

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-2024-8034-ADJ

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)**

CASE NUMBER  
ENV-2024-8035-CE

PROJECT TITLE  
471 Loring – LADBS Error Adjustment

COUNCIL DISTRICT  
5

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  Map attached.  
471 South Loring Avenue, 90024 Los Angeles

PROJECT DESCRIPTION:  Additional page(s) attached.  
A major remodel and addition to an existing 3,756 square-foot, two-story single-family dwelling, including a 943 square-foot addition, a 2,691 square foot basement, and swimming pool, resulting in a two-story, 4,708 square-foot, two-story single-family dwelling that is 31 feet 9 inches in height, with Adjustments to allow for a six-foot northerly side yard, 5'-7 1/4" southerly side yard, and minor protrusions projecting over the 45-degree Encroachment Plane in the R1 Zone.

NAME OF APPLICANT / OWNER:  
**Michael & Hilla Nourmand**

CONTACT PERSON (If different from Applicant/Owner above)  
**David Weintraub, David Weintraub Consulting**

(AREA CODE) TELEPHONE NUMBER | EXT.  
**(818) 852-5250**

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
- 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  
The project was found to be exempt based on the following:  
Section 15301, Class 1(e) – (Existing Facilities) 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.  
 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 Jackson Olson		STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED  
Zoning Administrator's Adjustment

DISTRIBUTION: County Clerk, Agency Record  
Rev. 6-22-2021