

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** June 18, 2024  
**PROJECT NUMBER:** PRJ2023-001119-(2)  
**PERMIT NUMBER(S):** Variance No. RPPL2023001583  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 7507 Crockett Boulevard, Los Angeles CA 90001  
**OWNER:** Dream LA Investments, LLC  
**APPLICANTS:** Henry Hernandez  
**CASE PLANNER:** Evan Sahagun, Planner  
 ESahagun@planning.lacounty.gov

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Los Angeles County ("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 a Class 3, 4, and 5 Categorical Exemption under State CEQA Guidelines Sections 15303, 15304, and 15305, respectively, because the applicant requests a variance to reduce the minimum lot area and lot width requirements for an undersized 1,810-square-foot, 37.4-foot-wide vacant lot ("Project") to allow development of a proposed duplex in the RLM-2 (Residential Low Medium 2) Zone of the Florence-Firestone Transit Oriented District Specific Plan. Neither the requested variance nor proposed duplex will result in changes to the surrounding land use or density, and no other modifications to development standards are requested. No exception to the exemptions applies, because the Project is not located within a Significant Ecological Area, a scenic highway or a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.