

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**

AA-2023-8017-PMLA-SL-HCA (Preliminary Parcel Map) / DIR-2023-8018-CDO-HCA (Community Design Overlay) / ADM-2023-8023-SLD-HCA (Administrative Review)

**LEAD CITY AGENCY**

**City of Los Angeles (Department of City Planning)**

**CASE NUMBER**

**ENV-2023-8019-CE**

**PROJECT TITLE**

N/A

**COUNCIL DISTRICT**

**13 – Soto-Martinez**

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

**1756 West Clinton Street**

Map attached.

**PROJECT DESCRIPTION:**

Additional page(s) attached.

A Preliminary Parcel Map for the subdivision of one (1) lot into three (3) small lots on a site that totals approximately 5,604.8 square-feet and a Design Overlay Plan Approval in the Echo Park Community Design Overlay for the construction, use, and maintenance of two (2) new single-family dwellings and a new addition and a new attached Accessory Dwelling Unit (ADU) to an existing single-family dwelling. Parcel A will consist of 1,315 square-feet of lot area and a new 1,641 square-foot single-family dwelling that is three-stories and will rise to a height of 38 feet and 1 inch. Parcel B will consist of 1,315 square-feet of lot area and a new 1,641 square-foot single-family dwelling that is three-stories and will rise to a height of 38 feet and 1 inch. Parcel C will consist of 2,974 square-feet of lot area and will be developed with an existing 910 square-foot single-family dwelling, a new 335 square-foot addition, and a new 395 square-foot attached ADU. The single-family dwelling on Parcel C will be two-stories and rise to a maximum height of 24 feet and 2 inches. Parcels A and B will each contain one (1) covered parking space while Parcel C will contain no parking spaces. The project site contains 10 non-protected trees, two (2) of which are located in the public right-of-way. Four (4) of the on-site trees will be removed. No trees within the public right-of-way will be removed. The project proposes the export of 300 cubic yards of earth.

**NAME OF APPLICANT / OWNER:**

**Kaitlyn Henrich**

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

**Clayton Przekop, Permit Dog**

**(AREA CODE) TELEPHONE NUMBER**

**(310) 729-1424**

**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) \_\_\_\_\_ Sections 15303 / Class 3 and 15315 / Class 15

**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 attached justification.

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**

Erick Morales

**STAFF TITLE**

Planning Assistant

**ENTITLEMENTS APPROVED**

Preliminary Parcel Map, Community Design Overlay, Administrative Review for Small Lot Design Standards

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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**CITY OF LOS ANGELES**  
CALIFORNIA



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MAYOR

**EXECUTIVE OFFICES**

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DEPUTY DIRECTOR

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-8019-CE

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Sections 15303, Class 3 (New Construction of Small Structures) and 15315, Class 15 (Minor Land Divisions), and that none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply.

### Project Description:

The project is for the subdivision of one (1) lot with an approximate lot size of 5,604.8 square-feet into three (3) lots for the construction, use, and maintenance of two (2) new single-family dwelling and an addition and an Accessory Dwelling Unit (ADU) on the existing single-family dwelling. Parcel A will consist of 1,315 square-feet of lot area and a new 1,641 square-foot single-family dwelling that is three-stories and will rise to a height of 38 feet and 1 inch. Parcel B will consist of 1,315 square-feet of lot area and a new 1,641 square-foot single-family dwelling that is three-stories and will rise to a height of 38 feet and 1 inch. According to LAMC Section 12.21.1 B.3(a), a skylight must be setback by at least 5 feet from the roof perimeter of a structure. As the two (2) new single-family residences on Parcels A and B of the proposed project do not abide by this requirement, an adjustment of height for an additional 2 feet and 1 inch is required. Parcel C will consist of 2,974 square-feet of lot area and will be developed with an existing 910 square-foot single-family dwelling, a new 335 square-foot addition, and a new 395 square-foot attached Accessory Dwelling Unit (ADU). The single-family dwelling on Parcel C will be two-stories and rise to a maximum height of 24 feet and 2 inches. Parcels A and B will each contain one (1) covered parking space while Parcel C will contain no parking spaces. The project site contains 10 non-protected trees, two (2) of which are located in the public right-of-way. Four (4) of the on-site trees will be removed. The project proposes the export of 300 cubic yards of earth. As a development with a total of three (3) single-family dwellings and a parcel map creating three (3) small lots, the project qualifies for Section 15303, Class 3 and Section 15315, Class 15 categorical exemption.

