

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-2022-8436-ZAD

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-8437-CE

PROJECT TITLE

1255 Clark Addition/Remodel

COUNCIL DISTRICT

4 - Raman

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

1255 North Clark Street

Map attached.

PROJECT DESCRIPTION:

The construction of a 316-square-foot addition and remodel for an existing single-family dwelling resulting in a total Residential Floor Area (RFA) of 2,342 square feet on an approximately 4,498.8-square-foot Hillside lot in the R1-1-HCR Zone with 4-foot side yard setbacks, a height of 28 feet, 4 inches within 20 feet of the front lot line as measured from the center line of the street, an encroachment plane with an origin height of 23 feet, and a maximum envelope height of 27 feet, 3 inches.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Mark K Robinson and Olivia Grigorjeva

CONTACT PERSON (If different from Applicant/Owner above)

Isaac Lemus

(AREA CODE) TELEPHONE NUMBER

(213) 999-7120

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) Section 15301 – Class 1

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

Section 15301, Existing Facilities. 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 existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use.

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

Dylan Lawrence

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

See Case No. ZA-2022-8436-ZAD

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-8437-CE

Project Description

The project includes the construction of a 316-square-foot addition and remodel for an existing single-family dwelling with a basement and attached two-car garage fronting on a Substandard Hillside Limited Street (North Clark Street). The applicant is requesting relief from the maximum permitted 1,878 square feet of Residential Floor Area; the maximum permitted height of 24 feet within 20 feet of the front lot line, as measured from the center line of the adjacent street; the required 20-foot origin height for the encroachment plane; and the required five (5)-foot side yard setbacks. The existing dwelling comprises 2,026 square feet of residential floor area across two stories and a basement with attached garage. The applicant proposes a remodel and addition to the existing dwelling that will result in 316 square feet of additional residential floor area, for a total of 2,342 square feet. No grading is proposed. The proposed envelope height is 27 feet, 3 inches and the proposed height within 20 feet of the front lot line, as measured from the center line of the adjacent street, is 28 feet, 4 inches. No trees are proposed for removal.

CEQA Determination – Class 1 Categorical Exemption Applies

A project qualifies for Class 1 Categorical Exemptions if it consists of minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features. Specifically, per Subsection (e), Class 1 Categorical Exemption applies to additions to existing structures which will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. As the existing home is 2,026 square feet, and the project proposes 316 square feet of floor area, which is less than 50 percent of the floor area quoted in Subsection (e) (1,013 square feet), the project meets the qualifications for a Class 1 Categorical Exemption.

The Director of Planning determined that, based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15301 (Class 1) and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject to any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines

Section 15300.2. The five (5) exceptions to this Exemption are: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

(a) Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

According to SCAQMD, individual constructions projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in nonattainment. Interim thresholds were developed by DCP staff bases on the CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies. Construction-related daily emissions at the project site would not exceed SCAQMD's regional or localized significance thresholds. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project would also have a less-than-significant impact with regard to localized emissions

As noise is a localized phenomenon and decreases in magnitude as distance from the source increases, only projects and ambient growth in the nearby area could combine with the proposed project to result in cumulatively considerable noise impacts. Therefore, the project is not likely to result in a significant cumulative impact due to the construction of the same type of development in the same place over time.

(b) Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project includes the construction of a 316-square-foot addition and remodel for an existing single-family dwelling with a basement and attached two-car garage fronting on a Substandard Hillside Limited Street (North Clark Street). The applicant is requesting relief from the maximum permitted 1,878 square feet of Residential Floor Area; the maximum permitted height of 24 feet within 20 feet of the front lot line, as measured from the center line of the adjacent street; the required 20-foot origin height for the encroachment plane; and the required five (5)-foot side yard setbacks. The existing dwelling comprises 2,026 square feet of residential floor area across two stories and a basement with attached garage. The applicant proposes a remodel and addition to the existing dwelling that will result in 316 square feet of additional residential floor area, for a total of 2,342 square feet. No grading is proposed. The proposed envelope height is 27 feet, 3 inches and the proposed height within 20 feet of the front lot line, as measured from the center line of the adjacent street, is 28 feet, 4 inches. No trees are proposed for removal. The Project proposes to construct an addition to a single-family dwelling in an area zoned and designated for such development. The surrounding neighborhood is comprised of lots that are uniquely shaped and range in size with similar sloped and topography to the subject site. The site is zoned R1-1-HCR and designated as Low II Residential. The surrounding area primarily consists of other single-family residences on properties with land use designations of Low II Residential that are zoned R1-1-HCR; however, properties further to the south and southeast are located within the City of West Hollywood and do not correspond to the City of Los Angeles General Plan land use designations or zoning. Nevertheless, these properties located in West Hollywood are also characterized by hillside topography and a mix of single-family and multi-family dwellings.

The applicant also submitted a Biologist's Statement, prepared by AJ Samra of South Environmental, dated January 20, 2023, found that there were records of sensitive and special status species within a 500-foot radius of the project site; however, per the Biologist's Statement, the project site will not remove or possibly create a substantial effect on any of these biological resources, as the project site does not contain suitable habitat and is largely paved and developed.

As mentioned, the proposed project involves an addition and remodel to an existing single-family dwelling. Therefore, the lot coverage will not significantly differ. As such and as demonstrated in the submitted Biologist's Statement of Biological Resources there are no unusual circumstances which may lead to a significant effect on the environment and this exception does not apply.

- (c) Scenic Highways.** *A categorical exemption shall not be used for a project which may result in 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.*

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, located approximately 12 miles to the west of the site. Therefore, the Project will not result in damage to any 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, and this exception does not apply.

- (d) Hazardous Waste.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the Subject Site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated.

- (e) Historic Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a 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, 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. The Department of City Planning's Office of Historic Resources confirmed that the existing single-family dwelling is not considered historic for the purposes of CEQA. Consequently, the Project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

