

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  
APCNV-2017-1102-ZC and VTT-74873-SL

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

CASE NUMBER  
ENV-2017-1101-CE

PROJECT TITLE  
**8553 Noble Avenue**

COUNCIL DISTRICT  
6

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**8553 Noble Avenue**

Map attached.

PROJECT DESCRIPTION:  
Six single-family dwellings in a small lot subdivision configuration with attached ADUs

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**Edmond Manouchehri**

CONTACT PERSON (If different from Applicant/Owner above)  
**Oscar Ensafi**

(AREA CODE) TELEPHONE NUMBER | EXT.  
(818) 988-3242

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) 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

See Attachment "A"

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  
Zone Change and Small Lot Subdivision

## ENV-2017-1101-CE

### ATTACHMENT "A"

#### Project Description

The proposed project is the construction, use, and maintenance of six approximately 3,111 square foot residential structures, 26.5 feet in height and two stories, on a 31,868 (gross) square foot lot in the RA-1 Zone. As proposed, each 3,111 square foot structure will include a 2,077 square foot single-family dwelling and a 1,034 square foot attached accessory dwelling unit ("ADU"). Each structure will be constructed with a two-car garage for the single-family dwelling and a tandem parking space for the accessory dwelling unit. The applicant proposes to demolish an existing approximately 1,770 square foot single-family residence. There are 16 trees on the subject site, including one protected California black walnut tree. All of the trees on site are proposed to be removed. An additional protected California black walnut tree is located off-site to the south and is proposed to be protected in place. Less than 500 cubic yards of grading is proposed.

To achieve the proposed project, the applicant is requesting a Zone Change from RA-1 to RD5-1 and a Vesting Tentative Tract Map, VTT No. 74873-SL for the subdivision of one lot into six small lots.

#### Notice of Exemption

The City of Los Angeles determined based on the whole of the administrative record, that the Zone Change and small lot subdivision entitlements are exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32). For both entitlements, 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 15332, Class 32, consists of projects characterized as in-fill development meeting the following five conditions: (a) The small lot subdivision 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 for the small lot subdivision project:

- (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 site is composed of one lot totaling approximately 31,868 square feet. The subject site is currently zoned RA-1 and designated Low Medium I Residential under the Mission Hills-Panorama City-North Hills Community Plan. The Low Medium I Residential designation is a multiple-family designation corresponding to the following zones: R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU, and RW1. As such the current RA-

1 Zone does not correspond with the General Plan land use designation. The requested RD5-1 zone change will be consistent with the General Plan. With approval of the requested Zone Change, the small lot subdivision project will correspond to the applicable zoning designation and regulations. No relief has been requested from any other applicable provision or requirement of the Los Angeles Municipal Code.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is wholly within the City of Los Angeles, on an approximately 0.73 gross acre property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area to the north is designated Low Medium I Residential, zoned (Q)RD5-1 and (Q)RD6-1, and is developed with two-story detached residential condominiums. To the northwest and west, properties are also designated Low Medium I Residential, zoned (Q)RD3-1, and are developed with detached condominiums. To the south and east, properties are zoned R1-1, designated Low Residential, and are developed with single-family dwellings. As such, the site is less than 5 acres and is surrounded by urban uses.

- (c) The project site has no value as habitat for endangered, rare or threatened species.

The project is located within an established, fully developed, residential neighborhood. A Protected Tree Report dated April 9, 2017 was prepared by James Komen, Class One Arboriculture Inc., and is attached to the subject case file. The Protected Tree Report identifies the removal of one California black walnut tree in fair health at the northerly portion of the subject site. The report recommends the planting of four 24-inch box coast live oak mitigation trees to replace the California black walnut tree. All or most of the 15 non-protected trees on-site are subject to removal. The project will be subject to Regulatory Compliance Measures (RCMs), which require approval of a Protected Tree Report by the Department of Urban Forestry for the removal of any street tree or protected tree, as well as minimum tree replacement ratios (i.e., minimum 24-inch box size) of 1:1 for significant, non-protected trees, and 4:1 for protected trees. The Protected Tree Report identifies a California black walnut tree on an abutting lot to the south. Furthermore, the Protected Tree Report includes the recommendation that the existing block wall at the southerly property line remain in place to serve as an adequate barrier between construction activity and the California black walnut tree. The Protected Tree Report also recommends that no construction activity take place on the southern side of the wall within the drip line of the California black walnut tree. Finally, the Protected Tree Report recommends that the project arborist be informed with 24 hours of any injury to the California black walnut tree during project construction so that the tree may be evaluated and treated. As conditioned, the project will be required to provide an updated Tree Report that complies with Ordinance No. 186,873. The Tree Report will be reviewed by the Department of City Planning and the Urban Forestry Division.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project's six single-family dwellings with attached ADUs are well below the Los Angeles Department of Transportation threshold of 25 single-family homes in regard

to potential traffic impacts, and as such, no traffic study is warranted. At six dwelling units with attached ADUs in a small lot subdivision configuration and less than 500 cubic yards of on-site grading, the proposed project is also 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. As such, no significant air quality effects would result. The project will be subject to Regulatory Compliance Measures ("RCM"), which require compliance with the City of Los Angeles Noise Ordinance (in regard to both proposed construction and operations), and compliance with pollutant discharge, dewatering, and stormwater regulatory control requirements, including implementing Best Management Practices for stormwater runoff. These RCMs will ensure there are no significant impacts related to traffic, air quality, noise, and water quality. Finally, the proposed project is located in a Tier 1 of a Transit Orientated Community where the development of housing is encouraged since it is located within a one-half mile radius of a major transit stop.

(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 Regulatory Compliance Measures 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 five single-family dwelling.

## **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.*

Not applicable as this project relies upon a Class 32 Categorical Exemption as discussed above.

- 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.*

Based on a review of databases including the City of Los Angeles Department of City Planning ZIMAS for nearby case approvals (<http://zimas.lacity.org/>), the Los Angeles Department of Building and Safety (LADBS) for recently issued permits, and Navigate LA for other entitlements requested on property in the surrounding area, there are no active projects in the vicinity, and 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.*

Small lot subdivision projects, of similar size, is a common form of infill development type citywide and this proposed project presents no unusual circumstances because the surrounding area is developed with multi- and single family residential uses. The proposed height is not unusual for the vicinity of subject site and is similar in scope to other existing Low Medium I Residential uses. The subject site is located in an Urban Agriculture Incentive Zone, however, no agricultural use is proposed herein.

- 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/](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" (<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 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 website. 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, Section 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.