

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-2021-9128-ZAD-ZAA / Zoning Administrator's Determination and Zoning Administrator's Adjustments

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-9129-CE

PROJECT TITLE

1309 North Highgate Avenue

COUNCIL DISTRICT

14 – de Leon

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

1309 North Highgate Avenue, Los Angeles, CA 90042

Map attached.

PROJECT DESCRIPTION:

The project proposes the continued use and maintenance of a 322 square-foot unpermitted addition on the first floor and a 675 square-foot unpermitted addition on the second floor in conjunction with an 868 square-foot single-family dwelling in the R1-1-HCR Zone. The project includes a Zoning Administrator's Determination to allow a 2-foot 3-inch height projection above the encroachment plane along the northerly side yard setback, a Zoning Administrator's Adjustment to allow a varying northerly side yard setback of 2 feet 7 inches in lieu of a 6-foot side yard setback, and a Zoning Administrator's Adjustment to allow a 9-foot 5-inch front yard setback in lieu of the 13-foot 8-inch prevailing setback.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Sharon Siefert

CONTACT PERSON (If different from Applicant/Owner above)

William Howard

(AREA CODE) TELEPHONE NUMBER | EXT.
(323) 742-8574

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 3)
CEQA Guideline Section(s) / Class(es) Section 15303 / Class 3
- 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

The City of Los Angeles has 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 15303, Class 3 (New Construction or Conversion of Small Structures), and none of the exceptions to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies to the proposed project. 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 project 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 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 – (New Construction or Conversion of Small Structures) Consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (a) 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

Monique Acosta

Monique Acosta

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Zoning Administrator's Determination and Zoning Administrator's Adjustments

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

maria cervantes 8/1/2021

Department Representative