

COUNTY CLERK'S USE

CITY OF LOS ANGELES

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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

ENV-2024-1227-CE

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-1227-CE

PROJECT TITLE

2530 North Park Oak Court

COUNCIL DISTRICT

4 - Raman

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

2530 North Park Oak Court

Map attached.

PROJECT DESCRIPTION:

The project includes the construction of a 179.3 square-foot bedroom addition and a new 799.4 square-foot unenclosed patio to an existing 3,363 square-foot single-family dwelling, the construction of a new 1,166.1 square-foot Accessory Dwelling Unit (ADU), and the construction of a new 230 square-foot detached subterranean garage. The proposed project will also include the construction of new site walls under 6 feet in height and two (2) retaining walls. The single-family dwelling will maintain a 26-foot building height, the new ADU will measure 26 feet in height, and the new detached garage will measure up to 13 feet, 10.2 inches in height. The proposed project includes a haul route for the export of approximately 2,100 cubic yards of earth.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Harley J. Neuman, Trustee – The Peridot Trust, Neuman & Associates (Property Owner)

CONTACT PERSON (If different from Applicant/Owner above)

Shannon Nonn and Fabio Rigo de Righi – Domani Architecture + Planning, Inc. (Representative)

(AREA CODE) TELEPHONE NUMBER

(818) 635-9814

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 3)

CEQA Guideline Section(s) / Class(es) Section 15301, Class 1 & 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

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.

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

Haul Route only – Categorical Exemption

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-1227-CE

Project Description

The project includes the construction of a 179.3 square-foot bedroom addition and a new 799.4 square-foot unenclosed patio to an existing 3,363 square-foot single-family dwelling, the construction of a new 1,166.1 square-foot Accessory Dwelling Unit (ADU), and the construction of a new 230 square-foot detached subterranean garage. The proposed project will also include the construction of new site walls under 6 feet in height and two (2) retaining walls. The project site is on a lot that is approximately 39,583.34 square feet located at 2530 North Park Oak Court, and is within the Hollywood Community Plan and the Oaks of Los Feliz Development "D" Limitations Area. The single-family dwelling will maintain a 26-foot building height. The ADU is proposed to have a building height of 26 feet, and the new garage is proposed to have a building height of 13 feet, 10.2 inches.

In conjunction with the construction of a new ADU, detached garage, addition to the existing single-family dwelling, new site walls, and new retaining walls, the applicant requests the approval of a haul route for the export of approximately 2,100 cubic yards of earth. Construction of the project will require grading (BHO exempt and non-exempt) consisting of a total cut of 2,115 cubic yards of soil and a total fill of approximately 15 cubic yards of soil, resulting in total export of 2,100 cubic yards of soil with a 25% bulk and swell factor already accounted for.

Additionally, the project proposes the following haul route:

Location of Staging Area: 2530 North Park Oak Court

Location of Disposal Site for Exported Soil: Scholl Canyon Landfill

Loaded Trucks: Right onto Park Oak Drive; Right to stay on Park Oak Drive; Left onto Spring Oak Drive; Left onto Canyon Drive; At the traffic circle, take the 2nd exit and stay on Canyon Drive; Left onto Franklin Avenue; Left onto Western Avenue; Western Avenue turns slightly right and becomes Los Feliz Boulevard; Right onto I-5 North Fwy; Exit 144A toward Pasadena; Merge onto CA-134 E Fwy; Exit 11 to North Figueroa Street; Right onto Figueroa Street; Continue onto Scholl Canyon Road to Scholl Canyon Landfill.

Emptied Trucks: Scholl Canyon Landfill; Continue onto Scholl Canyon Road; Left onto CA-134 E Fwy; Right onto I-5 S/Golden State Fwy; Exit 141 to Los Feliz Boulevard; Los Feliz Boulevard turns slightly left and becomes N Western Avenue; Right onto Franklin Avenue; Right onto

Canyon Drive; At the traffic circle, take the 1st exit and stay on Canyon Drive; Right onto Spring Oak Drive; Right onto Park Oak Drive; Left to stay on Park Oak Drive; Left onto Park Oak Court.

