

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-2023-3187-CU1-SPPC

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2023-3188-CE
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PROJECT TITLE 9604 Hillhaven Avenue, Tujunga, CA 91042	COUNCIL DISTRICT CD7
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Hillhaven Avenue and Alene Drive	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: Class 1 Conditional Use Permit and Specific Plan Project Compliance to legalize and approve existing Improvements to an existing 3,357 square-foot single-family dwelling, including a 388 square-foot addition, remodeled deck, remodeled pool, new spa, and two retaining walls, on a lot fronting a substandard limited hillside street without widening the roadway to a minimum of 20 feet adjacent to the property or from the driveway apron to the boundary of the hillside area.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
 Zhasmen Tagmazyan (O)

CONTACT PERSON (If different from Applicant/Owner above) Chris Manasserian (R) Gonzales Law Group	(AREA CODE) TELEPHONE NUMBER (213) 279-6969	EXT.
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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 3)
CEQA Guideline Section(s) / Class(es) 15301 Class 1 and 15303 Class 3.
- 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
 Class 1 allows for additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area. The Class 3 exemption allows the construction of a limited number of new small, structures including one single-family residence in a residential zone. The project meets the class 1 and 3 exemption because of the small nature of improvements to an existing 3,357 square-foot single-family dwelling, including a 388 square-foot addition, remodeled deck, remodeled pool, new spa, and two retaining walls, on a lot fronting a substandard limited hillside street without widening the roadway to a minimum of 20 feet adjacent to the property or from the driveway apron to the boundary of the hillside area. On an approximately 21,633 square-foot lot zoned RE-11-1.
 None of the exceptions in Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 1 and Section 15301, Class 3 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 Marchena	<i>Erick Marchena</i>	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED
 Class 1 Conditional Use Permit and Specific Plan Project Compliance

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-3188-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 and Section 15303, Class 3.

Project Description

Class 1 Conditional Use Permit and Specific Plan Project Compliance, for the construction use and maintenance of new additions to an existing 3,357 square-foot single-family dwelling, including a 388 square-foot addition, remodeled deck, remodeled pool, new spa, and two retaining walls, on a lot fronting a substandard limited hillside street without widening the roadway to a minimum of 20 feet adjacent to the property or from the driveway apron to the boundary of the hillside area, on an approximately 21,633 square-foot lot zoned RE-11-1, located at 9604 Hillhaven Avenue. The subject site is not located within an Equinekeeping "K" District. It is not located in a Scenic Highway Corridor Viewshed Protection Area. The subject site does not contain a Prominent Ridgeline and is not located within a Prominent Ridgeline Protection Area.

CEQA DETERMINATION – CLASS 1 and CLASS 3 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:

(a) 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:

(b) 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

The Class 3 Categorical Exemption is applicable to projects that consist 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 number 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 zone which permits residential uses.

The proposed project is the construction of new additions to an existing 3,357 square-foot single-family dwelling, including a 388 square-foot addition, remodeled deck, remodeled pool, new spa, and two retaining walls, on a lot fronting a substandard limited hillside street without widening the roadway to a minimum of 20 feet adjacent to the property or from the driveway apron to the boundary of the hillside area, on a property with a land use designation of Very Low II Residential. The proposed project complies with the San Gabriel / Verdugo Mountains Scenic Preservation Specific Plan and Sun Valley - 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.

The subject site is a 21,633 square-foot lot developed with a single-family dwelling of the San Gabriel / Verdugo Mountains Scenic Preservation Specific Plan. The adjacent properties to the north, east, south, and west are developed with single-family dwellings. A Tree Disclosure Statement dated April 27, 2023, was submitted, and there are existing protected trees on the property. A total of seven (7) protected native trees, of which six (6) are oak trees and one (1) toyon are located on the subject property and on the south side of Hillhaven Avenue. The proposed project does not propose the removal of any Protected trees or shrub species under Ordinance No. 186,873, including oak trees and toyon and the project has been conditioned consistent with the Specific Plan prohibition. Specific Plan Section 8.C prohibits certain plant materials within the Specific Plan area for all new projects. This project does not propose any prohibited plants and is conditioned herein to comply with this provision. Therefore, the proposed project will not impact an environmental resource of hazardous or critical concern.

- 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 three (3) other Directors Determination cases approved within a 1,000-foot radius of the project site for construction of new additions to a single-family dwelling in the last five years. These previously approved projects 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 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 have protected Live Coast Oak trees onsite. The project is not in the Equinekeeping “K” district.

The adjacent properties to the north, east, south, and west are developed with single-family dwellings in the RE11-1, RA-1, and RE15-1 Zones. 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 Hillhaven Avenue as a Local Street - Standard. 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 26 feet 8 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