

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-2022-3073-CDP-ZAA-SPP

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

CASE NUMBER
ENV-2022-3074-CE

PROJECT TITLE
120 Reef Mall

COUNCIL DISTRICT
11 - Park

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

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

A 1,387 square-foot, third and fourth story addition and new roof deck to an existing 3-story, 3,486 square-foot single-family dwelling, resulting in a 4,873 square-foot, four-story single-family dwelling with attached garage and a zero-foot rear yard setback as approved under ZAI 89-0762; 3 parking spaces will be maintained on site.

NAME OF APPLICANT / OWNER:
Israel Sam Gorodistian

CONTACT PERSON (If different from Applicant/Owner above)
Sienna Kuo

(AREA CODE) TELEPHONE NUMBER | EXT.
(213) 978-1376

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) Sections 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

A Categorical Exemption, ENV-2022-3074-CE, has been prepared for the proposed project consistent, with the provisions of the California Environmental Quality Act. The project includes the 930 square-foot, third and fourth-story addition with new roof deck, resulting in a 4,657 square-foot, four-story single-family dwelling with attached garage, maintaining three parking spaces on site. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines Section 15301 (Class 1).

The Class 1 Categorical Exemption allows for 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. The Class 1 Categorical Exemption includes additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or (2) 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmentally sensitive. The project involves minor alterations and addition to an existing single-family dwelling. As such the proposed improvement qualifies for this exemption.

Furthermore, the Exceptions outlined in the State CEQA Guidelines Section 15300.2 do not apply to the project:

- a) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project consists of a 930 square-foot, third and fourth-story addition with new roof deck, resulting in a 4,657 square-foot, four-story single-family dwelling with attached garage, maintaining three parking spaces on site. The project is consistent with the type of development permitted for the area zoned R1-1 and designated Low Medium Residential I use. The project will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.). The project will not result in significant cumulative impacts.

- b) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed project consists of activities typical of a residential development. Therefore, no unusual circumstances are present or foreseeable.

- c) *Scenic Highways. A categorical exemption shall not be used for a project, which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The project site is not located on or near a designated state scenic highway.

- d) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.

- e) *Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.*

The subject site and existing structure have not been identified as a historic resource or within a historic district (SurveyLA, 2015). The project is not listed on the National or California Register of Historic Places or identified as a Historic Cultural Monument (HCM).

Therefore, the proposed project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the project were evaluated, and an appropriate environmental clearance has been granted.

- 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 Sienna Kuo <i>Sienna Kuo</i>	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED
Coastal Development Permit, Zoning Administrator's Adjustment, Project Permit Compliance Review

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 Manager*
Mayer Cervantes 6/28/2024
Department Representative