

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-2022-8607-ZAA / Zoning Administrator's Adjustment

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-8607-CE

PROJECT TITLE

1468 North Donhill Drive

COUNCIL DISTRICT

5

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

1468 North Donhill Drive, Los Angeles, CA 90210

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The project proposes the legalization, continued use, and maintenance of an unpermitted 800 square-foot attached Accessory Dwelling Unit (ADU), concrete stairway, and wrought iron railing in conjunction with an existing 10,069 square-foot single-family dwelling. A portion of the unpermitted attached ADU, the concrete stairway, and wrought iron railing are located within the southerly side yard setback. The applicant requests a Zoning Administrator's Adjustment to allow a 1-foot southerly side yard setback in lieu of the required 11-foot side yard setback in the RE15-1-H-HCR Zone. The proposed project is related to an Order to Comply (MK121620-881 / 4355-015-062) issued by the Los Angeles Department of Building and Safety on December 18, 2020.

NAME OF APPLICANT / OWNER:

Arman Gabay

CONTACT PERSON (If different from Applicant/Owner above)

Alicia Bartley, Gaines & Stacey LLP

(AREA CODE) TELEPHONE NUMBER

(818) 933-0200

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 33)

CEQA Guideline Section(s) / Class(es) Section 15301 / Class 1(e)

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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1(e) (Existing Facilities) and Section 15305, Class 5 (Minor Alterations in Land Use Limitations), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state or local law. The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. The project was found to be exempt based on the following:

Section 15301, Class 1(e) (Existing Facilities) – Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

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

Monique Acosta

Monique Acosta

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Zoning Administrator's Adjustment

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021