The site is zoned RD2-1VL-CDO and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Silver Lake – Echo Park – Elysian Valley Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.128 acres (5,604.8 square-feet of lot area). Surrounding properties are developed with residential uses. The properties to the north across Clinton Street and immediately

to the east and west of the subject site are zoned RD2-1VL-CDO, are designated for Low Medium II Residential land uses, and are developed with single-family and multi-family residences that range in height from one- to two-stories. The properties to the south across the alley are zoned RD1.5-1VL-CDO, are designated for Low Medium II Residential land uses, and are developed with single-family and multi-family residences that range in height from one- to two-stories. The subject site is within 1,000 feet of Echo Park and is located wholly within the Echo Park Community Design Overlay (CDO)

The subject site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare, or threatened species. According to an arborist report prepared by Cris Falco, Registered Consulting Arborist #557, on June 11, 2024, there are 10 existing non-protected trees on the project site, two (2) of which are in the public right-of-way. The project proposes the removal of four (4) of the existing on-site trees.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

The project proposes a Preliminary Parcel Map for the subdivision of one (1) lot into three (3) small lots for the construction, use, and maintenance of two (2) new single-family dwellings and an addition and an ADU to an existing single-family dwelling. The project site is located wholly within an urbanized area of the City of Los Angeles. Therefore, the project meets all the Criteria for a Class 3 Categorical Exemption.

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The project proposes the subdivision of one (1) lot in the RD2-1VL-CDO Zone into a maximum of three (3) small lots and does not propose any variances or exceptions. The project site is flat, can be accessed and provided services at local standards, and was not the result of the division of a larger parcel within the previous 2 years. Therefore, the project meets all the Criteria for a Class 15 Categorical Exemption.

#### **CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.**

The City has considered whether the proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

- (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 impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except 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.*

While the subject site is located within a BOE Special Grading Area and a Hillside Area, 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. Regulatory Compliance Measures (RCMs) include:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Additionally, the project is not located within a very high fire hazard severity zone, a flood zone, a landslide area, a liquefaction area, or a methane hazard area. Thus, the location of the project will not result in a significant impact based on its location.

- (b) **Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project proposes the retention of an existing single-family dwelling, to which an addition and ADU will be added, and the construction of two (2) new single-family dwellings. Parcel A will consist of 1,315 square-feet of lot area and a new 1,641 square-foot single-family dwelling that is three-stories and will rise to a height of 38 feet and 1 inch. Parcel B will consist of 1,315 square-feet of lot area and a new 1,641 square-foot single-family dwelling that is three-stories and will rise to a height of 38 feet and 1 inch. Parcel C will consist of 2,974 square-feet of lot area and will be developed with an existing 910 square-foot single-family dwelling, a new 335 square-foot addition, and a new 395 square-foot attached Accessory Dwelling Unit (ADU). The single-family dwelling on Parcel C will be two-stories and rise to a maximum height of 24 feet and 2 inches. Parcels A and B will each contain one (1) covered parking space while Parcel C will contain no parking spaces. Within a 500-foot radius, there is one (1) subdivision project that was previously approved by the Deputy Advisory Agency within the past 10 years. On March 18, 2022, the Deputy Advisory Agency approved Parcel Map No. AA-2021-4685-PMLA-SL for three (3) small lots at 560 Westlake Avenue. No construction or improvement was proposed. This subdivision project is to the southwest away from the subject project and not located within the Echo Park CDO. The previously approved

subdivision therefore does not create a cumulative impact of a succession of known projects of the same type and in the same place as the subject project. Thus, no foreseeable cumulative impacts are expected.

- (c) **Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project proposes the retention of an existing single-family dwelling, to which an addition and ADU will be added, and the construction of two (2) new single-family dwellings in an area that is zoned and designated for such development. The site is presently improved with an existing single-family dwelling that will remain and 10 non-protected trees, four (4) of which will be removed. Surrounding properties are developed with residential uses. The properties to the north across Clinton Street and immediately to the east and west of the subject site are zoned RD2-1VL-CDO, are designated for Low Medium II Residential land uses, and are developed with single-family and multi-family residences that range in height from one- to two-stories. The properties to the south across the alley are zoned RD1.5-1VL-CDO, are designated for Low Medium II Residential land uses, and are developed with single-family and multi-family residences that range in height from one- to two-stories. The size of the proposed project, which contains approximately 4,922 square-feet of floor area on an approximately 5,604.8 square-foot lot, will result in a 1.36:1 Floor Area Ratio (FAR), which is not unusual for the vicinity and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment and this exception does not apply.

- (d) **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in 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.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park, located approximately 18.5 miles to the west of the site. Therefore, the project will not result in damage to any 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, and this exception does not apply.

- (e) **Hazardous Waste.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

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 within 1,000 feet of the project site.

- (f) **Historic Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The subject site has not been identified as a historic resource by local or state agencies, and the site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic

resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Furthermore, the project will retain the existing single family dwelling and the proposed addition will be attached to the back of the structure. Based on these, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.