

COUNTY CLERK'S USE

CITY OF LOS ANGELES

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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
DIR-2023-3420-SPP-HCA / Project Permit Compliance Review

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2023-3421-CE
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PROJECT TITLE N/A	COUNCIL DISTRICT 1 - Hernandez
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 4504 East Jessica Drive	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: Additional page(s) attached.

The proposed project is for the construction, use, and maintenance of a new 2,789 square foot single-family dwelling including a 392 square foot attached garage and 157 square foot covered terrace, on a 6,221 square foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan area. Per the Tree Report prepared by James Komen, Consulting Arborist (WE-9909B) on August 24, 2023, there are 17 trees on site, of which 10 are Protected Trees/Shrubs and zero (0) are Significant Trees. The project is proposing to remove three (3) Protected Trees, one (1) dead Protected Tree stump and three (3) Non-Protected Trees. 16 Replacement Trees will be planted on a 4:1 ratio for the removal of the three (3) Protected Trees and one (1) dead Protected Tree stump. The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval if the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings.

NAME OF APPLICANT / OWNER:
Vahe Sam Sardarian

CONTACT PERSON (If different from Applicant/Owner above) Vardan Kasemyan	(AREA CODE) TELEPHONE NUMBER EXT. (818)935-1171
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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) 15303/03

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 3. New Construction. Construction and location of limited numbers of new, small facilities or structures.

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 Andrea Magaña Withers 	STAFF TITLE Planning Assistant

ENTITLEMENTS APPROVED
Project Permit Compliance Review

DISTRIBUTION: County Clerk, Agency Record

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-3421-CE.

The Planning Department has determined that the California Environmental Quality Act (CEQA) of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3 (*New Construction*). This project is located at 4504 East Jessica Drive.

The proposed project is for the construction, use, and maintenance of a new 2,789 square foot single-family dwelling including a 392 square foot attached garage and 157 square foot covered terrace, on a 6,221 square foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan area.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15303 and 15332: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The site is zoned RE20-1-HCR and has a General Plan Land Use Designation of Very Low Residential. While the subject site is located within a Urban Agriculture Incentive Zone, Very High Fire Severity Zone, Special Grading Area (BOE Basic Grid Map A-13372), and is .087 kilometers from the Raymond Fault, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include requirements to conform with the California Building Code and the City's Landform Grading. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

With regard to potential cumulative impacts during the construction phase of the project, there may be active construction activity in the vicinity of where the subject property is located at the same time that the project undergoes construction. However, Regulatory Compliance Measures will help ensure that cumulative impacts related to construction activity are addressed. The proposed project did not meet the threshold for requiring a Construction Traffic Management Plan as determined by the City's Department of Transportation (LADOT). Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the subject project will have no cumulative impact on the City's circulation system.

As mentioned, the project proposes the construction, use, and maintenance of a new 2,789 square foot single-family dwelling including a 392 square foot attached garage and 157 square

foot covered terrace, on a 6,221 square foot vacant lot, in an area zoned and designated for such development. All adjacent lots are vacant or developed with single-family dwellings, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.45:1 or 2,789 square feet on a site that is permitted to have a maximum FAR of 0.48:1 or 2,986.08 square feet. The project proposes a building height of 45 feet, which is not unusual for the vicinity of the subject site and is similar in scope to other existing low residential in the area.

As identified in the Biological Resources Letter Report dated September 29, 2023, by Dayna King, the project will have no impact on any species or riparian habitats identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations; federally protected wetlands; and the movement of any native resident or migratory fish or wildlife species. 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. Therefore, the subject project will have no cumulative biological impact to the project site and its surroundings.

Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161-62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. The City has required a Tree Report to identify all protected trees/shrubs on the project site and all street trees in the adjacent public right-of-way. As identified in the Tree Report prepared by James Komen, Consulting Arborist (WE-9909B) on August 24, 2023, there are 10 Protected Trees and zero (0) Significant Trees on site. Three (3) Protected Trees and one (1) dead Protected Tree stump are proposed for removal as part of the project. There are two (2) street trees, both of which are Protected Trees. No Street Trees are proposed for removal. 16 trees will be planted on a 4:1 ratio for the three (3) Protected Trees and one (1) dead Protected Tree stump being removed. This Tree Report was reviewed by the Urban Forestry Division on June 7, 2024. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, 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. The project site is located approximately 32 miles away from Topanga State Park Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, 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. 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. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

The project will be subject to RCMs, which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.