

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

None

LEAD CITY AGENCY

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

CASE NUMBER

ENV-2022-1731-CE

PROJECT TITLE

17115 West Rancho Street

COUNCIL DISTRICT

4 - Raman

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

**17115 West Rancho Street**

Map attached.

PROJECT DESCRIPTION:

The project is for the construction, use, and maintenance of a new 12,091 square foot, two-story, 32'3" in height single-family dwelling with a 7,483 square foot basement, attached four-car garage, recreation pavilion, swimming pool, and lap pool. The project also proposes an 818 square foot, one story, 15'9" in height detached Accessory Living Quarters with a 3,679 square foot basement. The subject property includes three protected Coast Live Oaks onsite and five protected Coast Live Oaks along the subject site's property line within the public right-of-way for a total of eight protected trees. No trees are proposed for removal. The project involves approximately 7,297 cubic yards of grading in conjunction with an application for a haul route for the export of approximately 6,003 cubic yards of earth.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**Scott Gorelick**

CONTACT PERSON (If different from Applicant/Owner above)

**Chris Parker**

(AREA CODE) TELEPHONE NUMBER

(818) 591-9309

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 15303. Class 3 and 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

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.

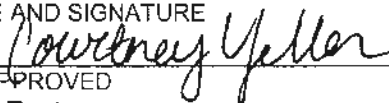
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Courtney Yellen



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Stand-Alone Haul Route

DISTRIBUTION: County Clerk, Agency Record

I hereby certify and attest that this is a true and correct copy of the official record on file in the office of the Department of City Planning of the City of Los Angeles designated as Courtney Yeh

ENV-2022-1731-CE 12/31/24  
Department Representative

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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# JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-1731-CE

## **Project Description**

The project is for the construction, use, and maintenance of a new 12,091 square foot, two-story, 32'3" in height single-family dwelling with a 7,483 square foot basement, attached four-car garage, recreation pavilion, swimming pool, and lap pool. The project also proposes an 818 square foot, one story, 15'9" in height detached Accessory Living Quarters with a 3,679 square foot basement. The subject property includes three protected Coast Live Oaks onsite and five protected Coast Live Oaks along the subject site's property line within the public right-of-way for a total of eight protected trees. No trees are proposed for removal. The project involves approximately 7,297 cubic yards of grading in conjunction with an application for a haul route for the export of approximately 6,003 cubic yards of earth. The applicant has not requested any further deviations pursuant to Chapter 1 of the LAMC 12.07 or ZI-2462 (Modifications to Single-Family Zones and Single-Family Zone Hillside Area Regulations) and is subject to the review and approval of LADBS in regard to maximum allowable height, Residential Floor Area (RFA), required yard setbacks, parking and any other further regulations relevant to the project. As the construction of a new single-family residence with accessory uses in an urbanized residential zone, and a project which is characterized as in-fill development, the project qualifies for the Class 3 and Class 32 Categorical Exemptions.

## **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.

## **CEQA Determination – Class 3 Categorical Exemption Applies**

A project qualifies for a Class 3 Categorical Exemption if it consists of the following: 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 proposed the construction, use, and maintenance of a new single-family dwelling, basement, attached four-car garage, recreation pavilion, swimming pool, lap pool and attached accessory living quarter, the project meets the qualifications for a Class 3 Categorical Exemption.

**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 8.7 kilometers from the Hollywood Fault, is located within an Urban Agriculture Incentive Zone, an Airport Hazard Zone (with a 450 foot height limit above 790 feet), a Bureau of Engineering Special Grading Area, and a Liquefaction Zone; however, 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. The RCMs will reduce any potential impacts to less than significant.

RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the proposed 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. 103049, for the subject property, which details conditions of approval that must be followed, was issued by LADBS on May 10, 2018. 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. Thus, in conjunction with RCMs and compliance with other applicable regulations, the proposed project will not result in a significant impact based on its location.

**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 Navigate LA and the Department of Building and Safety Haul Route Requests Status Table, there are no other haul route approvals, and no other haul route applications being processed in within 500 feet of the Subject Site.

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 area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a Map for each Council District to identify the locations of construction sites for which a haul route was required.

In addition, the haul route approval will be subject to recommended conditions prepared by the 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. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

**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 proposes to construct a new 12,091 square foot, two-story, 32'3" in height single-family dwelling with a 7,483 square foot basement and 818 square foot, one story, 15'9" in height detached Accessory Living Quarters with a 3,679 square foot basement in an area zoned and designated for such development. The abutting properties to the south, east, and west of the subject site are zoned RA-1 and designated Very Low I Residential by the Community Plan. These properties are developed with single-family dwellings. To the north, abutting properties that front on Ventura Boulevard are zoned RA-1, P-1, (Q)P-1VL, C2-1, C2-1VL, C4-1, and (Q)C4-1VL and are designated for Neighborhood Office Commercial land use and developed with a commercial retail shopping plaza with associated parking. The abutting site to the northeast is zoned RA-1 and C4-1VL and is designated for Neighborhood Office Commercial land use and is developed with a church. The Project proposes a total of 12,909 square feet of floor area on a Site that is permitted to have a maximum Residential Floor Area (RFA) of 13,453 square feet. This type of project is not unusual for the vicinity of the Subject Site and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply. The applicant has not requested any further deviations pursuant to Chapter 1 of the LAMC 12.07 or ZI-2462 (Modifications to Single-Family Zones and Single-Family Zone Hillside Area Regulations) and is subject to the review and approval of LADBS in regard to maximum allowable height, Residential Floor Area (RFA), required yard setbacks, parking and any other further regulations relevant to the project.

