

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY: **City of Los Angeles Department of City Planning** COUNCIL DISTRICT: **7**

PROJECT TITLE: **\* DIR 2017-5457-CLQ** LOG REFERENCE: **ENV 2017 5458 CE**

PROJECT LOCATION: **\* 13245 W. Hubbard Street, Sylmar, CA 91342**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: **\* 20 Small-Lot Subdivision**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: **\***

CONTACT PERSON: **\* Derek Spalding** AREA CODE: **\* (310)** TELEPHONE NUMBER: **\* 314-2512** EXT.

EXEMPT STATUS: (Check One)		
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1
Class <u>5</u> Category <u>7</u> (City CEQA Guidelines)		
<input type="checkbox"/> OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

JUSTIFICATION FOR PROJECT EXEMPTION: Changes in Council instructions related to a change of zone or height district.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE: <i>[Signature]</i>	TITLE: <i>City Planner</i>	DATE: <i>3/1/2018</i>
FEE: <i>81</i>	RECEIPT NO.: <i>0202479378</i>	REC'D. BY: <i>LADBS</i>

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:  
**\* DEREK SPALDING**  
NAME (PRINTED)

**\* [Signature]**  
SIGNATURE

**\* 12/21/17**  
DATE

**JUSTIFICATION FOR PROJECT EXEMPTION:**

**Project Description:**

A Q Clarification to clarify the conditions associated with case number APVNC-2014-3374-ZC-BL-F to allow a minor modification to the height limitation and the minimum required roof slope.

**CEQA DETERMINATION - CLASS 5, CATEGORY 7 CATEGORICAL EXEMPTION APPLIES**

Class 5 consists of minor alterations in land use limitations in areas with less than a 20% slope, which do not result in any changes in land use or density, including but not limited to:

Changes in Council instructions related to a change of zone or height district.

As the request is for a Director's determination to change the council instructions related to a previous zone change, the project qualifies for a Categorical Exemption under City CEQA Guidelines, Article 3, Section 1, Class 5, Category 7.

**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 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 following reasons:

- 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' is for a Director's Q Clarification of Council Instructions for a previous zone change to make minor revisions to the height limit (6 inch increase) and a minor change to the roof slope requirement, this determination does not propose construction as a result. The applicant has filed for the interpretation in order to further case APCNV-2014-3374-ZC-BL-F and all environmental impacts have been analyzed as part of that case file.

- B. **Cumulative Impact.** *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.*

The 'project' is for a Director's Q Clarification of Council Instructions for a previous zone change to make minor revisions to the height limit (6 inch increase) and a minor change to the roof slope requirement, this determination does not propose construction as a result. The applicant has filed for the interpretation in order to further case APCNV-2014-3374-ZC-BL-F and all environmental impacts have been analyzed as part of that case file. Moreover, a clarification to allow shed style roofs instead of a gable roof is not likely to create a cumulative impact on the environment as a variety of roof styles are commonplace for residential development.

- C. **Significant Effect Due To 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.*

The 'project' is for a Director's Q Clarification of Council Instructions for a previous zone change to make minor revisions to the height limit (6 inch increase) and a minor change to the roof slope requirement, this determination does not propose construction as a result. The applicant has filed for the interpretation

in order to further case APCNV-2014-3374-ZC-BL-F and all environmental impacts have been analyzed as part of that case file.

- D. Scenic Highways.** *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/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)), subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways in the immediate vicinity of 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 Sites.** *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" (<http://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. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- F. Historical Resources.** *Projects that may cause a substantial adverse change in the significance of an 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. 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.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.