

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-2022-6410-ZAD-SPP / Zoning Administrator Determination & Project Permit Compliance

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

ENV-2022-6411-CE

PROJECT TITLE

10733 N. Plateau Drive

COUNCIL DISTRICT

7 – Monica Rodriguez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)**10733 N. Plateau Drive (Plateau Drive & Hillrose Street)**☐ Map attached.**PROJECT DESCRIPTION:**

New additions of 2,134 square-feet to an existing 2,144 square-foot 1-story single-family dwelling on a lot approximately 21,989 square-feet in the RA-1-K Zone.

☐ Additional page(s) attached.**NAME OF APPLICANT / OWNER:****Viken Karayan & Lisa Ohanian****CONTACT PERSON (If different from Applicant/Owner above)****Edward Osuch (NEO & Associates)****(AREA CODE) TELEPHONE NUMBER**

(626) 590-1818

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) 15301 / Class 1☐ **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 Class 1 exemption allows the the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

☒ 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**

Joshua Ordonez

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Conditional Use & Community Design Overlay District Plan Approval

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

Please return to OZA:
200 N. Spring Street, Room 763
Los Angeles, CA 90012

I hereby certify and attest this to be a true and correct
copy of the original record on file in the office of the
Department of City Planning of the City of Los Angeles
designated as Office Services Assistant

Mayra Cervantes 7/10/2024
Department Representative

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-6411-CE

The Planning Department determined that the City of Los Angeles Guideline for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15301, Class 1.

Project Description

The proposed project is a Zoning Administrator Determination and a Project Permit Compliance for the construction, maintenance, and use of new additions of 2,134 square-feet to an existing 2,144 square-foot 1-story single-family dwelling on a lot approximately 21,989 square-feet in the RA-1-K Zone, located at 10733 N. Plateau Drive.

CEQA DETERMINATION – CLASS 1 CATEGORICAL EXEMPTIONS APPLY

The Class 1 Categorical Exemption is applicable to projects that consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use:

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive..

The proposed project is new 19 feet 10 inches tall 2,134 square-foot additions to an existing one-story single-family dwelling. The site has a land use designation of Very Low I Residential. The proposed project complies with the San Gabriel/Verdugo Mountains Scenic Preservation Plan and the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan.

CEQA Section 15300.2:

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in the 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.

This exception does not apply as the exemption is a Class 1.

- 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 subject property is located in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan, which is "intended to preserve, protect, and enhance the unique natural and cultural resources of the Plan area." The project substantially complies with the regulations, standards, and provisions of the Specific Plan.

There have been no other Zoning Administrator Determinations and five Project Permit Compliance case's approved in the last 10 years within a 1,000-foot radius. Most have been for new single-family dwellings; none have been for additions. This previously approved project along with this project do not create significant cumulative impacts.

- 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 subject site is a flat slightly irregular shaped, lot in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan, which aims to "preserve, protect and enhance" the natural resources in the area. The subject site is not located within a Prominent Ridgeline Protection Area and does not have protected Live Coast Oak trees onsite. The project is in the Equinekeeping "K" district.

The adjacent properties to the north, east, south, and west are developed with single-family dwellings in the R1-1 and RA-1-K Zone. The proposed project substantially complies with the regulations, standards, and provisions of the Specific Plan. Therefore, there is no reasonable possibility that the project will have a significant impact due to unusual circumstances.

- 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.

Section 4 of the San Gabriel / Verdugo Mountain Scenic Preservation Specific Plan and appendix B of the City of Los Angeles Mobility Plan 2035 designate Foothill Boulevard as a Scenic Highway Corridor. The subject site is not located within the 500-foot Scenic Highway Viewshed Protection Area which limits any buildings and structures to a maximum of 30 feet in height. The proposed project has a height of 19 feet 10 inches. 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 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 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 the exemption does not apply.

In conclusion, since 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 CEQA requirement.