Contributing Element, as it relates with the adopted Preservation Plan.

The proposed project, as conditioned in this Determination, substantially complies with LAMC Section 12.20.3 L.4 because the proposed project complies with and is consistent

with the adopted Pico-Union HPOZ Preservation Plan.

Chapter 11 – Commercial Infill Guidelines

11.3 LOCATION AND SITE DESIGN

11.3.1. The facades of new structures in commercial areas should maintain the setback of existing historic structures along the street front.

11.3.2. New structures should reflect the traditional widths of historic structures in the area.

11.3.3. New structures should be built to maintain the street wall, without side setbacks.

The mixed-use project features no setback from the sidewalk. Though there are few examples of nearby commercial structures dating from the period of significance, 1237 S. Alvarado (1912) and 1319 S. Alvarado (1927) also feature no setback from the sidewalk, suggesting that the subject property's setback is consistent with those of typical commercial buildings in this portion of the HPOZ. While there is no existing historic street wall, the proposed structure appears to adhere to the street wall that may have once existed. The 100-foot width of the subject property is greater than the 60-foot width of 1237 S. Alvarado, but the separate storefronts and varied fenestration pattern on the front elevation divide it into modules, referencing the traditional historic commercial structure widths.

11.3.4. Parking areas should be located to the rear or side of new structures.

11.3.5. New parking areas should be screened from public view by means of fences or plantings along the street wall.

11.4.4. New commercial structures should attempt to reflect the traditional commercial storefront widths in a historic commercial area.

Parking will be subterranean and therefore not visible from the public right of way. The parking entrance will be located on the side of the building on 12th Street and will be screened from public view by a black metal semi-transparent roll-up door. The new structure will have several distinct storefronts that reflect the traditional commercial storefront widths.

11.4 BUILDING MASS, SCALE, AND FORM

11.4.1. New structures should maintain the average scale of historic structures within the Pico-Union HPOZ area.

11.4.2. New structures that are taller than existing historic commercial structures in the area should be designed to emphasize the existing cornice heights on Contributing structures in the HPOZ area. All portions of buildings above the prevailing height for contributing buildings with frontage on both sides of the block of the same street as the frontage of the subject lot should be set back from the façade to be more compatible.

11.4.3. The basic building form for new commercial structures should be a simple rectangular solid.

11.4.5. A flat roof is the preferred roof form.

Though the approximate 71-foot and 9-inch height of the subject property exceeds the approximate 40-foot height of each of the two tallest contributing commercial properties on Alvarado Street, a stringcourse will be located at a height of 50 feet, separating the brick veneer below from the stucco above, referencing the cornices of the district's commercial structures. The building utilizes a rectangular building form with a chamfered corner, and includes a defined base, middle, and top referencing Romanesque Revival style buildings from the period of significance of the district. The roof will be flat.

11.5 MATERIALS AND DETAILS

11.5.1. Building materials should be similar, or at least appear similar, to those used historically such as brick, stone, metal, stucco, and wood. Concrete block is inappropriate.

11.5.2. Generally, architectural details should be arranged to emphasize the horizontal features of facades.

11.5.3. New construction should incorporate and articulate horizontal and vertical subdivisions with plane changes, material changes, window groupings, floor-to-floor divisions and cornice treatments to establish scale and interest.

11.5.4. The colors of permanent finish materials, such as brick, tile, and stucco, should be similar to those used historically.

The proposed project incorporates materials that are similar to those traditionally used in historic commercial structures present within the Pico-Union HPOZ, including Portland cement plaster on the upper portion of the building and metal storefront surrounds and balcony railings. Materials that appear similar to those traditionally used include the brick veneer on the lower portion of the building and the decorative foam trim, which replicates stone in the stringcourse separating the upper and lower portions. There will be no visible concrete block. The stringcourse emphasizes the horizontal features of the façades, along with the flat roof, the horizontally scored cement plaster above the stringcourse, and the horizontal storefronts. To further incorporate and articulate horizontal and vertical subdivisions, the new structure will have another band of horizontally scored cement plaster at street level, a number of distinct vertical fenestration patterns on all elevations, and a chamfered corner to create an entryway facing the intersection of Alvarado and 12th Streets. The Audubon resset ironspot brick veneer; white, true gray and jet gray Portland cement plaster; and the black metal storefront surrounds and balcony railings are similar to those used historically.

