

## PROPOSED ENVIRONMENTAL DETERMINATION

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DETERMINATION DATE: September 21, 2022

PROJECT NUMBER: PRJ2021-003368

PERMIT NUMBER(S): ADVANCE PLANNING CASE NO. RPPL2021009333

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: The community of Chapman Woods in East Pasadena

CASE PLANNER: Kristina Kulczycki, Principal Regional Planner  
kkulczycki@planning.lacounty.gov

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The County of Los Angeles ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies as Class 1, 3, and 4 Categorical Exemption under State CEQA Guidelines Sections 15301, 15303, and 15304 as classes of projects which do not have a significant effect on the environment because the project will update the residential design standards for an area currently covered by the adopted East Pasadena - East San Gabriel Community Standards District ("CSD"). This project will create a new CSD for the community of Chapman Woods and will revise the residential development standards to ensure that new development will be consistent with the existing community character of the neighborhood. None of the standards will introduce new land uses within the existing zones. All development standards are consistent with the baseline condition of the area. See attachments for a more detailed analysis of the project and applicable exemptions.

Attached: Notice of Exemption and Attachment

SHAPING  
TOMORROW

# Notice of Exemption

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**To:**

Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

County Clerk  
County of: Los Angeles, Business Filings  
12400 E. Imperial Hwy., #1201  
Norwalk, CA 90650

**From:**

Public Agency: LA County Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location - Specific: \_\_\_\_\_

Project Location - City: \_\_\_\_\_ Project Location - County: \_\_\_\_\_

Description of Nature, Purpose and Beneficiaries of Project: \_\_\_\_\_

Name of Public Agency Approving Project: Los Angeles County

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemption. State code number: \_\_\_\_\_
- Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects. State type and section number: \_\_\_\_\_

Reasons why project is exempt: \_\_\_\_\_

Lead Agency  
Contact Person: \_\_\_\_\_ Area Code/Telephone/Extension: \_\_\_\_\_

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency

Signed by Applicant

Date Received for filing at OPR: \_\_\_\_\_

ATTACHMENT TO NOTICE OF EXEMPTION  
COUNTY OF LOS ANGELES  
CHAPMAN WOODS COMMUNITY STANDARDS DISTRICT

**1. Project Description**

LA County Planning is undertaking the process of revising the existing East Pasadena – East San Gabriel Community Standards District (“CSD”) to create a separate district for the community of Chapman Woods. In response to a motion by the Board of Supervisors, LA County Planning is creating the Chapman Woods CSD with the intention of preserving the existing residential neighborhood character through development standards for building height, size, massing, and location as they relate to the lot size. Standards will incentivize the incorporation of community identified architectural styles found within the neighborhood through increase of building floor area and height and decrease of setbacks if a set of objective building design standards are incorporated into new development projects. As all standards relate to refining the residential building design of a project, none of the standards introduce new primary uses in the zone or deviate from the existing baseline conditions of the area. These regulations are not intended to create a change in land use or density for any of the properties located within the CSD boundaries. Additionally, no construction activities or specific developments are proposed as part of this project.

**2. Description of Project Site**

Chapman Woods is an established residential community located west of the City of Arcadia and east of the City of San Marino generally bounded by Del Mar Boulevard to the north, a utility right-of-way to the west, Huntington Drive to the south, and Rosemead Boulevard to the east. There are approximately 518 parcels within the neighborhood, and they are predominately developed with single-family homes. There is a wide range of architectural styles found within the community including Ranch, French Country, Colonial, Craftsman, Tudor Revival, Spanish Revival, and Minimal Traditional.

**3. Reasons Why This Project is Exempt**

The project qualifies for Class 1, Existing Facilities; Class 3 New Construction or Conversion of Small Structures; and Class 4, Minor Alterations to Land under the California Environmental Quality Act (“CEQA”) Guidelines Sections 15301, 15302, 15303, and 15304 as classes of projects which do not have a significant effect on the environment.

***Class 1: Section 15301, Existing Facilities***

*Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use...Examples include, but are not limited to:*

*a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;*

*(e) Additions to existing structures provided that the addition will not result in an increase of more than:*

*(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less;*

*(2) 10,000 square feet if:*

*(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and*

*(B) The area in which the project is located is not environmentally sensitive*

*(h) Maintenance of existing landscaping, native growth, and water supply reservoirs...*

*(l) Demolition and removal of individual small structures listed in this subdivision:*

*(1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.*

*(4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.*

The community of Chapman Woods is an existing single-family residential. Future construction projects in the community will mainly consist of remodels or complete demolition and rebuild of residences. The standards proposed in the CSD will dictate the size and placement of residential development including accessory structures. Therefore, this project will qualify for the Class 1 exemption. Furthermore, no construction activities or direct alteration of land is proposed as part of this project.

