

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

VTT-84528-SL-HCA

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2024-3257-CE

PROJECT TITLE

2919 North St. George Street

COUNCIL DISTRICT

4 – Raman

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

2919 North St. George Street

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The Advisory Agency approved Vesting Tentative Tract Map No. 84528-SL-HCA and Zoning Administrator's Adjustment to allow the subdivision of one (1) lot into a maximum of six (6) small lots for the purposes of a Small Lot Subdivision and an increase of maximum height to 36 feet in lieu of 30 feet and a reduced front yard setback of 9 feet in lieu of the required 15 feet (for Lot No. 1), in the RD1.5-1XL Zone.

NAME OF APPLICANT / OWNER:

Saint George SLS, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Patrick Nazaryan

(AREA CODE) TELEPHONE NUMBER

(818) 726-4005

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 15332 / CLASS 32

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 15332, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project is an urban infill project that will not have a significant impact with regards to air quality, water quality, noise, or traffic and therefore was found to be exempt.

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

Jessica Jimenez 

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Vesting tentative tract and Zoning Administrator Adjustment

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019