

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-2021-10763-ZAD-SPP / Zoning Administrator's Determination and Specific Plan Compliance Review

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV- 2021-10764-CE

PROJECT TITLE

Oganyan Residence

COUNCIL DISTRICT

7

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

9860 W. McBroom Street, 91040

Map attached.

PROJECT DESCRIPTION:

Demo existing single-family dwelling and construct new single-family dwelling

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Lillit Yegiazaryan

CONTACT PERSON (If different from Applicant/Owner above)

Aris Artunyan - Exclusive Design Group

(AREA CODE) TELEPHONE NUMBER

(818) 429-3373

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) Sections 15303, 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

Project is located in an urbanized area, on property utilized and zoned for residential use; will result in demolition of existing single-family dwelling and construction of new, one-story, 3,984 square-foot single-family dwelling with attached two-car garage on a hillside lot. No tree removals, no identified sensitive habitats or species disturbed.

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.

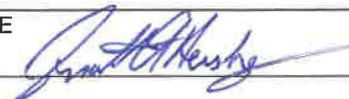
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jonathan A. Hershey



STAFF TITLE

Associate Zoning Administrator

ENTITLEMENTS APPROVED

Specific Plan Project Permit for compliance with the San Gabriel / Verdugo Mountains Scenic Preservation Specific Plan.

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021