

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-2022-9450-ZAA / Zoning Administrator's Adjustment

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2022-9451-CE
PROJECT TITLE 5230-5232 North Bianca Avenue	COUNCIL DISTRICT 4 – Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
5230-5232 North Bianca Avenue

PROJECT DESCRIPTION: Additional page(s) attached.
 The construction of a 605 square foot covered patio attached to an existing single-family dwelling that results in an increase of 600 square feet over the maximum allowed Residential Floor Area of 6,000 square feet in the RA zone.

NAME OF APPLICANT / OWNER:
Matthew Windisch

CONTACT PERSON (If different from Applicant/Owner above) Susana Juarez	(AREA CODE) TELEPHONE NUMBER EXT. (818) 929-0993
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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) **Section 15301, Class 1 and Section 15305, Class 5**

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

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 Shane Strunk	<i>Shane Strunk</i>	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED
 Zoning Administrators Adjustment

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 Assistant

myra cervantes 9/27/2024
Department Representative

PROJECT ADDRESS: 5230-5232 North Bianca Avenue
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PROJECT DESCRIPTION:

The construction of a 605 square foot covered patio attached to an existing single-family dwelling that results in an increase of 600 square feet over the maximum allowed Residential Floor Area of 6,000 square feet in the RA zone.

JUSTIFICATION FOR PROJECT EXEMPTION:

The City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and Section 15305, Class 5, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following discussion.

CEQA DETERMINATION - CLASS 1, CLASS 5 CATEGORICAL EXEMPTIONS APPLIES

Class 1 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 use beyond that existing at the time of the lead agency's determination.

As a project characterized as the addition of a covered patio to an existing single-family home which is less than 20% of the existing floor area, the project qualifies for a Class 1 Categorical Exemption.

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which does not result in any changes in land use or density.

As a project making the request for a 10% increase in the allowed Residential Floor Area for the RA zone, the project qualifies for a Class 5 Categorical Exemption.

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 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.

Based on a review of the data reported on the Department of City Planning's Zone Information and Map Access System (ZIMAS) for the subject property, the site is not located within a Coastal Zone, Santa Monica Mountains Zone, Very High Fire Severity Zone, Flood Zone, Watercourse, Hazardous Waste/Border Zone, Methane Hazard Site, High Wind Velocity Area, Special Grading Area, Oil Well Area, Landslide Area, Preliminary Fault Rupture Study Area, or Tsunami Zone.

The site is located within a Liquefaction area but is subject to City Regulatory Compliance Measures for soils and will be reviewed by LADBS Plan Check. This site is located within an Urban Agriculture Incentive Zone but no agricultural uses are proposed. The project site is located 9.7 km from the closest fault (Hollywood Fault) and is not located within the Alquist-Priolo Fault Zone. Additionally, the site is within an Airport Hazard Zone, "350' Hight Limit Above Elevation 790". No construction is proposed above that elevation.

The project is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state or local law. Therefore, the environment is not particularly sensitive, and this exception is not triggered.

- 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 request is for a Zoning Administrator's Adjustment to authorize a covered patio exceeding the allowed RFA in the RA-1 Zone. The surrounding area includes primarily residential uses. Based on a review of databases including the City of Los Angeles Department of City Planning Zone Information Map Access System (ZIMAS) for nearby case approvals (<http://zimas.lacity.org/>) for recently issued permits for other entitlements requested on property in the surrounding area, there are no projects of the same type occurring within 500 feet of the subject site. Therefore, the proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place.

- 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 proposed project is located in RA-1 Zone and is designated for such development. Nearby lots to the north, south, east, and west are similarly zoned and developed.

The site is within the Equine Keeping Supplemental District (ZI-2438), which has

specific requirements to maintain equestrian-oriented neighborhoods. Before any building permit is issued, LADBS Plan Check will review the project for equine uses.

Based on a review of the data reported on the Department of City Planning's Zone Information and Map Access System (ZIMAS) for the subject property, the site is not located within a Coastal Zone, Santa Monica Mountains Zone, Very High Fire Severity Zone, Flood Zone, Watercourse, Hazardous Waste/Border Zone, Methane Hazard Site, High Wind Velocity Area, Special Grading Area, Oil Well Area, Landslide Area, Preliminary Fault Rupture Study Area, or Tsunami Zone.

The site is located within a Liquefaction area but is subject to City Regulatory Compliance Measures for soils and will be reviewed by LADBS Plan Check. This site is located within an Urban Agriculture Incentive Zone but no agricultural uses are proposed. The project site is located 9.7 km from the closest fault (Hollywood Fault) and is not located within the Alquist-Priolo Fault Zone. Additionally, the site is within an Airport Hazard Zone, "350' Hight Limit Above Elevation 790". No construction is proposed above that elevation.

Thus, the project does not involve unusual circumstances which would result in significant impacts.

- 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.*

Based on a review of the California Scenic Highway Mapping System (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-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 in 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 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. Since the project site is not on a list compiled pursuant

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to Government Code Section 65962.5 related to hazardous waste sites, 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 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. HistoricPlacesLA is the City's new online information and management system created to inventory Los Angeles' significant historic resources.

The project site abuts a single-family residence to the east at 5227 Andasol Avenue that is identified in SurveyLA – Individual Resources as an excellent example of a Custom Contemporary Ranch house, 1930-1975. However, this dwelling was not found to be eligible for the National Register. Further, the proposed project would not impact the abutting dwelling.

Therefore, the project will not cause a substantial adverse change in the significance of a historic resource, and this exception does not apply.

In conclusion, the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Sections 15301 and 15305 and none of the exceptions to the Categorical Exemption(s) under CEQA Guidelines Section 15300.2, applies to the proposed project. Therefore, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.