

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-2023-2179-ZAA

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

CASE NUMBER  
ENV-2023-2180-CE

PROJECT TITLE  
2121 South Patton Avenue

COUNCIL DISTRICT  
15 - McOsker

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**2121 South Patton Avenue**

Map attached.

PROJECT DESCRIPTION:  
A Zoning Administrator's Adjustment to allow for a 10 percent increase in Residential Floor Area (RFA) to 0.495 in lieu of the otherwise permitted 0.45 per LAMC Section 12.08-C.5(a).

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**Sarah Wirtz**

CONTACT PERSON (If different from Applicant/Owner above)  
**Monica Taimoori**

(AREA CODE) TELEPHONE NUMBER | EXT.  
(213) 682-6372

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)**
- 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

The Class 1 categorical exemption allows for alterations and additions to existing structures.

- 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  
Monica Taimoori *Monica Taimoori*

STAFF TITLE  
Planning Assistant

ENTITLEMENTS APPROVED  
Zoning Administrator's Adjustment

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 ZA-2023-2179-ZAA

Monica Taimoori Monica Taimoori  
Department Representative

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 Training  
Mayra Cervantes 6/24/2024  
Department Representative