

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
N/A

SCH NUMBER

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

CASE NUMBER
ENV-2025-883-CE

PROJECT TITLE
5271 N. Marmol Drive, 91364

COUNCIL DISTRICT
3 - Blumenfield

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
5271 N. Marmol Drive, 91364

Map attached.

PROJECT DESCRIPTION:
Construction, use, and maintenance of a single-family dwelling; retaining walls; grading; haul route

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Tony Shirloo, Vision in Design Inc.

CONTACT PERSON (If different from Applicant/Owner above)
Tony Shirloo, Vision in Design Inc.

(AREA CODE) TELEPHONE NUMBER | EXT.
818-645-1129

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 and Section 15332, Class 32**
 OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:
See attached Justification

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
Laura Frazin Steele *Laura Frazin Steele*

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED
N/A

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

**JUSTIFICATION FOR CATEGORICAL EXEMPTION
CASE NO. ENV-2025-883-CE
5271 N. MARMOL DRIVE, 91364**

Project Description

The project is the construction, use, and maintenance of a single-family dwelling with a residential floor area of 3,890 square feet, three-stories, 44 feet 7 inches in height with an envelope height of 26 feet 7 inches. Per ZIMAS records, the total lot area is 17,468.9 square feet. A total of 12 trees/shrubs on-site and in the public right-of-way were surveyed. Additionally, three off-site trees were surveyed. No protected trees will be removed. The project site is currently vacant, and no demolition is proposed.

Two retaining walls are proposed. Wall 1 is proposed at 2 feet 6 inches to 9 feet 6 inches in height and 41 feet 6 inches in length. Wall 2 is proposed at 1 foot to 6 feet in height and 170 feet in length.

The project proposes 3,160 cubic yards of grading including 3,160 cubic yards of cut and 1,291 cubic yards of fill. The project is subject to the baseline hillside ordinance pursuant to Chapter 1, LAMC Section 12.21 C.10, and is requesting an exemption of 125 cubic yards of cut and fill for the driveway (maximum exemption is 500 cubic yards), 396 cubic yards of cut and fill for deepened foundations systems, and 1,291 cubic yards of fill resulting from cut underneath the main building footprint (maximum exemption cannot exceed 50 percent of cut). The applicant is requesting haul route approval to export 2,695 cubic yards of soil.

Notice of Exemption

The City of Los Angeles determined based on the whole of the administrative record, that the project proposing one single-family dwelling with associated grading and haul route is exempt from CEQA pursuant to CEQA Guidelines Sections 15303, Class 3 and Section 15332, Class 32. There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. Specifically, the project was found to be exempt based on the following:

- CEQA Guidelines, Section 15303, Class 3, consists of construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: 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. The project is located

in an urbanized area and proposes one single-family dwelling with associated grading and haul route. As such, the project qualifies for an exemption under Section 15303, Class 3.

- CEQA Guidelines, Section 15332, Class 32, consists of projects characterized as in-fill development meeting the following five conditions: (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. These conditions are met as follows:

- (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.

The project site is composed of one irregular-shaped lot totaling 17,468.9 square feet according to ZIMAS records. The project site is zoned RE40-1 and designated for Minimum Residential land use corresponding to the OS, A1, A2, and RE40 Zones. As such, the project site's zoning is consistent with land use designation. The RE40 Zone, as codified in LAMC Section 12.07.01, is a Residential Estate Zone that allows the proposed single-family use. During Plan Check, the Los Angeles Department of Building and Safety (LADBS) will review the project square footage, height, setbacks, and retaining walls for compliance with applicable zoning regulations. Therefore, 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.

The project site is wholly within the City of Los Angeles on an approximately 0.40 acre site (i.e., less than 5 acres), and is substantially surrounded by urban uses. To the north, south, east, and west, sites are zoned RE40 and designated for Minimum Residential land use. These sites are improved with single-family dwellings and accessory structures. To the north, sites are zoned R2-1 and designed for Low Medium I Residential land use. These sites are improved with single-family and multi-family uses. The project site lies approximately 1 mile south of Ventura Boulevard, where sites are zoned C4-1VLD and CR-1VLD, designated for General Commercial land use, and improved with commercial uses. Therefore, 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.

