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	SCH NUMBER
ZA-2024-2636-CU1-ADJ	
LEAD CITY AGENCY	**CASE NUMBER**
City of Los Angeles (Department of City Planning)	ENV-2024-2637-CE
PROJECT TITLE	**COUNCIL DISTRICT**
1717 North Nolden Street	14 - Jurado

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

1717 North Nolden Street (5644 East High Street), Los Angeles, CA 90042

PROJECT DESCRIPTION: ☐ Additional page(s) attached.

The construction, use, and maintenance of a new approximately 20-foot 1-inch high, 907-square-foot addition, including a 535-square-foot attached ADU, with a new 250-square-foot covered patio and a new two-car garage to an existing 1,003-square-foot single-family residence, totaling 2,286 square-feet, without providing a minimum 20-foot wide roadway adjacent to the property along East High Street, a paper street, and an Adjustment to the required northerly side yard setback to allow a 3-foot setback in lieu of the required 6-foot side yard setback. There is one street tree adjacent to the property that will remain.

NAME OF APPLICANT / OWNER:
Uriah Bahn & Kristine Verdell

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Matthew Foss, Green City Building Company	(310) 227-6577

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 15303 / Class 3**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

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JUSTIFICATION FOR PROJECT EXEMPTION: ☒ Additional page(s) attached

Section 15303, New Construction or Conversion of Small Structures. Class 3 consists of the 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.

☒ 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	STAFF TITLE
Dominic Gonzalez	Planning Assistant

ENTITLEMENTS APPROVED
Class 1 Conditional Use Permit and Adjustment

DISTRIBUTION: County Clerk, Agency Record
Rev. 1-30-2025