

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
ZA-2021-2468-ZAD-DRB-SPP-F-MSP

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2021-2472-CE
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PROJECT TITLE	COUNCIL DISTRICT 4
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 2709 N. Jalmia Drive	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: Demolition of existing to-story home and construction of a new one-story, 2,827 square foot single-family dwelling with an attached garage.	<input checked="" type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
Forever House Trust, David Leventhal

CONTACT PERSON (If different from Applicant/Owner above) David Leventhal	(AREA CODE) TELEPHONE NUMBER EXT.
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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) 15303/ 3(a)

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

Class 3 - 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; (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.

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 Jude Hernandez <i>Jude Hernandez</i>	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED
 Zoning Administrator's Determination, Mulholland Design Review and Specific Plan Project Permit Compliance

Please return to UZA:
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012

I hereby certify and attest this to be a true and correct
copy of the original record on file in the office of
Department of City Planning of the City of Los Angeles,
designated as Office of Planning
Madeline Chen 2/12/2024
Department Representative

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-2472-CE

2709 North Jalmia Drive

PROJECT ADDRESS:

2709 North Jalmia Drive

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), 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:

a Project Permit Compliance and Design Review for the demolition of an existing 2,800 square-foot single-family dwelling with a 379 square-foot garage on a lot totaling 15,658 square feet and for the construction of a new, 2,517 square-foot, single-family, one-story, dwelling with a 122 square-foot basement, and an attached two car garage and one uncovered parking space totaling 400 square-feet. The total proposed residential floor area is 2,917 square feet. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope and non-visible from Mulholland Drive. The project proposes 1,676.7 cubic yards of cut, 126.5 cubic yards of fill, 1,937.8 cubic yards of export, and zero cubic yards of import grading. The project is proposing a haul route. According to the tree report, the project site has 31 trees, 12 of which are protected, and two that are failing. The project proposes the removal of one failing Toyon and Mexican Elderberry protected tree, all other protected trees will be preserved in place.

CEQA DETERMINATION – CLASS 15303, CATEGORY 3 CATEGORICAL EXEMPTION 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.

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 ZIMAS and Department of Building Safety's NavigateLA for the subject property, the site is not located within a Coastal Zone, Farmland Area, Flood Area, Methane Hazard Site, High Wind Velocity Area, Liquefaction, Oil Well Area, or Preliminary Fault Rupture Study Area.

The project site is located within the Santa Monica Mountains Zone, within the fault zone for the Hollywood Fault, the BOE special grading area A-13372, a very high fire hazard severity zone, and is located within landslide Hillside Area. However, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of locations and will reduce any potential impacts to less than significant. RCMs require that design and construction of the building must conform to the California Building Code seismic standards, must comply with conditions contained within LADBS's Geology and Soils Report Approval Letter, must comply with LADBS Methane design requirements, must comply with Los Angeles Fire Department recommendations prior to building permit approval, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety. These RCM's have been historically proven to reduce any impacts from the specific environment the project is located.

- 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.*

While it is anticipated that other properties in the vicinity might apply for building permits to construct additions or modify existing homes, it is unlikely that significant number of properties will be constructed at the same time. Therefore, it is unlikely that there would be cumulative impacts due to successive projects conducting construction activities. In addition, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to construction noise and transportation/traffic. Numerous Los Angeles Municipal Code Sections provide requirements for construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. Finally, LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition hours as established by the Department of Building and Safety. Thus, exception (b) does not apply.

- 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 proposed project is located in an RE-11-1-HCR zone and is designated for such development.