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-2024-5111-ADJ / Adjustment

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2024-5112-CE
PROJECT TITLE	COUNCIL DISTRICT
110 North Mapleton Drive	5

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
110 North Mapleton Drive (10281 West Sunset Boulevard)

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The project consists of the construction, use, and maintenance of a 156 square-foot guardhouse at the front entrance to a residential property and the legalization of an existing fence. The applicant requests an Adjustment to allow the construction of an accessory building in the front half of the property as otherwise prohibited and an Adjustment to allow the use and maintenance of an existing fence with a maximum height of 9 feet in the front yard setback and 8 feet in the southerly side yard setback in lieu of the maximum heights of 3 feet, 6 inches and 6 feet, respectively. In conjunction with the proposed guardhouse and legalization of the existing fence, the applicant also requests an Adjustment to allow a front yard setback of 6 feet, 1 inch in lieu of the required 25 feet to allow the proposed accessory structure to encroach in the front yard setback.

NAME OF APPLICANT / OWNER:
Shlomi Simsolo, 110 N Mapleton LLC

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Jake Malott, Whitestone	(708) 203-2559

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) **Sec. 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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures), and none of the exceptions to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies to the proposed project. The proposed project will not result in significant cumulative impacts from successive project of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. The project was found to be exempt based on the following:

Section 15303, Class 3(e) – (New Construction or Conversion of Small Structures) Consists of construction and location of limited numbers of new, small facilities or structures. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

☒ 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
Jonathan Hagar Jonathan M Hagar	Planning Assistant

ENTITLEMENTS APPROVED
Adjustment

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