**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. Topanga Canyon State Scenic Highway is approximately 5.6 miles directly west of the subject 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.

**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, and this exception does not apply.

**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. 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 historical resource and this exception does not apply.

**CEQA Determination – Class 32 Categorical Exemption Applies**

A Project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses; (c) The Project Site has no value as habitat for endangered, rare or threatened species; (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The Site can be adequately served by all required utilities and public services.

- a. *The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.*

The Site located at 17115 West Rancho Street and is currently vacant. The Subject Site was previously developed with a single family dwelling, carport, guest house, servant quarters and accessory structures that were demolished pursuant to Permit No. 18019-20000-04449. Additionally, the site was subdivided from an existing lot into two lots pursuant to Case No. AA-2020-298-PMLA. The Site is zoned RA-1 and has a General Plan Land Use Designation of Very Low I Residential. The subject site is also located within an area designed under ZIMAS as ZI-2462 Modifications to Single-Family Zones and Single-Family Zone Hillside Area Regulations. Although the subject site is not located within a designated Hillside area, ZI-2462 regulates residential floor area and grading in the RA, RE, RS, and R1 Zones. As previously mentioned, the Project proposes a total of 12,909 square feet of floor area on a Site that is permitted to have a maximum Residential Floor Area (RFA) of 13,453 square feet. The subject site is located within an area designed under ZIMAS as ZI-2438 Equine Keeping in the City of Los Angeles. Under ZI-2438, distances between habitable structures and equine uses are regulated by the Department of Building and Safety. No equine uses are proposed herein. According to the Encino-Tarzana Community Plan Map Footnote No. 5, "Development of land located in a Very Low I, Very Low II designation with a 15 percent natural slope or greater shall not exceed 1.0 D.U./acre." The subject site is designated for Very Low I Residential land use by the Community Plan and proposes one single family dwelling and accessory structures and therefore is in conformance with the applicable Encino-Tarzana Community Plan designation and policies, and all applicable zoning designations and regulations.

- b. *The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.*

The subject Site is wholly within the City of Los Angeles, on a site that is approximately 1.2 acres. The abutting properties to the south, east, and west of the subject site are zoned RA-1 and designated Very Low I Residential by the Community Plan. These properties are developed with single-family dwellings. To the north, abutting properties that front on Ventura Boulevard are zoned RA-1, P-1, (Q)P-1VL, C2-1, C2-1VL, C4-1, and (Q)C4-1VL and are designated for Neighborhood Office Commercial land use and developed with a commercial retail shopping plaza with associated parking. The abutting site to the northeast is zoned RA-1 and C4-1VL and is designated for Neighborhood Office Commercial land use and is developed with a church.

- c. *The project has no value as habitat for endangered species, rare, or threatened species.*

According to the Biological Resource Report, prepared by Tracy Park, on October 7, 2022, the Subject Site is not located within a wildland area, and is not inhabited by endangered, rare, or threatened species. The report also lists the Subject Site's lack of natural habitat and fragmentation due to surrounding development and non-native species. In addition, and according

to the Protected Tree Report, prepared by Dave Aviram (Certified Arborist #WE-8454A), on June 10, 2024, there are three protected California Black Walnut trees onsite and five along the Subject Site's property line for a total of eight protected trees. All trees are proposed to be preserved. Pursuant to Parcel Map No. AA-2020-298-PMLA, the Bureau of Engineering recommends a meandering sidewalk to preserve the protected California Black Walnut trees in the public right-of-way. All protected trees and all trees removed from the public right-of-way require final approval from Urban Forestry prior to approval and are required to meet size specifications as codified in Ordinance No. 186,873. Therefore, it has been determined that the Subject Site does not have value as habitat for endangered species, rare, or threatened species.

- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

As previously mentioned, the Project will be subject to Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles Noise Ordinance; National Pollutant Discharge Elimination System General Permit; Dewatering; Low Impact Development Plan; Stormwater Mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Furthermore, the Project does not exceed the threshold criteria established by LADOT for preparing a traffic study. The Project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. 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.

- e. *The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services.*

The Project Site will be adequately served by all public utilities and services given that the construction of a new single-family dwelling will be on a Site which has been previously developed with a single-family dwelling, therefore resulting in no increase in density or significant increase in population.

Therefore, it can be found that the Project meets the qualifications of the Class 3 and Class 32 Exemptions.

