

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-2024-3986-CU1 / Class 1 Conditional Use Permit

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

CASE NUMBER  
ENV-2024-3987-CE

PROJECT TITLE  
**5515-5525 E. Ash Street**

COUNCIL DISTRICT  
1 - Hernandez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**5515 – 5525 East Ash Street , Los Angeles, CA 90042**

Map attached.

PROJECT DESCRIPTION:  
The construction, use, and maintenance of a six-foot, ten-inches tall fence in the required front yard of an existing 40-unit apartment building located in the RD2-1-HPOZ zone, in lieu of the maximum three feet, six inches in height otherwise permitted by LAMC Section 12.22-C.20(f) and 12.21-C.1(g).

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**Damian Gancman, LASM Aiden on Ash LLC**

CONTACT PERSON (If different from Applicant/Owner above)  
**Dana Sayles, Three6ixty**

(AREA CODE) TELEPHONE NUMBER | EXT.  
(310) 204-3500

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 15301 / Class 1
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:  
Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

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 lists 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<br>Debbie Lawrence <i>Debbie Lawrence</i> | STAFF TITLE<br>Project Planner |
|---|--------------------------------|

ENTITLEMENTS APPROVED  
Class 1 Conditional Use

OFFICE OF ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 978-1318

**ESTINEH MAILIAN**  
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING ADMINISTRATORS**

JACK CHIANG  
HENRY CHU  
TIM FARGO  
JONATHAN A. HERSHEY, AICP  
PHYLLIS NATHANSON  
CHARLES J. RAUSCH JR.  
CHRISTINE M. SAPONARA  
COURTNEY SHUM  
CHRISTINA TOY LEE  
JORDANN TURNER

**CITY OF LOS ANGELES**  
CALIFORNIA



**KAREN BASS**  
MAYOR

**LOS ANGELES DEPARTMENT  
OF CITY PLANNING  
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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

planning.lacity.org

# JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-3987-CE

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The Department of City Planning (DCP) determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15301, Class 1, Existing Structures, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The parent case is ZA-2024-3986-CU1.

## **Project Description**

The project is a Class 1 Conditional Use to permit the construction, use, and maintenance of a six-foot, ten-inches tall fence in the required front yard, in lieu of the maximum three feet, six inches feet in height otherwise permitted in the RD2-1 Zone by LAMC Section 12.22-C,20(f) and 12.21-C.1(g). The project is located at 5515-5525 East Ash Street in Northeast Los Angeles.

The subject property is a rectangular-shaped site that fronts Ash Street and comprises two lots with a surface area of approximately 39,377 square feet. The site has a frontage of approximately 200 feet along Ash Street and a depth of approximately 200 feet. The subject property is zoned RD2-1-HPOZ and designated for Low Medium II Residential land uses by the Northeast Los Angeles Community Plan. Residential uses are permitted in the RD2 zone, with density limitations of one unit per 2,000 square feet of lot area. The subject property is currently improved with a two story, 40-unit apartment building. The building was originally constructed as a four-unit apartment building in 1911, with an addition in 1965 that added 36 more units and a pool. The building is legally non-conforming with density in excess of that permitted by the underlying RD2 zone.

The property is bordered by single-family residential uses to the east, multi-family family residential to the north as well as a school. To the west is a parking lot that is utilized by the neighboring church. To the south are more single-family houses as well as another school. The surrounding properties are zoned RD2-1-HPOZ, RD1.5-1-HPOZ, and PF-1-HPOZ and

developed with single-family and multi-family dwellings. Several properties along Ash Street observe a variety of over- in-height structures and hedges in the required front yard setback.

### **Exceptions Narrative for Categorical Exemption**

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15311: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The proposed project involves the construction, use and maintenance of a six-foot, ten-inches tall fence in the required front yard, in lieu of the maximum three feet, six inches feet in height otherwise permitted in the [Q]RD2-1 Zone. The subject property is located in the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ), and Special Grading Area (BOE Basic Grid Map A-13372) and is located within 0.74 kilometers of the Raymond Fault. No construction is proposed to the existing buildings, thus no new development will occur. Therefore, the project will not result in a significant impact based on its location, nor will there be any significant cumulative impacts.

As discussed, the project will not result in any new development and there are no changes to the existing buildings. 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 Topanga Canyon State Scenic Highway is about 29 miles west of the subject site. 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 is identified as a historic resource, as a Non-Contributor to the Highland Park-Garvanza HPOZ. However, the proposed fence will not make any changes to the existing building. HPOZ staff reviewed and approved the project under ADM-2020-888-CWNC and additional review is not required, per the HPOZ Referral Form signed and dated June 20, 2024. 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.