

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-2018-1346-ZAD-ZAA / Zoning Administrator's Determination, Zoning Administrator's Adjustment

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2018-1346-CE

PROJECT TITLE

3714 North Sunswep Drive

COUNCIL DISTRICT

4

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

3714 North Sunswep Drive, 12508 West Tolenas Drive

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The project includes the demolition of an unpermitted 191 square-foot addition and 301 square-foot deck, the construction of a 342 square-foot addition and 69 square-foot deck, and the continued maintenance of an unpermitted 112 square-foot addition in conjunction with a 2,303 square-foot single-family dwelling fronting a Substandard Hillside Limited Street in the R1-1 Zone. The proposed Residential Floor Area will total 2,757 square feet. The unpermitted additions relate to the Order to Comply (Case No. 251354) issued by the Los Angeles Department of Building and Safety on March 16, 2009.

The project includes Zoning Administrator's Determinations to allow an addition to a single-family dwelling constructed prior to August 1, 2010, fronting a Substandard Hillside Limited Street improved to a width of less than 20 feet, and which does not have a vehicular access route to a street improved with a minimum 20-foot wide continuous paved roadway; lot coverage of 49.8% in lieu of the 40% maximum; a southerly side yard setback of 5 feet in lieu of the required 7 feet; and two parking spaces in lieu of the required three parking spaces. The project also includes a Zoning Administrator's Adjustment to allow an increase in residential floor area of 10% beyond the maximum of 2,507 square feet permitted on the site per the slope band.

NAME OF APPLICANT / OWNER:

Ramy Katrib and Jaspreet Dhillon

CONTACT PERSON (If different from Applicant/Owner above)

Chris & Chloe Parker, Pacific Crest Consultants

(AREA CODE) TELEPHONE NUMBER

(818) 591-9309

EXT.

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) Sec. 15301 / Class 1 and Sec. 15303 / Class 3

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities) and Section 15303, Class 3 (New Construction or Conversion of Small Structures), and none of the exceptions to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies to the proposed project. The project is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state, or local law. The proposed project will not result in significant cumulative impacts from successive project of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. The project was found to be exempt based on the following:

Section 15301, Class 1 – (Existing Facilities) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Section 15303, Class 3 – (New Construction or Conversion of Small Structures) 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.

- 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	STAFF TITLE
Jonathan Hagar <i>Jonathan M Hagar</i>	Planning Assistant

ENTITLEMENTS APPROVED
Zoning Administrator's Determination, Zoning Administrator's Adjustment

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

Please return to OZA:
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 the Department of City Planning of the City of Los Angeles designated as office trainee
Martina Cervantes 4/11/2024
Department Representative