

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-2023-5282-ZAA / Zoning Administrator's Adjustment

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2023-5283-CE

PROJECT TITLE
117 South Gretna Green Way

COUNCIL DISTRICT
11 – Park

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
117 South Gretna Green Way, Los Angeles, CA 90049

Map attached.

PROJECT DESCRIPTION: Additional page(s) attached.
The proposed project includes the demolition of a one-story single-family dwelling and attached two-car garage for the construction, use, and maintenance of a new 3,787 square-foot two-story single-family dwelling with an attached two-car garage and 584 square-foot Accessory Dwelling Unit (ADU). The project also includes the removal of one non-protected on-site tree. The proposed project requests an Adjustment to allow a 9.9 percent increase in Residential Floor Area (RFA) of 3,787 square feet in lieu of the maximum RFA of 3,446 square feet required by LAMC Chapter 1 Section 12.08 C.5(a) and an Adjustment to allow an increase of two feet over the 20-foot encroachment plane required by LAMC Chapter 1 Section 12.08 C.5(a).

NAME OF APPLICANT / OWNER:
Fariborz Frank Matinfar & Leila Janan-Matinfar

CONTACT PERSON (If different from Applicant/Owner above)
Wil Nieves, Nieves and Associates

(AREA CODE) TELEPHONE NUMBER | EXT.
(310) 634-4553

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(a)
- 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 15303, Class 3(a) (New Construction or Conversion of Small Structures), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state or local law. The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. The project was found to be exempt based on the following:

Section 15303, Class 3(a) (New Construction or Conversion of Small Structures) – Construction and location of limited numbers of new, small facilities or structures including one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

- 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

Monique Acosta

Monique Acosta

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Zoning Administrator's Adjustment

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

Please return to OZA:
200 N. Spring Street, Room 763
Los Angeles, CA 90012

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as Office Assistant

Monique Acosta 12/18/2024
Department Representative