The applicant submitted a Tree Disclosure Statement Form No. CP-4067 signed on February 8, 2025 disclosing an on-site protected oak tree, protected Mexican Elderberry shrub, and trees in the adjacent public right-of-way. The applicant also provided a Tree Report prepared by a Certified Arborist on April 19, 2022, which was reviewed by the Urban Forestry Division on May 2, 2023. The Tree Report discloses 12 trees and shrubs, both on-site and in the public right-of-way, including one coast live oak tree at the northern property line and one Mexican elderberry shrub at the eastern property line. The protected coast live oak and Mexican elderberry will be

protected in place. Three trees are proposed to be removed, none of which are protected and/or in the public right-of-way. There are also three off-site trees, including two off-site protected coast live oak trees, which are not proposed for removal. Further, the applicant submitted a Biologist's Statement of Habitat Form No. CP-3610 signed by a qualified biologist on September 14, 2022. Based on a query of relevant databases and a literature search, no special-status species are recorded for the site, and no water resources were found. The site survey disclosed one California black walnut, one coast live oak, and one Mexican elderberry, all outside of any area to be impacted by the project. The survey did not disclose water sources on the site. The site lacks native habitats and is highly disturbed, and no special-status wildlife would occur. Therefore, 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.

The project is the construction, use, and maintenance of one single-family dwelling which falls under the threshold for CEQA analysis of traffic, noise and air quality. The proposed haul route is located in a designated Hillside area and will provide a construction traffic management plan if required by the Los Angeles Department of Transportation (LADOT) if required during Plan Check. The Project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. The proposed project is under the Department's interim air quality screening criteria of 80 or more residential units, and 20,000 or more cubic yards of soil export, which is used to identify projects which have the potential to generate criteria pollutants in excess of established SCAQMD construction or operational thresholds, requiring analysis in an air quality study. Further, the project is subject to Low Impact Development (LID) requirements and compliance with pollutant discharge, dewatering, and stormwater regulatory control requirements, including implementing Best Management Practices for stormwater runoff. The project is also subject to a Covenant and Agreement filed with the LA County Recorder (No. 20240573737) on August 27, 2024 to maintain storm drain planters on site. Therefore, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- (e) The site can be adequately served by all required utilities and public services.

The project site will be adequately served by all required public utilities and services, given that the site is currently served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. Compliance with Code requirements enforced through the Department of Building and Safety permitting process will ensure that any needed improvements are made as may be necessary to assure adequate delivery of utilities and services to the proposed project. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and

public services through the net addition of one single-family residential dwelling. Therefore, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as A-F) set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the reasons discussed as follows:

- A. Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The project site is located within an area designated as ZI-2438 Equine Keeping in the City of Los Angeles. No equine keeping uses are proposed, however, distances from any neighboring equine uses will be reviewed by LADBS during Plan Check. The project site is located within a designated Hillside area, and will be subject to all requirements of the Baseline Hillside Ordinance as codified in LAMC Section 12.21 C.10 and as reviewed by LADBS during Plan Check. The project site is located within an Urban Agriculture Incentive Zone, but no agricultural uses are proposed herein. The project site is located within a Very High Fire Hazard Severity Zone, and additional requirements may be imposed by the Los Angeles Fire Department (LAFD) if needed during Plan Check.

The project site is located within a BOE Special Grading Area and an area of Landslide. LADBS issued a Geology and Soils Report Approval Letter (Log # 130450) for the project on May 16, 2024. The conditions in the Geology and Soils Report Approval Letter are by reference incorporated herein. The project site is not located on an Alquist-Priolo Fault Zone or areas of Liquefaction, Preliminary Fault Rupture Study, or Tsunami Hazard. The nearest fault is the Malibu Coast Fault, which is located 11.3 km from the subject site.

