

COUNTY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
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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-2023-3206-ZAA-ZAD-HCA**

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER <b>ENV-2023-3207-CE</b>
PROJECT TITLE <b>N/A</b>	COUNCIL DISTRICT <b>14 – de Leon</b>

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  Map attached.  
**911 North Pine Grove Avenue (918 North Poppy Street)**

PROJECT DESCRIPTION:  Additional page(s) attached.  
**The construction, use, and maintenance of a two-story, 1,888-square-foot single-family residence with an attached two-car garage, an attached 511-square-foot Accessory Dwelling Unit (ADU), and three retaining walls on a 5,022.2-square-foot lot within a Hillside area. The protected Toyon shrub on site will be protected and retained. There are also five non-protected trees on site; three trees will be impacted/removed and replaced, and two trees will be retained.**

NAME OF APPLICANT / OWNER:  
**Jonathan Skylar, GHG1 LLC**

CONTACT PERSON (If different from Applicant/Owner above) <b>Farzad More, More Architects Inc</b>	(AREA CODE) TELEPHONE NUMBER   EXT <b>(424)229-1868</b>
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)  
STATE CEQA STATUTE & GUIDELINES

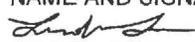
- STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 3)  
CEQA Guideline Section(s) / Class(es) **15303 / Class 3**
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached

Section 15303, New Construction or Conversion of Small Structures. 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.

- 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.

<b>CITY STAFF USE ONLY:</b>	
CITY STAFF NAME AND SIGNATURE Linda Lou 	STAFF TITLE City Planner

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

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 TRAINED

Mayra Cervantes 4/30/2024  
Department Representative

**EXECUTIVE OFFICES**

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## CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES  
CALIFORNIA**

KAREN BASS  
MAYOR

# JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-3207-CE

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The Planning Department has determined that the California Environmental Quality Act (CEQA) of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3 (*New Construction or Conversion of Small Structures*). The proposed project is located at 911 North Pine Grove Avenue (918 North Poppy Street).

### Project Description

The proposed project includes the construction, use, and maintenance of a new, approximately 1,888-square-foot, two-story single-family residence with an attached two-car garage, an attached, approximately 511-square-foot Accessory Dwelling Unit (ADU), and three retaining walls on a 5,022.2-square-foot lot in the Northeast Los Angeles Community Plan area. The project height is approximately 27 feet and 3 inches. The existing carport on the through lot, which fronts North Pine Grove Avenue and North Poppy Street, will be removed. The related case number is ZA-2023-3206-ZAA-ZAD-HCA.

### Exceptions Narrative for Categorical Exemption

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15303 and 15332: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The site is zoned R1-1-HCR and has a General Plan Land Use Designation of Low Residential. While the subject site is located within a Hillside Area, Special Grading Area (BOE Basic Grid Map A-13372), Very High Fire Hazard Severity Zone, and is located within the Raymond Fault Zone, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include requirements to conform with the California Building Code and the City's Landform Grading Manual. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

With regard to potential cumulative impacts during the construction phase of the project, there may be active construction activity in the vicinity of where the subject property is located at the same time that the project undergoes construction. However, Regulatory Compliance Measures will help ensure that cumulative impacts related to construction activity are addressed. The

subject project submitted a Construction Traffic Management Plan for review by the City's Department of Transportation (LADOT), pursuant to the LADOT's Hillside Development Construction Traffic Management Guidelines released on June 16, 2020. These guidelines state the purpose of a Construction Traffic Management Plan is to address transportation concerns specific to hillside communities, including narrow streets, limited emergency access, and location in a Very High Fire Severity Zone. The proposed project will be subject to the conditions detailed in the Project's Construction Traffic Management Plan, included in the case file, which was reviewed and stamped-approved by LADOT on November 17, 2023. The conditions imposed address any potential cumulative effects of various projects of the same type in the same area. Therefore, the subject project will have no cumulative impact on the City's circulation system.

As mentioned, the project proposes the construction, use, and maintenance of a new 1,888-square-foot, two-story single-family residence with an attached two-car garage and an attached, 511-square-foot Accessory Dwelling Unit (ADU), on a 5,022.2-square-foot lot, in an area zoned and designated for such development. The adjacent lots are developed with single-family dwellings. Nearby, most lots are developed with single-family residences although there are a few vacant lots as well. The subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.375:1 or 1,888 square feet on a site that is permitted to have a maximum FAR of 0.38:1 or 1,924 square feet (Residential Floor Area) per the slope band analysis. The project proposes a building height of 27 feet 3 inches, which is not unusual for the vicinity of the subject site and is similar in scope to other existing low residential uses in the area. The project will be subject to RCMs, which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.

Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161-62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. The City has required a Tree Report to identify all protected trees/shrubs on the project site and all street trees in the adjacent public right-of-way. As identified in the Tree Report prepared by Lisa Smith, Consulting Arborist, The Tree Resource, on April 18, 2023, there is 1 Protected Shrub (Toyon) on site. No Protected Trees are proposed for removal as part of the project. There are also five significant non-protected trees on site, of which three are anticipated to be impacted and removed but replaced, and two will be retained and protected on site. This Tree Report was reviewed and approved by the Urban Forestry Division on December 14, 2023. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The proposed project is located approximately 27 miles away from Topanga State Park, therefore, the project site will not create any impacts within a designated state scenic highway. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, the subject site is not identified as a hazardous waste site. In the vicinity, there is a dry cleaner within a 1,000-foot radius. 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, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be

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a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. 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.