

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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-2023-6876-CDP-ZAA-MEL-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-6877-CE

PROJECT TITLE

567 E Rialto Ave and 1568 S Cabrillo Ave

COUNCIL DISTRICT

11 – Park

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

567 East Rialto Avenue and 1568 South Cabrillo Avenue

Map attached.

PROJECT DESCRIPTION:

The demolition of an existing one-story, 1,159 square foot single-family dwelling and the construction of a new two-story, 1,940 square foot single-family dwelling with a roof deck; and the repair and maintenance of an existing carport, providing two (2) parking spaces on-site.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Patrick McKinley and Liwen Zhang

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT.

(510)717-3044

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, Section 15303 – Class 3, and Section 15331 – Class**

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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 Class 1 Categorical Exemption includes additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or (2) 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmentally sensitive. The project consists of the demolition of the existing single-family dwelling and the resulting single-family dwelling will not result in an increase of more than 50% of the floor area. Therefore, the project qualifies for this exemption.

The Class 3 categorical exemption allows for the 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; this includes one single-family residence, or a second dwelling unit in a residential zone. As discussed, the project consists of the construction of a two-story, 1,940 square foot single-family dwelling. The project provides one new dwelling unit in a residential neighborhood that maintains connections to the existing public services and facilities. Therefore, the project qualifies for this exemption.

The Class 31 categorical exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The subject site is located within the Lost Venice Canals Historic District (SurveyLA, 2015) and the existing single-family dwelling on the lot is identified as a Non-Contributor to the District. The project consists of the demolition of the

existing Non-Contributing structure and the construction of a new, two-story single-family dwelling. The project will not negatively affect the character or integrity of the Historic District and would be consistent with the Secretary of the Interior Standards. Therefore, the project qualifies for 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 Luis Lopez / 	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED
Coastal Development Permit, Zoning Administrator's Adjustment, and Mello Act Compliance Review

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

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 ZA-2023-6876-1DP-2AA-NEL-MCA
ENV-2023-6877-CE
Department Representative

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 Carrantes 9/16/2024
Department Representative