

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-2019-2244-SPPA-ZAD-SPP-HCA / Project Permit Adjustment, Zoning Administrator's Determination, Project Permit Compliance, Housing Crisis Act

**LEAD CITY AGENCY****City of Los Angeles (Department of City Planning)****CASE NUMBER****ENV-2019-2245-CE****PROJECT TITLE****805 West Mt. Washington Drive****COUNCIL DISTRICT****1- Hernandez****PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)****805 West Mt. Washington Drive**☐ Map attached.**PROJECT DESCRIPTION:**

The construction, use, and maintenance of a new 3,926-square foot single-family dwelling with a 381-square foot garage on a 12,510-square foot vacant lot. There are 30 Protected Trees and zero (0) Significant Trees on-site. The project will require the removal of 11 Protected Trees. 44 replacement trees will be planted on a 4:1 ratio for the removal of the 11 Protected Trees. The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings.

☐ Additional page(s) attached.**NAME OF APPLICANT / OWNER:****Kevin Oreck****CONTACT PERSON (If different from Applicant/Owner above)****John 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 & 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**

Nashya Sadono-Jensen

**STAFF TITLE**

City Planning Associate

**ENTITLEMENTS APPROVED**

Project Permit Adjustment, Zoning Administrator's Determination, Project Permit Compliance

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 assistant  
mayra cervantes 8/2/2024  
Department Representative





## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2019-2245-CE

The Planning Department has determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act 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). This project is located at 805 West Mt. Washington Drive.

The project includes the construction, use, and maintenance of a new 3,926-square foot single-family dwelling with an attached garage, on a 12,510-square foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan area. The related case number is ZA-2019-2244-SPPA-ZAD-SPP-HCA.

There are six (6) Exceptions which must be considered in order to find a project exempt under Section 15303, Class 3: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The site is zoned RE11-1-HCR and has a General Plan Land Use Designation of Very Low Residential. While the project site is located within a Hillside Area, Special Grading Area (BOE Basic Grid Map Act A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and is located 1.92 kilometers from the Raymond Fault, 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. 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. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter dated December 23, 2021 for the proposed project. 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 project site 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

substantial adverse change to the significance of a historic resource and this exception does not apply.

The project will be subject to Regulatory Compliance Measures (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.