***Class 3: Section 15303, New Construction or Conversion of Small Structures***

*Class 3 consists of construction and location of limited numbers of new, small facilities and structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure...Examples of this exemption include, but are not limited to:*

*(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.*

*(b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.*

*(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.*

This project qualifies for the Class 3 exemption because the project is intended to apply new development standards to residential projects, as listed above. The Chapman Woods CSD will include residential building size, height, and locational standards for remodels and new construction. The standards will also apply to residential accessory structures and uses. They are intended to guide future development within the community and ensure that it is consistent with the existing residential neighborhood character.

***Class 4: Section 15304, Minor Alterations to Land***

*Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to:*

*(b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistance landscaping.*

The current baseline condition of the community includes existing residential design standards and minimum landscaping requirements. The new Chapman Woods CSD will preserve the requirement for at least 50 percent of the front yard to be landscaped and will add additional tree planting/preservation requirements as well. Therefore, the proposed standards qualify for the Class 4 exemption.

**4. Review of Possible Exceptions to the Categorical Exemptions**

Section 15300.2 of the CEQA Guidelines identifies circumstances when a categorical exemption cannot be used. This project has been reviewed to determine if any of the conditions listed in this section might invalidate findings that the project is exempt under CEQA. None of these exceptions to the categorical exemptions are applicable:

**(a) Location:** This project qualifies for Categorical Exemptions Classes 3 and 4 which each require analysis by location in order ensure that a project is not located in a particularly sensitive environment where its impacts would ordinarily be insignificant, but circumstantially would be significant. The Chapman Woods community is not located within a Significant Ecological Area<sup>1</sup> and all future development projects proposed within the area of the Chapman Woods Community Standards District will continue to be

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<sup>1</sup> LA County Planning, "Significant Ecological Areas and Coastal Resource Areas Policy Map." In: LA County General Plan 2035.

reviewed by LA County departments such as Fire, Public Health, Public Works, and Parks and Recreation to ensure compliance with LA County Code requirements. No construction activities are proposed as part of this project.

- (b) Cumulative Impact:** The project will not have any adverse impact on the environment either individually or cumulatively since this project is limited to an update to existing residential development standards. The baseline condition of the area is a developed, single-family neighborhood. The proposed standards will not create new land uses, rezone any of the properties, or increase the density. Therefore, no significant impacts are anticipated as a result of the standards proposed as part of this project.
- (c) Significant Effect:** No unusual circumstances will cause this project to have a significant effect on the environment because the development standards will be limited to refining the size and massing of buildings for land uses that are currently permitted in the zone. This community is developed with single-family residences and none of the standards will impact the existing land uses. The standards are guide future development for continuity and compatibility with the existing character of the neighborhood.
- (d) Scenic Highways:** There are no scenic highways in Chapman Woods.<sup>2</sup>
- (e) Hazardous Waste Sites:** The project is not located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code. There is one voluntary cleanup site located north of the project area at 175 S. Kinneloa Avenue, Pasadena<sup>3</sup> and one cleanup program site east of the project area located at 3703 Huntington Drive, Pasadena.<sup>4</sup> However, neither of these sites are within the project area. Cleanup efforts and/or land use restrictions are only applicable to the subject properties and will not impact development within the project area of Chapman Woods.
- (f) Historical Resources:** No officially designated or mapped historic resources are located within the project area. Furthermore, any future construction projects that may be of historic significance will be evaluated when a development application is submitted and none of the standards would prevent the preservation of a historic resource.<sup>5</sup>

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<sup>2</sup> Caltrans list of Officially Designated County Scenic Highways (from Caltrans website: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed July 21, 2022).

<sup>3</sup> EnviroStor Database <https://www.envirostor.dtsc.ca.gov/public/>, accessed July 21, 2022.

<sup>4</sup> GeoTracker Database <https://geotracker.waterboards.ca.gov/>, accessed July 21, 2022.

<sup>5</sup> Los Angeles County Historical Landmark Database:

<http://hlrc.lacounty.gov/HLRC/pdf/Registry%202020.pdf?ver=2020-06-24-172750-153>; California Historical Landmarks Database: [http://ohp.parks.ca.gov/?page\\_id=21427](http://ohp.parks.ca.gov/?page_id=21427); and the National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/database-research.htm>, all accessed July 21, 2022).