

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-2022-7295-ZAA-ZAD-SPP-HCA / Zoning Administrators Adjustment, Zoning Administrators Determination, Project Permit Compliance, Housing Crisis Act

**LEAD CITY AGENCY**

**City of Los Angeles (Department of City Planning)**

**CASE NUMBER**

ENV-2022-7296-CE

**PROJECT TITLE**

504 West Avenue 44

**COUNCIL DISTRICT**

1- Hernandez

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

**504 West Avenue 44**

Map attached.

**PROJECT DESCRIPTION:**

The construction, use, and maintenance of a new two (2) story single-family dwelling measuring approximately 3,731 square feet with a 393 square foot covered garage on an 8,696.8 square foot vacant lot. There is one (1) Protected Toyon Shrub on site per the Protected Tree Report and will be persevered in place. There are zero (0) Significant Trees on-site according to the report from Thrifty Tree Service Inc., Leonardo Moran, Certified Arborist #WE-11356A that was reviewed, and stamped by the Urban Forestry Division on June 3, 2022.

Additional page(s) attached.

**NAME OF APPLICANT / OWNER:**

**Bert Youn and Miyoug Kim**

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

**Christian Stayner, Stayner Architects**

**(AREA CODE) TELEPHONE NUMBER**

(213) 478-0447

**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) 15303-03

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 3. One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

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**

Pablo Estrada *Pablo Estrada*

**STAFF TITLE**

City Planning Associate

**ENTITLEMENTS APPROVED**

See case, ZA-2022-7295-ZAA-ZAD-SPP-HCA

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021