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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: 4

PROJECT TITLE: * SPP-DRB for Single Family Dwelling
LOG REFERENCE: ENV - 2016 - 2415 - CE

PROJECT LOCATION: * 6825 Mulholland Dr., Los Angeles, CA 90069

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: * New Construction of Single Family Residence w/attach garage, deck, swimming pool & basement for Harrison Family

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: * Arshia Mahmoodi, AIA - Arshia Architects

CONTACT PERSON: * Arshia Mahmoodi
AREA CODE: * 310
TELEPHONE NUMBER: * 786-7876
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 3 Category 1 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Single family residence not in conjunction with the building of two or more units. In urbanized areas, up to three single family residences may be constructed under this exemption.

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: [Signature] TITLE: Planning Assistant DATE: 8/8/16

FEE: \$81 RECEIPT NO.: 30690 REC'D. BY: Norali Martinez DATE: 7/7/16

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

IF FILED BY THE APPLICANT:

* Chad Harrison
NAME (PRINTED)

[Signature]
SIGNATURE

* 7/7/2016
DATE

DIR-2016-2414

PROJECT ADDRESS: 6825 Mulholland Drive
ENVIRONMENTAL CASE NUMBER: ENV-2016-2415-CE

PROJECT DESCRIPTION:

Construction of a new, 1,266 square-foot, two-story, single-family residence with an attached, two-car, 341 square-foot garage. This would result in a total structure of 2,990 square feet with a maximum height of approximately 22'-6". The project includes approximately 174 square-feet of covered porch/patio/breezeway/balcony space, 492 square feet of hardscape, and 1,209 square feet of basement area. The project includes the removal of one protected tree.

JUSTIFICATION FOR CATEGORICAL EXEMPTION:

The proposed project includes the construction of a single-family dwelling.
As a single family home, this project qualifies for a Class 3 Category 1 Categorical Exemption.

There are six (6) exceptions (listed as a-f) to this Exemption which must be considered in order to find a project exempt under Class 3, Category 1 which are as follows: (a) A project which ordinarily may have insignificant impacts may have significant impacts if it is located in a particularly sensitive environment. (b) All exemptions from CEQA are inapplicable if a cumulative impact, significant over time, will occur from successive projects of the same type in the same place. (c) A Categorical Exemption from CEQA cannot be used if there is a reasonable possibility that an activity will have a significant effect on the environment due to unusual circumstances. (d) A Categorical Exemption from CEQA cannot be used for a project which may result in damage to scenic resources (such as, trees, historic buildings, rock outcroppings) within a highway officially designated as a State Scenic Highway. (e) A Categorical Exemption cannot be used on any site included on a list of hazardous waste sites (compiled pursuant to Gov. Code 65962.5). (f) A Categorical Exemption cannot be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The subject site is located within the Hollywood Fault zone, High Fire Hazard Severity Zone, Landslide Zone, and Hillside Grading Area, however, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. RCMs require that design and construction of the building must conform to the California Building Code seismic standards, must comply with conditions contained within LADBS's Geology and Soils Report Approval Letter, must comply with LADBS Methane design requirements, must comply with Los Angeles Fire Department recommendations prior to building permit approval, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety. These RCM's have been historically proven to reduce any impacts from the specific environment the project is located. Thus, exception (a) does not apply.

The proposed project is located on a hillside street which is mostly built out with Single Family residences. While it is anticipated that other properties in the vicinity might apply for building permits to construct additions or modify existing homes, it is unlikely that significant number of properties will be constructed at the same time. Therefore, it is unlikely that there would be cumulative impacts due to successive projects conducting construction activities. In addition, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to construction noise and transportation/traffic. Numerous Los Angeles Municipal Code Sections provide requirements for construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. Finally, LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition hours as established by the Department of Building and Safety. Thus, exception (b) does not apply.

The proposed project is located in an RE15-1-H zone and is designated for such development, nearby lots to the south and west are similarly zoned and developed and have similar geological conditions and are located on similar hillside streets. Thus, the exception (c) does not apply.

According to the State of California Scenic Highway Mapping System, the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located within 1,000 feet of the project site. There is one protected tree proposed to be impacted due to the construction of the single-family home. The one protected tree requires removal for the reasonable development of the site. The one protected tree proposed for removal shall be replaced according to regulatory compliance measures in place in the City of Los Angeles. Thus, exception (d) does not apply.

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. Thus, exception (e) does not apply.

The project site is currently occupied by a single-family dwelling. Within 500 feet of the project site, there are no identified Historic-Cultural Resources according to the City's HistoricPlacesLA website, the City's new online information and management system created to inventory Los Angeles' significant historic resources. Thus, exception (f) does not apply.