The project site is located within a Santa Monica Mountains Zone. The project site is identified on ZIMAS as having medium potential for Biological Resources and Mountain Lions. The applicant submitted a Biologist's Statement of Habitat Form No. CP-3610 signed by a qualified biologist on September 14, 2022. Based on a query of relevant databases and a literature search, no special-status species are recorded for the site, and no water resources were found. The site survey disclosed one California black walnut, one coast live oak, and one Mexican elderberry, all outside of any area to be impacted by the project. The survey did not disclose water sources on the site. Further, the site lacks native habitats and is highly disturbed, and no special-status wildlife would occur. Therefore, the project site has no value as habitat for endangered, rare or threatened species. Further, ZIMAS shows no potential for Monarch Butterflies on the project site.

The applicant submitted a Tree Disclosure Statement Form No. CP-4067 signed on February 8, 2025 disclosing an on-site protected oak tree, protected Mexican Elderberry shrub, and trees in the adjacent public right-of-way. The applicant also provided a Tree Report prepared by a Certified Arborist on April 19, 2022, which was reviewed by the

Urban Forestry Division on May 2, 2023. The Tree Report discloses 12 trees and shrubs, both on-site and in the public right-of-way, including one coast live oak tree at the northern property line and one Mexican elderberry shrub at the eastern property line. The protected coast live oak and Mexican elderberry will be protected in place. Three trees are proposed to be removed, none of which are protected and/or in the public right-of-way. There are also three off-site trees, including two off-site protected coast live oak trees, which are not proposed for removal. The applicant submitted a Biologist's Statement of Habitat Form No. CP-3610 signed by a qualified biologist on September 14, 2022. Based on a query of relevant databases and a literature search, no special-status species are recorded for the site, and no water resources were found. The site survey disclosed one California black walnut, one coast live oak, and one Mexican elderberry, all outside of any area to be impacted by the project. The survey did not disclose water sources on the site. Further, the site lacks native habitats and is highly disturbed, and no special-status wildlife would occur. Therefore, the project site has no value as habitat for endangered, rare or threatened species.

Therefore, there is no reason to believe that the project would impact an environmental resource of hazardous or critical concern.

- B. Cumulative Impacts. *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

As shown on ZIMAS, the project site is located in an area designated under State AB 2334 as a Very Low Vehicle Travel Area, which is an urbanized area, as designated by the U.S. Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita.

Based on a review of databases including the City of Los Angeles Department of City Planning ZIMAS for nearby case approvals (<https://zimas.lacity.org/>), the Los Angeles Department of Building and Safety (LADBS) Haul Route Requests Status Table, and Navigate LA for other entitlements requested on property in the surrounding area, there are not a significant number of active projects in the vicinity.

In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for added enforcement to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities to minimize impacts to neighboring residents. Haul routes are tracked via a map for each Council District.

In addition, the haul route approval will be subject to recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) to be considered by the Board of Building and Safety Commissioners. Recommended conditions will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion.

As such, the cumulative impact of successive projects of the same type in the same place, over time, would not be significant.

- C. Unusual Circumstances. *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

ZIMAS shows the project site is not designated as an Airport Hazard, Coastal Zone, Flood Zone, Watercourse, Methane Hazard Site, or High Wind Velocity Area. There are no known oil wells on site. The project site is not within 500 feet of a school or park zone.

Therefore, there not a reasonable possibility that the project will have a significant effect due to unusual circumstances.

- D. State Scenic Highway. *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Based on a review of the California Scenic Highway Mapping System (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/), the subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. Hazardous Waste. *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control Envirostor Database (<https://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Further, the project site is not identified on the State's GeoTracker Database ([GeoTracker Landfill Permitted Waste Map](#)) which displays active landfills open to the public. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- F. Historical Resource. *Projects that may cause a substantial adverse change in the significance of a historical resource.*

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, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA or SurveyLA websites. The project will not cause a substantial adverse change in the significance of a historical resource.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Sections 15303 and 15332 and none of the applicable exceptions to the use of the exemption under Section 15300.2 apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.