

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
AA-2023-5493-PMLA-HCA (Parcel Map)

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

CASE NUMBER
ENV-2023-5494-CE

PROJECT TITLE

COUNCIL DISTRICT
3

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
7056 Eton Avenue, 21218 Gault Street

Map attached.

PROJECT DESCRIPTION:
The subdivision of one lot into two lots on an 11,250 square-foot lot in the R2-1-RIO Zone.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Gabriel Jones

CONTACT PERSON (If different from Applicant/Owner above)
Kevin Kohan c/o Elevated Entitlements

(AREA CODE) TELEPHONE NUMBER | EXT.
(805) 232-4383

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 and Section 15315/ Class 15
- 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

- 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
Shane Strunk *Shane Strunk*

STAFF TITLE
Planning Assistant

ENTITLEMENTS APPROVED
Parcel Map

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

PROJECT DESCRIPTION:

The subdivision of one lot into two lots on an 11,250 square-foot lot in the R2-1-RIO Zone.

JUSTIFICATION FOR PROJECT EXEMPTION:

The City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 and Section 15315, Class 15, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following discussion.

CEQA DETERMINATION - CLASS 1 AND CLASS 15 CATEGORICAL EXEMPTION APPLIES

Class 1 consists of 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 beyond that existing at the time of the lead agency's determination.

The project includes the acceptance of dedications and improvements in the public right of way. No construction of new structures or demolition of existing structures is proposed or approved. Thus, the Class 1 CEQA exemption applies.

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

As a project which is characterized as the subdivision of one lot into two on a residentially zoned parcel, the Class 15 CEQA exemption applies. No construction or deviations from objective zoning standards are requested or approved herein. The parcel has not been divided from a larger parcel in the past 2 years, and it is relatively flat. Therefore, the project qualifies for a Categorical Exemption under Class 15.

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as a-f) set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

This Categorical Exemption does not rely upon an exemption under Class 3, 4, 5, 6, or 11, and therefore, this exception does not apply.

- B. **Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

The request is for a parcel map in the R2-1-RIO Zone. The surrounding area includes residential, retail, manufacturing, and house of worship uses. Based on a review of the City of Los Angeles Department of City Planning Zone Information Map Access System (ZIMAS) for nearby case approvals (<http://zimas.lacity.org/>) for recently issued permits for other entitlements requested on property in the surrounding area, there is only one approval of the same type occurring in the vicinity. Case No. AA-2014-4399-PMLA, located at 7041 Milwood Avenue, approximately 75 feet from the subject site, was approved to split one lot into two lots. Therefore, the proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place.

- C. **Significant Effect Due to Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

The proposed project is located in R2-1-RIO Zone. The site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area, with a land use designation of Low Medium I Residential. The properties to the north, across Gault Street, are zoned R3-1-RIO with a Medium Residential land use designation and are developed with multi-family residential uses. Properties to the south are zoned R2-1-RIO and R1-1-RIO with a Low Medium I Residential land use designation and are developed with single family homes and accessory uses. Properties to the west, across Eton Avenue, are zoned MR1-1VL-RIO, [T][Q]MR1-1VL-RIO, and [T]MR1-1VL-RIO. These sites have Limited Manufacturing land use designations and are developed with light manufacturing and retail uses. Properties to the east are zoned R1-1-RIO and (Q)R3-1-RIO (with an underlying zone of R1-1) with Low Medium I Residential, Low Residential, and Medium Residential land use designations. These sites are developed with single family and multi-family dwellings and a house of worship.

The site is within the River Implementation Overlay (RIO) District (Ordinance Nos. 183,144 and 183,145; ZI-2438), which established development regulations and standards for property adjacent to the Los Angeles River. Compliance with the RIO Ordinance will be reviewed at the time of condition clearance.

Based on a review of the data reported on ZIMAS for the subject property, the site is not located within an Airport Hazard Zone, Coastal Zone, Very High Fire Severity Zone, Flood Zone, Watercourse, Hazardous Waste/Border Zone, Methane Hazard Site, High Wind Velocity Area, Special Grading Area, Oil Well Area, Landslide Area, Preliminary Fault Rupture Study Area, Santa Monica Mountains Zone, or Tsunami Zone.

ZIMAS shows that the site is located within a Liquefaction area, and is subject to City Regulatory Compliance Measures for soils. The site is subject to review for liquefaction by LADBS Plan Check. This site is located within an Urban Agriculture Incentive Zone, but no agricultural uses are proposed. The project site is located 12.1 km from the Santa Susana Fault and is not located within the Alquist-Priolo Fault Zone.

Thus, the project does not involve unusual circumstances which would result in significant impacts.

- D. **Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be 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.*

Based on a review of the California Scenic Highway Mapping System (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>), the subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site.

Based on this, the proposed project will not result in damage to scenic resources in a state scenic highway, and this exception does not apply.

- E. **Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Since 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 result in a significant effect due hazardous waste, and this exception does not apply.

F. Historical Resources. *Projects that may cause a substantial adverse change in the significance of an historical resource.*

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, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA and/or SurveyLA website. Based on this, the project will not cause a substantial adverse change in the significance of a historic resource, and this exception does not apply.

In conclusion, the project meets all of the requirements of the Categorical Exemption set forth at CEQA Guidelines, Section 15301, Class 1 and Section 15315, Class 15. None of the exceptions to the Categorical Exemption(s) under CEQA Guidelines Section 15300.2, applies to the proposed project, and it is therefore appropriate to determine this project is categorically exempt from the requirements of CEQA.