

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-2021-8380-PMLA and ZA-2021-8382-ZAA / Preliminary Parcel Map and Zoning Administrator's Adjustment

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-8381-CE

PROJECT TITLE

2359 North Yorkshire Drive

COUNCIL DISTRICT

1

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

2359 North Yorkshire Drive

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

A Preliminary Parcel Map for the subdivision of one (1) existing lot into two (2) lots on a site that totals 20,549.7 square feet. The Project proposes to retain the existing single-family dwelling. Parcel A will consist of 13,451.9 square feet of lot area and the existing single-story work shed will be removed. Parcel B will consist of 10,012.2 square feet of lot area and the existing 1,895-square foot single-family dwelling will remain. The Project is also requesting a vacation of a portion of Yorkshire Drive and the paper alley for Parcel A, as well as a request to maintain a reduced rear yard of 3.18 feet for Parcel B. The Project requires the removal of one (1) Protected Tree and two (2) Significant Tree on site, which will require a total of six (6) replacement trees to be planted on site. The Project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings.

NAME OF APPLICANT / OWNER:

Michael Penzato

CONTACT PERSON (If different from Applicant/Owner above)

Valerie Sacks, Brokerage Zoning Development Group

(AREA CODE) TELEPHONE NUMBER

(310) 500-6282

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) Section 15301, Class 1 and Section 15315 Class 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

Class 1 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 use beyond that existing at the time of the lead agency's determination.

Class 15 consists of 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.

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

Nashya Sadono-Jensen

Nashya Sadono-Jensen

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Preliminary Parcel Maps

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021