

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-2023-8487-ZAD / Zoning Administrator's Determination;

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-8488-CE

PROJECT TITLE

9347 Wayside

COUNCIL DISTRICT

7 – Rodriguez

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

9347 W Wayside Drive (Nohles Drive & Sunland Boulevard)☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The proposed project is a Zoning Administrator's Determination to permit construction, use and maintenance of a new 1,147 square-foot two-story single-family dwelling per SB9 Two Unit Development with an attached two-story 463 square-foot JADU and a 78 square foot covered patio fronting on a Substandard Hillside Limited Street without providing a minimum 20-foot-wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area, as required by LAMC Section 12.21 C.10(i)(3)square-foot, on a lot zoned RE40-1-K.

NAME OF APPLICANT / OWNER:

Andre Ohanian

CONTACT PERSON (If different from Applicant/Owner above)

Barbara Paderni

(AREA CODE) TELEPHONE NUMBER

(818) 205-8201

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) **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

The Class 3 exemption allows the construction of a limited number of new structures including one single-family residence in a residential zone.

☒ 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

Zoning Administrator's Determination

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021