

COUNTY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
AA-2023-4401-PMLA-HCA; APCSV-2023-4402-ZC-HCA

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)**

CASE NUMBER  
ENV-2023-4403-CE

PROJECT TITLE  
**17820 West Erwin Street**

COUNCIL DISTRICT  
4 - Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**17820 West Erwin Street**

Map attached.

PROJECT DESCRIPTION:  
The project is for the subdivision of one existing lot into two lots on a site that totals 20,994 (gross) square feet. The applicant is proposing to add 2,173 square feet to the existing 1,366 square foot structure on Parcel B and the construction, use and maintenance of a 3,539 square foot single family dwelling on Parcel A for a total of two approximately 3,539 square foot residential structures, 24 feet 9 inches in height on each parcel. As proposed, each 3,539 square foot structure will be constructed with an attached two-car garage. There are 12 existing trees on the subject site, including two protected California Black Walnut trees. The project proposes to remove two protected California Black Walnut trees and one significant, non-native tree. To achieve the proposed project, the applicant is requesting a Zone Change from RA-1-RIO to R1-1-RIO.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**David Danil**

CONTACT PERSON (If different from Applicant/Owner above)  
**Ben Ansari**

(AREA CODE) TELEPHONE NUMBER | EXT.  
(818) 493-1121

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

- STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) **Section 15301, Class 1, Section 15303, Class 3, and Section 15332, Class 32**
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:  
 None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.  
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

Additional page(s) attached

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.  
If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE  
Courtney Yellen *Laura Frazin Steele* for Courtney Yellen

STAFF TITLE  
Planning Assistant

ENTITLEMENTS APPROVED  
Parcel Map and Zone Change

Project Location: 17820 West Erwin Street  
Case No. ENV-2023-4403-CE  
Parent Case No(s). AA-2023-4401-PMLA-HCA; APCSV-2023-4402-ZC-HCA

## **Project Description**

The project is for the subdivision of one existing lot into two lots on a site that totals 20,994 (gross) square feet. The subject site is currently developed with an approximately 1,366 square foot single-family residence developed in 1953. As shown on the applicant's preliminary parcel map stamp dated November 6, 2023, the applicant is proposing an addition to the existing structure on Parcel B and the construction, use, and maintenance of a single family dwelling on Parcel A. No square footage is provided for the proposed addition and construction of the single-family dwelling on the preliminary parcel map. However, the applicant submitted plans stamped by LADBS Plan Check on March 15, 2024, that shows the applicant is proposing to add 2,173 square feet to the existing 1,366 square foot structure on Parcel B. The stamped plans also show the construction, use and maintenance of a 3,539 square foot single family dwelling on Parcel A for a total of two approximately 3,539 square foot residential structures, 24 feet 9 inches in height on each parcel. As proposed, each 3,539 square foot structure will be constructed with an attached two-car garage. There are 12 existing trees on the subject site, including two protected California Black Walnut trees. The project proposes to remove two protected California Black Walnut trees and one significant, non-native tree. No grading is proposed as part of the project.

To achieve the proposed project, the applicant is requesting a Zone Change from RA-1-RIO to R1-1-RIO.

## **Notice of Exemption**

The City of Los Angeles determined based on the whole of the administrative record, that the Zone Change entitlements is exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Section 15303, Class 3. The subdivision of land entitlement is exempt for CEQA pursuant to CEQA Guidelines, Section 15332, Class 32. For both entitlements, there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. Specifically, the project was found to be exempt based on the following:

- CEQA Guidelines, Section 15301, Class 1, applies to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing private structures involving negligible or no expansion of use. A Class 1 exemption may be used for an addition to an existing structure provided that the addition will not result in an increase of more than 10,000 square feet if the project is in a location where all public services and facilities are available to allow for maximum development permissible under the General Plan and the area is not environmentally sensitive. The proposed project is the addition of 2,173 square feet to an existing approximately 1,366 square foot single-family dwelling for a total of 3,539 square feet and the construction, use and maintenance of a new 3,539 single-family dwelling. This increase is less than 10,000 square feet. Further, as discussed herein, the site is located in a fully developed urbanized area where public services and facilities are in place. The subject site is not located in an area that is environmentally sensitive.
- CEQA Guidelines, Section 15303, Class 3, applies to the construction and location of a limited number of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Examples of this exemption include the addition of a second dwelling unit on a residentially zoned lot. The proposed project is adding 2,173 square feet to an existing approximately 1,366 square foot single-family dwelling and constructing a new 3,539 single-family dwelling.

