

Owner:

Manasseh Building Group, INC.
Stephen W. Gregorchuk
818-416-4195
swgregorchuk@gmail.com

Project Address:

20460 Sherman Way.
Los Angeles, CA 91306

Prepared by:

Matthew Gregorchuk
805-856-8899
mgregorchuk@gmail.com

Justification For Class 32 Categorical Exemption

The project at 20460 Sherman Way meets the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines as Categorically Exempt under Section 15300, 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

The project is a Tier 1, Transit Oriented Community(TOC) project consisting of 54-at market units and 5-extremely low income units for a total of 59-units. There are 83 parking spaces, 59 long term bicycle spaces and 6 short term bicycle spaces. The building is 6 stories: 1 subterranean garage, and 5 stories above, a total of 39,443 square feet. A maximum building height of 56' feet following the TOC transitional height guidelines. As a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption(s).

The project site is located on the southeast corner of Sherman Way and Mason Ave. The site has an area of approximately 16,743 square feet. The site has approximately 135 feet of frontage along Sherman way (side), approximately 115 feet of frontage along Mason Ave (front), approximately 140 feet of frontage along an alley (side). This site is adjacent to commercial retail building, multifamily buildings, and shares the alley with single family. The site is zoned [Q]C4-1VL-RIO, [Q]P1-1VL-RIO with a land use designation of Neighborhood Commercial.

The [Q] restricts the FAR to .5:1, however the tier 1 TOC designation allows for FAR 2.75:1 (SEC. 12.22 A.25)

The area is characterized by residential and commercial uses along Sherman Way and residential uses along Mason Ave. Lots to the North, East, and West have multifamily buildings and commercial buildings, zoned C4-1VL and R3-1. To the south are R1. The surrounding area is all developed. The project is consistent with the General Plan, Neighborhood Commercial, and policies and all applicable zoning designations and regulations.

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, storm water mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of new units is housed within the existing building envelope, and will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions Narrative for Class 32 (and other, if applicable) Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32 and 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources. None of the potential exceptions to the use of Categorical Exemptions for the proposed project apply as explained below:

- 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." The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.

The parcels of the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan, have generally been developed. The parcels along Sherman Way have the designation of Neighborhood Commercial and Medium Residential. Parcels along Mason have the designation of Neighborhood Office Commercial, Neighborhood Commercial, and Low Residential. There is a mix of multi-family, commercial, and residential zones around the Project site. It is the intent of the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan to ensure that proposed projects and new developments are compatible in overall scale, size, massing, bulk, setback, and design with the surrounding community. The proposed

project meets the requirements of the Community Plan and does not have any cumulative impact.

- B. Significant Effect - "A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances. Examples include projects which may affect scenic or historical resources.

There are no unusual circumstances that would have a significant impact on the environment due to the proposed project. The proposed project conforms to the General Plan, is on a previously developed parcel, so does not affect scenic or historical resources. Therefore, there is no significant effect on the environment due to unusual circumstances.

- C. Scenic Highway - "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." This exception applies when a project may result in damage to scenic resources within a duly designated scenic highway.

The proposed project and subject site is not located within or near a state scenic highway. Therefore, there is no impact on a scenic highway.

- D. Hazardous Waste Site - "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." This exception applies when a project is located on a site or facility listed pursuant to California Government Code 65962.5.

The Department of Toxic Substances Control (DTSC) has not listed the subject site as a hazardous material site.

- 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." This exception applies when a project may cause a substantial adverse change in the significance of an historical resource.

The proposed project would not cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15604.5.