

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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

APCSV-2018-4977-ZC, AA-2018-4978-PMLA and ADM-2018-4979-SLD

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2018-4980-CE

PROJECT TITLE

COUNCIL DISTRICT

3

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

7329 and 7331 N. Kelvin Avenue

☐ Map attached.

PROJECT DESCRIPTION:

One (1) parcel into three (3) small-lot subdivisions the development of three (3) Single-Family Dwellings

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Muhammad Faisal, SIASS Investment, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Armin Gharai, GA Engineering

(AREA CODE) TELEPHONE NUMBER

(818)

758-0018

EXT.

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

## STATE CEQA STATUTE &amp; 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) 15303 / 3 and 15315 / 15☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

1) Class 3(a) consists of 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; and 2) Division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

☐ 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.

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

Tracy Williams



STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Preliminary Parcel Map

FEE:

\$6,450.00

RECEIPT NO.

0101934034

REC'D. BY (DCP DSC STAFF NAME)

Romero-Navarro, Jose

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

**PROJECT ADDRESS:**

7329 and 7331 N. Kelvin Avenue

**JUSTIFICATION FOR PROJECT EXEMPTION:**

The City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15303, Class 3(a) and 15315, Class 15, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

**PROJECT DESCRIPTION:**

The demolition of an existing, 450 square-foot single-family dwelling with attached garage, and the construction, use, and maintenance of three (3) single-family dwellings with attached two (2) car garages. Each dwelling will be two-stories and approximately 33-feet in height, and will vary between 2,373-2,771 square-feet in area. Parcel A fronts on Kelvin Avenue and consists of 6,191 square-feet of lot area, Parcel B and C are accessed from a driveway and are 6,069 square-feet and 5,210 square-feet of lot area respectively. The project proposes the removal of one (1) protected tree and 13 non-protected trees. The project proposes 1,750 cubic yards of grading, all of which is to be recompacted on the site.

**CEQA DETERMINATION - CLASS 3 and Class 15 CATEGORICAL EXEMPTIONS APPLIES**

Class 3 consists of construction and location of limited numbers of new, small facilities or 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. The numbers of structures described in this section are the maximum allowable on any legal parcel. 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; and

Class 15 is the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The project is the division of one (1) lot into three (3) lots, and the development of (3) single-family dwellings, two (2)-story and two (2) car garages on each lot in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area, consistent with the Low Residential land use. As such, no physical changes will occur. Therefore, the project qualifies for a Categorical Exemption under City CEQA Guidelines, Article 3, Sections 15303, Class 3.

**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 set forth in State CEQA Guidelines Section 15300.2 that would prohibit the use of any

categorical exemption. None of the exceptions are triggered for the following reasons:

- 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 Los Angeles Department of City Planning Zone Information Map Access System (ZIMAS) for the subject property, the site is not located within an Airport Hazard Area, Farmland Area, Coastal Zone, Flood Area, Methane Hazard Site, High Wind Velocity Area, Oil Well Area, or Preliminary Fault Rupture Study Area, Very High Fire Hazard Severity Zone, Landslide Area, Hillside Area, or a Special Grading Area (Bureau of Engineering Basic Grid Map A-13372). The site is located within a Liquefaction Area, and is near the Santa Susana Fault Zone but not located within an Alquist-Priolo Fault Zone.

- B. **Cumulative Impact.** *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 Zone Information Map Access System (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, and 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. **Significant Effect 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.*

The project proposes the subdivision of one (1) lot into three (3) lots, and the development of (3) single-family dwellings, two (2)-story and two (2) car garages. Neighboring properties are developed with residential single-family dwellings, apartments and condominiums. The subject site is of a similar size to nearby properties. There are no special districts or other known circumstances that indicate a special or sensitive surrounding environment. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- D. **Scenic Highways.** *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/)), 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 Sites.** *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 Resources.** *Projects that may cause a substantial adverse change in the significance of an 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. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15303 and 15315, and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.