

Date: December 16, 2017

To: City of Los Angeles
Dept of City Planning
Environmental Section

Subject: **FINDING FOR ENVIRONMENTAL EXEMPTION UNDER CLASS 32 FOR; 1711 N. MORTON AVE. LOS ANGELES, CA 90026**

The site currently is developed with a multifamily dwelling. The site is zoned [Q]RD2-1VL and has General Plan Land use designation of Low Medium II Residential. As a new small lot project, the project is conformance with the General Plan and Zoning designation. The subject site is wholly within the City of Los Angeles, on site that is approximately 0.50 acres. Lots adjacent to the subject site are developed with multifamily dwellings. The site is not wild land area, is not inhabited by endangered, rare, or threatened species, and there are seven (7) trees on the subject site which will be removed. The project will be subject to RCMs, which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, storm water mitigations; and best Management Practices for storm water runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. The project site will be adequately served by all public utilities and services given that the construction of a new Ten (10) Small Lot Homes. will be on a site which has been previously developed with a similar number of dwellings, therefore resulting in no increase in density or significant increase in population. Therefore, it can be found that the project meets the qualifications of the Class 32 Exemption.

For a proposed project to qualify for the Class 32 Exemption, the project does not fall under the following Exceptions:

- (a) *The project and successive projects of the same type in the same place will result in cumulative impacts;*

A categorical exemption is not available if the potential cumulative impact of successive projects of the same type in the same place over time are significant. This exception does not apply here because the proposed project is the same type as existing use while is 5 units apartment. There will be Ten (10) small lot home for the site,

The proposed project is not anticipated to have the potential to cause any environmental impacts and certainly no cumulative impacts.

(b) *There are unusual circumstances creating the reasonable possibility of significant effects;*

This exception applies only when there is a reasonable possibility that a project will have a significant effect on the environment due to unusual circumstances. "Unusual circumstances" is judged relative to the typical circumstances of an exempt project. In this case, there are no unusual circumstances relative to the proposed project that cause this exception to apply. The proposed ten (10) Small Lot Homes to be constructed at 1711 N. Morton Ave. is within [Q]RD2-1VL zone area and the existing operation, which will remain the same if the proposed project is approved, it will be consistent with the west Los Angeles general plan land use.

(c) *The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway;*

The scenic highway exception does not apply to the proposed project as there is no officially designated scenic highway within the vicinity of project site. The project will not result in damage to any scenic resources, including, but not limited to trees, historic buildings, rock outcroppings, or similar resources. No such facilities or resources are located at the project site or in the general vicinity of the project site. The existing site in nature and is characterized by a variety multifamily dwelling unit along Morton Ave.

(d) *The project is located on a site that the department of Toxic substance Control and the Secretary of the Environmental Protection have identified, pursuant to Government code section 65962.5, as being affected by hazardous wastes or clean-up problems; or*

The hazardous waste sites exception does not apply to the proposed project. The project site is not listed on the California Department of Toxic Substance Control (DTSC) Hazardous Waste and Substance Site List per Section 65962.5 of the Government Code.

- (e) *The project may cause a substantial adverse change in the significance of an historical resource.*

The historical resources exception does not apply to the proposed project because there are no historical resources at the project site or in the general vicinity of the project. Existing apartment were constructed in 1917 and since that time has not been identified as eligible for nomination or listed in the National Register of Historic Places (PRC Section 5024.1) or the California Register of Historic Resources. There are currently no documented structures on or in the immediate vicinity of the project site that have been identified to be eligible as historic resources. Therefore, the project is not anticipated to cause a substantial adverse change in the significant of a historical resource as identified in CEQA Guidelines Section 15064.5.