

Findings & Justification

CEQA: Class 32 Exemption

2662-2668 S Barrington Avenue Los Angeles

Proposed Development

Demolition of two existing single family homes (SFHs) and construction, use, and maintenance of a 5-story, approximate 55'-6" in height building. The proposed residential project would include 21 units, 18 market-rate and 3 affordable housing units. The project would provide approximately 27,313.5 SQFT of new floor area, containing all two (2) bedroom units, including 20% of the base density set aside as affordable housing for very low income (VLI) households, with at-grade and subterranean parking providing 39 on-site vehicular parking spaces.

FINDINGS FOR CEQA GUIDELINES

(Pursuant to Article 19, Section 15332 of the CEQA Guidelines)

The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

CLASS 32 EXEMPTION CRITERIA

1. 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.
 - a. The site has a General Plan Land Use Designation of Medium Residential. The property is classified in the R3 Zone, with lot area requirements of 1 dwelling unit per 800 square feet of surface land area per LAMC Section 12.10 C 4, and includes the use of half the adjoining alley areas per LAMC Section 12.22 C 10 for a total of 11,998.8 square feet of surface land area, so would yield 15 by-right units. Pursuant to LAMC Section 12.22 A 25 (c) (7), the City's Density Bonus program allows fractional density calculations to round units up, so the site would have 15 base units. A 35% density bonus is permitted per LAMC Section 12.22 A 25 (c) (1), in exchange for the provision of an 11% affordable set-aside of the base units reserved for VLI households. Based on the incentive, the applicant would be allowed to construct 6 additional density bonus units for up to 21 total project units. In return, the proposed project is obliged to, and will, reserve at least 11% (2 units) of the base units, and is indeed setting aside 20% (3 units) for VLI households. Therefore, the project aligns with the conditions of the City's Density Bonus Program.
 - b. The proposed development abides by all relevant provisions of LAMC Section 12.22 A 25, and the development will further the housing goals and strategies of

the Palms – Mar Vista – Del Rey Community Plan by supplying a combination of market rate and affordable housing to accommodate the area's population. The proposed property is classified in the R3 Zone and in Height District No. 1. The regulations implemented by the Zoning Code restrict the potential of development allowed at the R3 Zone density to a 15-foot front yard pursuant to LAMC Section 12.10 C 1, an 8-foot side yard pursuant to LAMC Section 12.10 C 2, and a 3:1 FAR pursuant to LAMC Section 12.21.1. By setting aside at least 15% (2.25 units) of the project's base units for VLI households for 55 years, the project is eligible for up to three additional incentives, 1) increase in Floor Area Ratio to 3.54:1, 2) 20% reduced side yard setback to 6' - 5", and 3) increase in building height up to 55'-6"

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses
 - a. The project is well within the city limits. The total lot area of the subject property is approximately 10,998.85 sq. ft.
3. The project site has no value as habitat for endangered, rare, or threatened species.
 - a. The site has existing structures and hardscaping and is surrounded on all sides by other developments . Also, there are no protected trees on site. The subject property has no value as a habitat for endangered, rare, or threatened species
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality
 - a. The project will be subject to Regulatory Compliance Measures including compliance relating to the City's Noise Ordinance, pollutant discharge, dewatering, and storm water mitigation
5. The site can be adequately served by all required utilities and public services
 - a. The project site will be adequately served by all public utilities and services given that the project site is surrounded by urban uses, is served by existing infrastructure, and is consistent with the General Plan.