11.6 OPENINGS, STOREFRONTS, AND ENTRIES

11.6.1. On the ground floor of new commercial structures, a majority of the primary architectural façade should echo traditional retail storefronts.

11.6.2. The ground floor of the primary architectural façade should be composed primarily of transparent elements.

11.6.3. Recessed entryways are strongly encouraged for primary entrances on the ground floor level.

11.6.4. Primary entryways should be clearly marked through the use of important defining architectural elements, such as transoms, awnings, lintels, or surrounds.

11.6.5. Upper story windows should be regularly spaced and horizontally massed on the primary architectural façade.

11.6.6. On structures occupying corner lots, corner entryways with strong design elements should be encouraged. Entrances for main and secondary (upper) uses should face onto street fronts. Common lobbies opening to parking areas are preferred.

11.6.8. Awnings and marquees at entries were incorporated to protect pedestrians and define the entrance on the façade.

11.6.10. Signage on commercial infill structures should follow the signage guidelines laid out in the commercial rehabilitation section.

The façades fronting Alvarado Street and 12th Street echo traditional retail storefronts with recessed entries and expansive windows to provide transparency. While consistent with traditional retail storefronts, their varied width and asymmetrical placement shows that this is new construction, echoing rather than replicating historic storefronts. All street-facing entryways are located within metal storefront surrounds, setting them apart from the brick

veneer and plaster of the façades. Each commercial door also has a transom, and several have side lites.

The proposed project will utilize a chamfered corner at intersection of Alvarado and 12th Street that is indicative of historic corner commercial structures. The corner entry is an architectural element that draws attention to the commercial section of the building and echoes traditional retail storefronts. Upper story windows on this corner elevation and the south (side) and east (rear) elevations are regularly spaced and horizontally massed. However on the primary west and north (side) elevations, the fenestration pattern is divided vertically into several different fenestration patterns, with varying degrees of horizontal massing.

Though no awnings or marquees are proposed, the chamfered corner features a canopy over the entryway, further marking it as the primary entryway. The storefront signage will be proposed by future tenants and will be reviewed using the guidelines laid out in the commercial rehabilitation section at that time.

Chapter 12: Public Realm: Streetscapes, Alleyscapes, Parks, Public Buildings

- 1. Encourage the preservation and maintenance of mature trees so that the existing canopies are preserved.*
- 2. Preserve and maintain landscaping in the public planting strips.*
- 3. Use landscaping to screen public parking lots from view of public streets.*
- 4. New plantings in the public planting strip should be compatible with the historic character of the Preservation Zone.*
- 5. Maintain and preserve historic curb material and paving.*
- 6. For repair or construction work in the Preservation Zone right of- way, replace in-kind historic features such as granite curbs, etc.*
- 7. Avoid conflicts between pedestrian and vehicular traffic by minimizing curb cuts that cross sidewalks.*

Though one small carrotwood tree on 12th Street, set approximately 120 feet back from Alvarado Street, will be removed from the area adjacent to the new driveway, three existing trees shall remain, and a fourth existing tree on Alvarado Street will be replaced with a new tree. The project does not propose the removal of any additional landscaping in the public planting strips. All vehicle parking will be in a subterranean lot and will therefore not be visible from the public right of way. Historic curb material will be maintained and preserved to the satisfaction of the Department of Public Works, Bureau of Engineering, per Condition 2.b. The project will remove one existing driveway apron and curb cut on Alvarado Street and one existing driveway apron and curb cut on 12th Street and add one driveway apron and curb cut on 12th Street, set back approximately 92 feet from Alvarado Street.

C. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1 and Section 15332, Class 32.

The Section 15301, Class 1 exemption includes but is not limited to the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond previously existing, for interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use. The exemption includes demolition and removal of individual small structures including a store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of

up to three such commercial buildings on sites zoned for such use. The proposed project consists of the demolition of a 7,265 square-foot commercial warehouse structure in an urbanized area. Therefore, the proposed project meets this exemption.

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 a 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 serviced by all required utilities and public services.

- a) *The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.*

The Site is currently developed with a commercial structure. The Site is zoned C2-1-HPOZ and has a General Plan Land Use Designation of Highway Oriented Commercial. The Proposed Project is subject to the Zoning Information (ZI) file attached to the subject property. As a new mixed-use apartment building in a commercial zone, the Project is in compliance with the applicable Westlake Community Plan designation and policies, and all applicable zoning designations and regulations.

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

The subject site is wholly within the City of Los Angeles, on a site that is approximately 11,403 square feet. Lots adjacent to the Subject Site are also developed with single-family dwellings and properties with commercial use.

- c) *The project has no value as a habitat for endangered, rare, or threatened species.*

The site is not a wildland area, and is not inhabited by 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.*

The Project is subject to Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Furthermore, the Project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Interim thresholds were developed by DCP staff based on CalEEMod model runs on relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed established SCAQMD construction and operational thresholds.

- e) *The proposed project has been reviewed by City staff, and can be adequately served by all utilities and public services.*

The project site will be adequately served by all public utilities and services given that the construction of a mixed-use apartment building will be on a site which has been previously developed and is consistent with the General Plan.

Therefore, the project meets all the criteria for the Class 32 Categorical Exemption.

Additionally, none of the Exceptions to the Use of Categorical Exemptions as set forth in State CEQA Guidelines Article 19, Section 15300.2 apply to the Project.

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Article 19, 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.

Cumulative Impacts. *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.*

No similar projects are proposed or have been recently completed in the area surrounding the property, so the proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. Therefore, this exception does not apply.

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 Project proposes to construct a mixed-use apartment building in an area zoned and designated for such development. All adjacent lots are developed with a mix of single-family dwellings, multifamily dwellings, and commercial properties, and the Subject Site is of a similar size and slope to nearby properties. This type of project is not unusual for the vicinity of the Subject Site, and is similar in scope to other existing residential and commercial uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

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.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Project is located approximately 19 miles East of State Route 27. Therefore, the Project will not result in damage to any 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, and this exception does not apply.

Hazardous Waste. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the Subject Site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated.

Historic 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 a historical resource, but is located within a designated local historic district. The Office of Historic Resources has found that the Project complies with the Secretary of Interior's Standards for Rehabilitation, is compatible in design with the Pico-Union historic district, and will not result in a substantial adverse change to the significance of a historical resource; this exception does not apply.

APPEAL PERIOD

The Determination in this matter will become effective 15 days after the date of mailing, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee and a copy of this grant, and received and receipted at a public office of the Department of City Planning on or before the prescribed date or the appeal will not be accepted. Department of City Planning public offices are located at:

Figueroa Plaza
201 North Figueroa Street, #400
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude Constituent Service Center
6262 Van Nuys Blvd, 2nd Floor
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles Development Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

The applicant is further advised that all subsequent contact with this office regarding this grant must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

APPROVED BY:

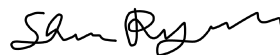
VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Ken Bernstein, AICP
Manager, Office of Historic Resources

Reviewed by:



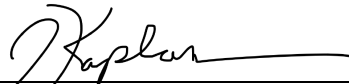
Shannon Ryan
Senior City Planner, Office of Historic Resources

Reviewed by:

 for

Christina Park, City Planner

Prepared by:



Jonathan Kaplan
Planning Associate
jonathan.kaplan@lacity.org

cc: Pico-Union HPOZ Board
Pico Union Neighborhood Council
Council District 1 – Hernandez