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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  
AA-2024-2506-PM

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

CASE NUMBER  
ENV-2024-2507-CE

PROJECT TITLE  
**4970-4972 E. Gambier St**

COUNCIL DISTRICT  
14 – de Leon

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**4970 – 4972 East Gambier Street**

Map attached.

PROJECT DESCRIPTION:  
A preliminary parcel map for the subdivision one (1) lot into two (2) separate parcels in the [QJRD3-1D-HCR Zone. The project proposes the construction, maintenance and use of two (2) new single-family dwellings (one on each parcel). The subdivision will result in two (2) building sites, each encompassing approximately 6,372 square feet. According to the stamped map dated October 22, 2024, the parcel is 12,744.19 square feet. There are two (2) protected Southern California Black Walnut trees, one is in the public right-of-way. The protected trees are not proposed for removal and no construction is proposed at this time

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
Senan Bodagh and Varant Shadda

CONTACT PERSON (If different from Applicant/Owner above)  
Ronald Cargill, Cargill Planning & Pre-Development Services

(AREA CODE) TELEPHONE NUMBER | EXT.  
(818) 532-8074

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) **SEC 15303 / CLASS 3**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
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JUSTIFICATION FOR PROJECT EXEMPTION:  
Section 15303, Class 3, consists of new construction or conversion of small structures.

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  
Debbie Lawrence, AICP *Debbie Lawrence*

STAFF TITLE  
Project Planner

ENTITLEMENTS APPROVED  
Preliminary Parcel Map

DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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# JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-2507-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 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The project is located at 4970 – 4972 East Gambier Street.

## **Project Description**

The Project is for a preliminary parcel map, proposed for the subdivision of one (1) lot into two (2) separate parcels in the [Q]RD3-1D-HCR Zone. The project proposes the construction, maintenance and use of two (2) new single-family dwellings (one on each parcel). The subdivision will result in two (2) building sites, each encompassing approximately 6,372 square feet. According to the stamped map dated October 22, 2024, the parcel is 12,744.19 square feet. There are two (2) protected Southern California Black Walnut trees, one is in the public right-of-way. The protected trees are not proposed for removal and no construction is proposed at this time. The site is vacant and is located within the Northeast Los Angeles Community Plan area, the Northeast Los Angeles Hillside Ordinance area, and is zoned [Q]RD3-1D-HCR with a land use designation of Low Medium I Residential. The properties to the north consist of vacant land or are developed with low density residential uses and are also zoned [Q]RD3-1D-HCR. The properties to the west, south, and east consist of vacant land or are developed with low density residential uses and are zoned [Q]R1-1D-HCR. The subject property is an infill development and is slightly larger and different in shape than the surrounding properties. As the project involves new construction or conversion of small structures, it qualifies for the Class 3 Categorical Exemption.

## **Exceptions Narrative for Categorical Exemptions**

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.

When under development, the project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant

discharge, dewatering, stormwater mitigation; and Best Management Practices for stormwater runoff. Per Section 91.7003 of the Building Code, RCMs, including, Aesthetics (RC-AE-3 Vandalism), Noise (RC-NO-1 (Demolition, Grading, and Construction Activities)); and Public Utilities and Service Systems (RC-WS-2 (Green Building Code), RC-EN-1 (Green Building Code)) in the City of Los Angeles regulate construction of projects and will reduce any potential impacts to less than significant. 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. The project will not result in a significant impact based on its location, nor will there be any significant cumulative impacts.

The site is located within the Northeast Hillside Ordinance area, the Los Angeles Hillside Construction Regulation District (HCR), the East Los Angeles State Enterprise Zone, a Very High Fire Hazard Severity Zone, a Special Grading Area (BOE Basic Grid Map A-13372), and is located 1.37 km from the Upper Elysian Park Fault Zone. The applicant has submitted an Arborist and Protected Tree Report (PTR) prepared by a reputable Tree Expert, as required by Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division (UFD). The report, prepared by James Komen (BCMA WE-9909B and RCA #555), is dated May 4, 2024, and was stamped as reviewed by the Urban Forestry Division (UFD) on May 20, 2024. There are two (2) protected Southern California Black Walnut (*Juglans californica*) trees on the site. One of the trees is growing in the public right-of-way, thus it is also a street tree.

As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. Lot A will maintain approximately 50 feet of frontage along Gambier Street and Lot B will have approximately 80 feet of frontage along Chadwick Drive. Lots adjacent to the subject site are either vacant or developed with low residential uses, including a mix of single-family residential dwellings and low-density multi-family units. The site is not officially designated or mapped as a sensitive site. With regard to cumulative impacts, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. 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. Although there may be other projects under construction at the same time as the subject project, any resulting cumulative impacts will be addressed by Regulatory Compliance Measures (RCMs). As indicated above, the project will be subject to RCMs, which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigation; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.

As the site is zoned [Q]RD3-1D-HCR, it is subject to Ordinance No. 184,827, the Hillside Construction Regulation Supplemental Use District (HCR District), which establishes regulations to provide extra protections against construction related impacts of single-family residential developments in the hillside areas. This includes construction-related standards, and operating hours of construction activity that address construction-related hauling activity. 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 about 32 miles east of this State Scenic Highway. 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.