

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-2023-6178-PMLA-SL-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-6180-CE

PROJECT TITLE

847-849 North Detroit Street

COUNCIL DISTRICT

5 – Yaroslavsky

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

847-849 North Detroit Street

Map attached.

PROJECT DESCRIPTION:

The applicant is requesting the demolition of an existing single-family residential unit with one detached garage and a Preliminary Parcel Map for the subdivision of a 6,610 square-foot lot to create four small lots in the [Q]R3-1XL Zone with a 20 percent height increase adjustment to permit a maximum height of 36 feet, in lieu of the otherwise permitted 30 feet; and a front yard setback reduction adjustment of 20 percent to 12 feet, in lieu of the otherwise permitted 15 feet,. There will be zero (0) cubic yards of soil removed. Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Stephane Ohayon, Partners Development LLC

CONTACT PERSON (If different from Applicant/Owner above)

Margaret Taylor

(AREA CODE) TELEPHONE NUMBER

(818) 398-2740

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) 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

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.

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

Alice Okumura *Alice Okumura*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Preliminary Parcel Map (Small Lot); Height Adjustment; Front Yard Setback Adjustment.

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021