

2021 200307



FILED  
Sep 08 2021

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MAXINE CARRASCO

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  
AA-2020-6489-PMLA-SL

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

CASE NUMBER  
ENV-2020-6490-CE

PROJECT TITLE  
2036 South Curson Avenue

COUNCIL DISTRICT  
10

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

**2034 - 2036 South Curson Avenue**

PROJECT DESCRIPTION:  Additional page(s) attached.

Construction, use and maintenance of two (2) small lot homes.

NAME OF APPLICANT / OWNER:  
**Michael Nikraves; Cane Corso LLC**

CONTACT PERSON (If different from Applicant/Owner above)  
**Jonathan H. Riker, Esq; Ervin Cohen & Jessup LLP**

(AREA CODE) TELEPHONE NUMBER  
EXT. **310-487-4098**

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 (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
EXEMPTION(S)  
CEQA Guideline Section(s) / Class(es) **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  Additional page(s) attached

In-fill development meeting the conditions of CEQA Guidelines 15332: (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; (e) The site can be adequately served by all required utilities and public services.

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  
Rafael Fontes *Rafael J. Fontes*

STAFF TITLE  
Planning Assistant

ENTITLEMENTS APPROVED  
Categorical Exemption for two small lot homes.

FEE: \$18,318.39 RECEIPT NO. 281020E3D-A4C56591-BF4E-43FF-8F8D-DBB60EF7054F REC'D. BY (DCP DSC STAFF NAME) N/A DCP Online Payment (OAS/PCTS)

DISTRIBUTION: County Clerk, Agency Record  
Rev. 3-27-2019

THIS NOTICE WAS POSTED

ON September 08 2021

UNTIL October 08 2021

REGISTRAR - RECORDER/COUNTY CLERK