

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  
 AA-2024-2744-PMLA-SL-HCA And ADM-2024-278-SLD-HCA / Small Lot Subdivision

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER <b>ENV-2024-2745-CE</b>
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PROJECT TITLE <b>658 N Lillian Way</b>	COUNCIL DISTRICT <b>5</b>
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>658 North Lillian Way</b>	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION:  Additional page(s) attached.  
 The project involves the demolition of an existing single family dwelling and detached garage and carport and a request for a preliminary parcel map allow the subdivision of a 7,192 square foot lot into four (4) new small lots (Parcels A, B, C, and D) and the construction of a four (4) story single-family dwelling on each new small lot, each with a roof deck and an attached garage.

NAME OF APPLICANT / OWNER:  
**Songdong Hu, 658 Lillian LLC**

CONTACT PERSON (If different from Applicant/Owner above) <b>James Woodson</b>	(AREA CODE) TELEPHONE NUMBER   EXT. <b>(310) 922-2190</b>
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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) **CEQA Guidelines Sec. 15332 Class 32 (Urban Infill)**

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 project meets the requirements for a Class 32 Categorical Exemption and none of the exceptions to a categorical exemption apply to the project. Please see the CE Justification for further elaboration.

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.

<b>CITY STAFF USE ONLY:</b>	
CITY STAFF NAME AND SIGNATURE Filomena Fuchs 	STAFF TITLE <b>PLANNING ASSISTANT</b>

ENTITLEMENTS APPROVED  
 Small Lot Subdivision and ADM clearance

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA**



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MAYOR

**EXECUTIVE OFFICES**

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DEPUTY DIRECTOR

# JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-2745-CE

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On February 13, 2025, the Planning Department 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 Categorical Exempt under Article 19, Section 15332, Class 32.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (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.

## Project Description

The project involves the demolition of an existing single family dwelling and detached garage and a request for a preliminary parcel map allow the subdivision of a 7,192 square foot lot into four (4) new small lots (Parcels A, B, C & D) and the construction of a three (3) story single-family dwelling on each new small lot. Parcel A will consist of an approximate 2,140 square feet of lot area and a proposed 2,280 square foot single family home. Parcel B will consist of an approximate 1,345 square feet of lot area and a proposed 2,335 square foot single family home. Parcel C will consist of an approximate 1,391 square feet of lot area and a proposed 2,466 square feet single family home. Parcel D will consist of an approximate 2,316 square feet of lot area and a proposed 2,594 square feet single family home. Each proposed single-family dwelling will include a ground-floor two-car garage, and will be accessible via a common access driveway and a common access pedestrian pathway. The project entitlement is for the subdivision of a single 7,192 square foot parcel into four new parcels pursuant to the Small Lot Subdivision Ordinances (176,254 and 185,462) to allow the development of four single family dwelling units, one on each new lot. All proposed single-family dwellings are designed with attached two-car garage at ground level. As

a small lot subdivision and a project which is characterized as infill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned C2-1 and has a General Plan Land Use Designation of General Commercial. As shown in the case file, the project is consistent with the applicable Wilshire Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, and a site that is approximately .165 acres. Lots adjacent to the subject site are developed with single family and multi-family dwellings.

The site is previously disturbed and surrounded by development, and therefore is not and has no value as a habitat for endangered, rare, or threatened species. There are three parkway trees located on the public right of way along Lillian Way, as identified by the Tree Report prepared by Kevin Neiman (Registered Consulting Arborist #799) on October 13, 2023. The Tree Report identified the following street trees: two (2) "Deodar Cedars" and one (1) "queen palm" in fair condition. The project proposes to retain all street trees. The project also proposes to plant an additional 3 24-inch box Palo Verde trees on-site.

The project is similar in scale and scope to adjoining and neighboring uses, and will not result in any significant effects to traffic, noise, air quality, or water quality. The Noise Impact Study prepared by ENVICOM Corporation dated December 2023 concluded the project "will not exceed the City's applicable noise standards." 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 mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have a significant impact on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Therefore, the project will not have any significant impacts to traffic or transportation. The Air Quality Study also prepared by ENVICOM Corporation dated December 2023 noted that efforts would be taken during construction and operations to maintain and control odors, concluding that "the potential for the project to generate odors adversely affecting a substantial number of people during construction and operation would be less than significant." Therefore, the project will not have significant impacts to air quality.

The project site will be adequately served by all public utilities and services given that the construction of four single family dwellings will be on sites which have been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

### **Exceptions Narrative for Class 32 Categorical Exemption**

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. One (1) parcel map case was found within a 1,000-foot radius of the proposed project, and it was approved in 2006. As mentioned, the project proposes a Small Lot Subdivision for the creation of four parcels and the construction, use and maintenance of four single family dwellings in an area zoned and designated for such development. All adjacent lots are developed with single-story commercial and residential developments, and the proposed project is of a similar size and scope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.51:1 on a site that is permitted to have a maximum FAR of 3:1. 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 proposed project is over

24 miles away from Topanga Canyon State Scenic Highway, State Route 27. Therefore, the subject site will not create any impact within a designated 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 was identified as a "Designated Historic Resource" with the California Historical Resource Status Code 5D1- "Designated contributor to a Historic Preservation Overlay Zone (HPOZ)". However, it is zoned C2-1 and not part of the HPOZ. The property is also classified as a "District Altered Contributor." It was not included in the Hancock Park HPOZ. The City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantive adverse change to the significance of a historic resource and this exception does not apply.