

Exhibit C1 – Categorical Exemption ENV-2019-4413-CE

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)

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) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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  
APCNV-2019-4411-ZC, VTT-82646-SL, ADM-2019-4414-SLD

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

CASE NUMBER  
ENV-2019-4415-CE

PROJECT TITLE

COUNCIL DISTRICT  
**12 - Lee**

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

Map attached.

**20024 West Chase Street, Los Angeles, CA 91306**

PROJECT DESCRIPTION:

Additional page(s) attached.

The site is comprised of one (1) lot zoned (T)(Q)RD4-1 and RA-1 to be re-zoned (T)(Q)RD4-1, with a total area of approximately 41,048 square feet. The lot is currently developed with a vacant single-family residence. The project involves a nine (9) small lot single-family subdivision in conjunction with the proposed zone change. The project proposes the construction of nine (9) homes with a proposed maximum height of 29 feet and nine (9) inches. Lot one (1) will include a 2-story, 2,542 square foot single-family dwellings, lots 2-9 will include 2-story, 2,795 square foot dwellings. The proposed unit density is based on the (T)(Q)RD4-1 zone. Access to the residential subdivision will be by means of a proposed 25-foot, 10-inch wide community driveway accessed by Chase Street. 1,000 cubic yards of on-site grading are proposed.

NAME OF APPLICANT / OWNER:

**Tomer Simonov**

CONTACT PERSON (If different from Applicant/Owner above)

**Eric Lieberman**

(AREA CODE) TELEPHONE NUMBER

**(818) 997-8033**

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) **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:

Additional page(s) attached

In-fill development meeting the conditions described in this section. (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. (e) The site can be adequately served by all required utilities and public services.

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

Andrew Jorgensen

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

FEE:  
\$5,774.00

RECEIPT NO.  
0202654873

REC'D. BY (DCP DSC STAFF NAME)  
Herminigildo Agustin

DISTRIBUTION: County Clerk, Agency Record  
Rev. 3-27-2019