- CEQA Guidelines, Section 15332, Class 32, consists of projects characterized as in-fill development meeting the following five conditions: (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. These conditions are met as follows for the small lot subdivision project pursuant to Incidental Case No. AA-2023-4401-PMLA-HCA:
  - (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.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of Chapter 1 of the LAMC. Pursuant to Chapter 1 of LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to Chapter 1 of LAMC Section 17.05 B. The project site is located within the Reseda – West Van Nuys Community Plan, which designates the site with a Low Residential land use designation. The land use designation lists the RE9, RS, R1, RU, RD6, and RD5 Zone as the corresponding zones. The Project Site is currently zoned RA-1-RIO, which is more restrictive than the range of zones associated with the Low Residential land use designation.

The project site has approximately 20,994 (gross) square feet of lot area, which would permit a maximum of one dwelling unit (one unit/per 17,500 square feet). Under incidental Case No. APCSV-2023-4402-ZC-HCA, the applicant is requesting a Zone Change from RA-1-RIO to R1-1-RIO, which would permit the requested density (i.e., one single-family dwelling unit on each parcel) if sufficient lot area is available after Code required dedications and improvements are made. The applicant's parcel map stamp dated November 6, 2023 does not show Code required dedications and improvements which are conditioned herein.

Pursuant to Chapter 1 of LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. Parcel Map No. AA-2023-4401-PMLA-HCA was prepared by Licensed Land Surveyor Cyrus Azarmy, License No. 9404. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by Chapter 1 of LAMC Section 17.51 A. Therefore, the proposed map demonstrates compliance with Chapter

1 of LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.5 acres, and is substantially surrounded by urban uses. The surrounding area is a developed urban area of single-family residential uses. The properties to the north are zoned R1-1-RIO and (T)R1-1-RIO with an underlying zone of RA-1 and designated as Low Residential. The properties located to the east and south are zoned R1-1 and designated Low Residential. The properties located to the west of the subject site are zoned R1-1-RIO and (T)R1-1-RIO with an underlying zone of RA-1 and designated as Low Residential. One property located two properties west of the subject site is zoned RA-1 and designated as Low Residential. The area is developed solely of one and two-story single-family residential dwellings. As such, the site is less than 5 acres and is surrounded by urban uses.

- (c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is located within an established, fully developed, residential neighborhood. There are 12 trees on the subject site, including two protected California Black Walnut trees. A Protected Tree Report dated July 27, 2023 was prepared by Arsen Margossian, Consulting Arborist Bardez Landscape Services, Inc., and is attached to the subject case file. The Protected Tree Report identifies the removal of two protected California Black Walnut trees in fair health at the southerly portion of the subject site and one significant, non-protected tree located at the most northerly portion of the subject site for a total of three proposed tree removals. In conformance with the Los Angeles Mobility Plan 2035, the applicant is required to provide a 30-foot wide strip of land to be dedicated along Delano Street adjoining the subdivision to complete a 30-foot wide half right-of-way dedication in accordance with Local Street standards. Due to the location of the two protected California Black Walnuts on the southerly portion of the project site and within the 30-foot wide dedication, the two native, protected trees are proposed for removal and are required to be replaced with a minimum 48-inch box at a 4:1 ratio in conformance with the Protected Tree Ordinance for a total of eight protected trees on site. According to the Protected Tree Report, the lot provides ample space to plant the amount of required replacement trees; however, the report is based on the current lot area. As conditioned, the applicant shall be allowed to plant the nine replacement trees on either proposed Parcel A or proposed Parcel B. Conversely, the applicant may spread out the replacement trees between Parcels A and B. This will ensure that adequate room is available for the replacement tree roots once dedication and improvements are made in accordance with the Los Angeles Mobility Plan 2035. No street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this CE, no approvals have been given for any tree removals onsite. Additionally, the project is located on a site that has been previously disturbed and is surrounded by a dense single family residential neighborhood. Therefore, 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.