CEQA Determination – Class 1 and 3 Categorical Exemptions Apply

A project qualifies for Class 1 Categorical Exemptions if it consists of the demolition of one single-family residence; and a project qualifies for Class 3 Categorical Exemptions if it consists of the following: demolition and removal of one single-family residences and accessory (appurtenant) structures including, garages, carports, patios swimming pools, and fences; and the construction and location of a limited number of new, small facilities or structures, which include one single-family residence and accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. As the project proposes the demolition of a single-family residence, garage, and pool, along with the construction of a single-family residence and new pool, it meets the qualifications of both Class 1 and Class 3 Categorical Exemptions.

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 Section 15303 (Class 3) 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 six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

(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 impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except 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.*

The subject site is located within a Hillside Area, the Hollywood Fault Zone, a Very High Fire Hazard Severity Zone, Urban Agriculture Incentive Zone, Landslide Area, and a Special Grading Area (BOE Basic Grid Map A-13372); however, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these sensitive locations and will reduce any potential impacts to less than significant. The following specific RCMs would apply to the proposed project:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the

Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soil Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement, or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any potential impacts from the specific environment in which the project is located. In addition, all haul route applications require the submittal of a Geology and Soils Report to the Los Angeles Department of Building and Safety (LADBS). A Geology and Soils Report Approval Letter, Log No. 124420, for the subject property, which details conditions of approval that must be followed, was issued by LADBS on January 20, 2023. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Due to its location within a Very High Fire Hazard Severity Zone, the project must also comply with the Brush Clearance Requirements of the Fire Code. Furthermore, the project must comply with the Baseline Hillside Ordinance. Therefore, in conjunction with the above RCMs and compliance with other applicable regulations, the location of the project will not result in a significant impact based on its location.

- (b) 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 the data pulled from Navigate LA on September 13, 2024, there are no other properties with active haul routes or pending haul route permits within 500 feet of the subject property. Therefore, it is unlikely that this would result in a cumulative impact for the reasons below.

In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for added enforcement to ensure safety and to protect the quality of life of residents.

In addition, the haul route approval will be subject to recommended conditions prepared by Los Angeles Department of Transportation (LADOT) to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction-related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion.

According to SCAQMD, individual construction 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 based on the CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies. For this reason, it can be assumed that 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.

Therefore, in conjunction with Citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

- (c) 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 applicant proposes the construction of a 179.3 square-foot bedroom addition and a new patio to an existing 3,363 square-foot single-family dwelling, the construction of a new 1,166.1 square-foot Accessory Dwelling Unit (ADU), and the construction of a new 230 square-foot detached garage. There will be no change to the height of the existing single-family dwelling. The ADU is proposed to have a building height of 26 feet, and the new garage is proposed to have a building height of 13 feet, 10.2 inches. The proposed project includes a total of 5,091.1 square feet of Residential Floor Area (RFA).

The applicant proposes to construct an ADU and new garage in an area zoned and designated for such development. The surrounding neighborhood is comprised of lots that are uniquely shaped and range in size from 11,000 to 43,000 square feet with similar slopes and topography to the subject site. The site of the current project is developed with an existing single-family dwelling, which was constructed originally in 1941. The built structure on the site will remain. The site is zoned as RE11-1D and designated as Very Low II Residential, as are all the surrounding and adjacent properties. The size of the proposed project (5,091.1 square feet of Residential Floor Area) is similar in size to the adjacent lots, which range from

2,000 to 4,000 square feet. The location of the building pad for the proposed project is already largely disturbed and developed with the existing single-family dwelling.

As identified in the Tree Report prepared by Lisa Smith, Certified Arborist (RCA #464) on June 11, 2024, there are six (6) Protected Trees and 18 non-Protected Trees on site. The project will remove three (3) non-Protected Trees that are located within the footprint of the proposed development. The Protected Tree Report was reviewed and stamped by the Urban Forestry Division on August 8, 2024. According to the Biologist Statement of Habitat signed and dated on December 1, 2023 by biologist Daniel S. Cooper with Resource Conservation District of the Santa Monica Mountains, the project site does not contain any biological resources. While the site is previously undisturbed, it is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no unusual circumstances which may lead to a significant effect on the environment and this exception does not apply.

- (d) 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 29.1 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.

- (e) 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 project 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 project site may be hazardous or otherwise contaminated.

- (f) 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. On September 16, 2024, 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.