



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: _____

Related Case Numbers: _____

Case Filed With (Print Name): _____ **Date Filed:** _____

EAF Accepted By (Print Name): _____ **Date Accepted:** _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 5201 - 5309 W. Knowlton St ; 6865 S. La Cienega Blvd

Assessor's Parcel Number: 4103-001-001, -002, -008, -005

Major Cross Streets: La Cienega Blvd / Knowlton St

Community Plan Area: Westchester - Playa del Rey **Council District:** CD 11

APPLICANT (if not Property Owner)

Name: _____

Company: _____

Address: _____

City: _____ **State:** _____ **Zip Code:** _____

E-Mail: _____

Telephone No.: _____

APPLICANT'S REPRESENTATIVE

Name: Jaime Poster Rosenberg

Company: Craig Lawson and Co., LLC

Address: 3221 Hutchinson Ave Ste D

City: Los Angeles **State:** CA **Zip Code:** 90034

E-Mail: jaime@craiglawson.com

Telephone No.: (310) 838-2400

PROPERTY OWNER

Name: Mark J Len

Company: Kirby Manor Corp

Address: 198 Cirby Way

City: Roseville **State:** CA **Zip Code:** 95678

E-Mail: markjlencdc@irc-associates.com

Telephone No.: (916) 927-0997

ENVIRONMENTAL REVIEW CONSULTANT

Name: Kerrie Nicholson

Company: CAJA Environmental Services

Address: 11990 San Vicente Blvd Ste 250

City: Los Angeles **State:** CA **Zip Code:** 90049

E-Mail: kerrie@ceqa-nepa.com

Telephone No.: (310) 469-6706

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

A. Briefly describe the entire project and any related entitlements (e.g., Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

Demolish existing buildings for the construction of a new multi-family housing project with two buildings totaling 145 units. For additional information, see Attachment "A."

Requests: 1) Density Bonus with on-menu incentives for 11-foot height increase and 20% decrease in north side yard; and 2) Site Plan Review for construction of more than 50 dwelling units.

Additional information or Expanded Initial Study attached: YES NO

B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 77,917 (net) square feet

Net Acres: 1.788 Gross Acres: 1.955

B. Zoning/Land Use.

	Existing	Proposed
Zoning	R3-1	R3-1
Use of Land	Multi-Family Apartments	Multi-Family Apartments
General Plan Designation	Medium Residential	R3-1

C. Structures.

1. Does the property contain any vacant structures? YES NO
 If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? YES NO
 If YES, provide the number: 7 buildings, type: apartments & associated garages
 _____, total square footage: 34,940 SF
 and age: 71 years (Built in 1951) of structures to be removed.

If residential dwellings (apartments, single-family, condominiums, etc.) are being removed indicate the number of units: 50 units (apts)

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES, complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected Trees (8" trunk diameter and greater)	5	Southern Magnolia	0	0	0	0
	17	Chinese Elm	17	0	17	17
Protected Trees (4" trunk diameter and greater)	0	Oak Tree (excluding Scrub Oak)				
	0	Southern California Black Walnut				
	0	Western Sycamore				
	0	California Bay				
Protected Shrubs (4" trunk diameter and greater)	0	Toyon				
	0	Mexican Elderberry				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath, the tree's canopy.

Additional information attached: YES NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.

E. Slope. State the percent of property which is:

Less than 10% slope: 100% 10-15% slope: _____ over 15% slope: _____

*If slopes over 10% exist, a **Topographic Map** will be required.*

F. Grading. Specify the total amount of dirt being moved:

0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 31,495 cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: N/A cubic yards Exported: 31,495 cubic yards

Location of disposal site: TBD

Location of borrow site: N/A

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

*If YES, a **Haul Route** is required.*

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: _____

*If YES, a **Phase I Environmental Site Assessment (ESA)** is required.*

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: _____

California Register of Historic Resources: _____

City of Los Angeles Cultural Historic Monument: _____

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Identified on SurveyLA: _____

Identified in HistoricPlacesLA: _____

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO

If YES, describe: _____ and indicate the sheet number on your plans showing the condition: _____.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking

Required: 197 + Guest: 0

Proposed: 197 + Guest: 0

Bicycle Parking:

Required Long-Term: 114 Required Short-Term: 13

Proposed Long-Term: 117 Proposed Short-Term: 13

ii. Height.

Number of stories (not including mezzanine levels): 4 to 5 Maximum height: 56 ft

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: _____

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. Project Size.

What is the total floor area of the project? 192,494 (Zoning definition) gross square feet

iv. Lot Coverage.

Indicate the percent of the total project that is proposed for:

Building footprint: 52 %

Paving/hardscape: TBD %

Landscaping: TBD %

v. **Lighting.** Describe night lighting of project: Security lighting not to spillover on adjacent property.

B. RESIDENTIAL PROJECT

If no portion of the project is residential, check -N/A and continue to next section

i. **Number of Dwelling Units.**

Single Family: 0, Apartment: 145, Condominium: 0

ii. **Recreational Facilities.** List recreational facilities for project: The project will include a pool and outdoor roof decks.

iii. **Open Space.**

Does the project involve new construction resulting in additional floor area and units? YES NO

Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)	9,438 (50% of total req.)	18,240
Private Open Space (Square Feet)		650
Landscaped Open Space Area (Square Feet)	3,593	3,593
Number of trees (24-inch box or greater)	36	48

iv. **Utilities.** Describe the types of appliances and heating (gas, electric, gas/electric, solar): gas/electric and solar

v. **Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: N/A

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only, check -N/A and continue to next section

i. **Type of Use.** _____

ii. **Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. **Hotel/Motel.** Identify the number of guest rooms: _____ guest rooms

iv. **Days of operation.** _____

Hours of operation. _____

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g., fundraisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO

If YES, describe events and how often they are proposed _____

vi. **Occupancy Limit.** Total Fire Department occupancy limit: _____

a. Number of fixed seats or beds _____

b. Total number of patrons/students _____

c. Number of employees per shift _____, number of shifts _____

d. Size of largest assembly area _____ square feet

v. **Security.** Describe security provisions for the project _____

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e., Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Boulevard II (La Cienega Blvd) within approx. 50 ft;

Boulevard II (La Tijera Blvd) within aprox. 250 ft;

Boulevard II (Centinela Ave) within aprox. 450 ft

B. **Green building certification.** Will the project be LEED-certified or equivalent? YES NO

If YES, check appropriate box:

Certified Equivalent Silver Gold Platinum Other _____

C. **Fire sprinklers.** Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption ([CP-7828](#)) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information, if necessary, to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER
 I, (print name) Mark J Len
 Signature [Signature]

CONSULTANT/AGENT
 I, (print name) Donna Tripp
 Signature [Signature]

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement **Civil Code Section 1189**
 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Placer

On 11/14/2022 before me, Dunya Talabani, Notary Public
 (Insert Name of Notary Public and Title)

personally appeared Mark J Len, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
 Signature [Signature]

(Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

On 12/27/2022 before me, ASTRID MORAN (NOTARY PUBLIC)
(insert name and title of the officer)

personally appeared Donna Tripp
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Astrid Moran (Seal)