The project will be subject to Regulatory Compliance Measures (RCMs), which require

compliance with the City of Los Angeles noise, pollutant discharge, dewatering, stormwater 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 transportation study. 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.

These RCMs will ensure there are no significant impacts related to traffic, air quality, noise, and water quality.

- (e) The site can be adequately served by all required utilities and public services.

The project site will be adequately served by all public utilities and services given that the construction 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.

### **CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS**

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as a-f) set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered by the Zone Change for the reasons discussed as follows:

- A. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

Based on a review of the data reported on the Department of City Planning's ZIMAS and Department of Building Safety's NavigateLA for the subject property, the site is located within 11 km (approximately 7 miles) from the Northridge Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. The site is not located within the Santa Monica Mountains Zone. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

While the subject site is located within an Airport Hazard Horizontal Surface Area, which is generally defined as a horizontal plane 150 feet above the established airport elevation. The maximum height of the structures proposed herein is 24 feet 9 inches, which will not create airport hazards. Additionally, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles control height limits and regulate the use of the land within the airport hazard areas surrounding the Van Nuys and Los Angeles International Airports, as outlined in Section 12.50 of the Los Angeles Municipal Code. ZIMAS designates the subject site as an Urban Agriculture Incentive Zone; however, no agricultural uses are proposed herein. The subject site is also located in a

Liquefaction area however no grading is proposed herein. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department.

Therefore, the project will not have a significant effect due to location.

- B. Cumulative Impacts.** *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.*

Based on a review of databases including the City of Los Angeles Department of City Planning ZIMAS for nearby case approvals (<http://zimas.lacity.org/>), the Los Angeles Department of Building and Safety (LADBS) for recently issued permits, and Navigate LA for other entitlements requested on property in the surrounding area, there are no active projects in the vicinity, and as such, the cumulative impact of successive projects of the same type in the same place, over time, would not be significant.

- C. 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.*

Subdivision projects, of similar size, is a common form of infill development type citywide and this proposed project presents no unusual circumstances because the surrounding area is developed heavily with single family residential uses. The proposed height and two-story construction are not unusual for the vicinity of subject site and are similar in scope to other existing Low Residential uses as the surrounding residences vary from one to two stories in height. The project site is located within a geographic area designated as ZI-2438 – Equine Keeping in the City of Los Angeles. ZI-2438 regulates distances between habitable rooms and horse keeping uses. No horse keeping was observed at the subject site or on neighboring properties. Additionally, the site is located with the River Implementation Overlay District (ZI-2358) as the project site lies less than a mile from the Los Angeles River. ZI-2358 regulates development within the River Implementation Overlay District (RIO) and will be subject to the review of Building and Safety to determine whether the project is subject to the RIO. The subject site is located within an Airport Hazard Horizontal Surface Area, which is generally defined as a horizontal plane 150 feet above the established airport elevation. The maximum height of the structures proposed herein is 24 feet 9 inches, which will not create airport hazards. ZIMAS designates the subject site as an Urban Agriculture Incentive Zone; however, no agricultural uses are proposed herein. The project site is located within 11 km (approximately 7 miles) from the Northridge Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. The site is not located within the Santa Monica Mountains Zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, the project will not have a significant effect due to unusual circumstances.

- D. State Scenic Highway.** *This exception applies when, although the project may otherwise be exempt, there may be 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.*

Based on a review of the California Scenic Highway Mapping System ([http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)), the subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. Hazardous Waste.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- F. Historical Resource.** *Projects that may cause a substantial adverse change in the significance of a historical resource.*

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA website. The project will not cause a substantial adverse change in the significance of a historical resource.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Sections 15301, 15303, and 15332 and none of the applicable exceptions to the use of the exemption under Section 15300.2 apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.