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FILED  
Jul 02 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by CARINA CHEN

THIS NOTICE WAS POSTED

ON July 02 2024

UNTIL August 01 2024

REGISTRAR - RECORDER/COUNTY CLERK

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-2018-5826-ZV-ZAD-ZAA / Zone Variance, Zoning Administrator's Determinations, and Zoning Administrator's Adjustment

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2018-5827-CE

PROJECT TITLE

2363 North Landa Street

COUNCIL DISTRICT

13 - O'Farrell

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

2363 North Landa Street, Los Angeles, CA 90039

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

Construction, use, and maintenance of a new 1,737-square foot single-family dwelling on a vacant unimproved 4,600-square foot lot fronting on a Substandard Hillside Limited Street. The project proposes the construction of one (1) retaining wall that varies in height from 3 feet to 21 feet along the northerly property line. Grading includes 950 cubic yards of cut, 25 cubic yards of fill, for a total grading of 975 cubic yards of earth. The applicant also requests to retain two (2) live protected trees (California Black Walnut), to remove two (2) live protected trees (California Black Walnut), to remove one (1) dead protected tree (California Black Walnut), and to remove four (4) non-protected trees on-site.

NAME OF APPLICANT / OWNER:

Mario and Sonia Gonzalez

CONTACT PERSON (If different from Applicant/Owner above)

Chris J. Parker, Pacific Crest Consultants

(AREA CODE) TELEPHONE NUMBER

(818) 591-9309

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

## STATE CEQA STATUTE &amp; 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 15303 / Class 3(a)☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )



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## JUSTIFICATION FOR PROJECT EXEMPTION:

The City of Los Angeles has determined based on the whole of the administrative record and evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3 (Small Structures) and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state, or local law. The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. The project was found to be exempt based on the following:

Section 15303, Class 3(a) (New Construction of Small Structures) – In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 3: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

While the subject site is located within a Hillside Area, Special Grading Area (BOE Basic Grid Map A-13372), a Very High Fire Hazard Severity Zone, and a Landslide Area, 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:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
  - ground stabilization
  - selection of appropriate foundation type and depths
  - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

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.

On this portion of Landa Street, there have been three (3) other properties that have requested similar discretionary actions to construct a single-family dwelling on each lot. On May 12, 2005, the Zoning Administrator approved a Zone Variance to permit zero off-street parking spaces and a Zoning Administration Determination for street improvement relief in conjunction with a new 1,013 square-foot single-family dwelling pursuant to Case No. ZA-2005-1186-ZV-ZAD. On June 26, 2007, the Zoning Administrator approved a Zone Variance to permit zero off-street parking spaces and a Zoning Administration Determination for street improvement relief in conjunction with a new 770 square-foot single-family dwelling pursuant to Case No. ZA-2006-8088-ZV-ZAD. On September 20, 2018, the Zoning Administrator approved a Zone Variance to permit zero off-street parking spaces and a Zoning Administration Determination for street improvement relief in conjunction with a new 770 square-foot single-family dwelling and 220 square-foot recreational accessory building pursuant to Case No. ZA-2016-1365-ZV-ZAD. Although there have been three (3) projects in the same vicinity, these project all propose one (1) single-family dwelling on each lot that is in conformance with the Baseline Hillside Ordinance (BHO) for floor area, height, and setbacks. Developing the site for its intended purpose consistent with the BHO with the exception of street access requirements does not create a cumulative impact of a succession of known project of the same type and in the same place as the subject project.

The subject site is of a similar size and slope to nearby properties. The project proposes a maximum Residential Floor Area (RFA) of 1,737 square feet, which is within the maximum RFA per the Slope Band analysis of 1,766 square feet. The new single-family dwelling is two-stories and 33 feet in height, which is within the permitted building height of 33 feet. The project's size and height are not unusual for the vicinity of the subject site and is similar in scope to other existing single-family dwellings in the area. 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. State Route 27 is located approximately 25 miles southwest of the project site. 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, neither the subject site, nor any site within 1,000 feet of the site, is identified as a hazardous waste site. Therefore, the subject site is not on a hazardous waste site and will not create any impacts for hazardous waste.

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 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.

- ☒ 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  
Monique Acosta

*Monique Acosta*

STAFF TITLE  
City Planner

ENTITLEMENTS APPROVED

Zone Variance, Zoning Administrator's Determinations, and Zoning Administrator's Adjustment

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



Denn C. Logan, Registrar - Recorder/County Clerk

Electronically signed by CARINA CHEN

