

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 DIR-2025-2973-CDO / Community Design Overlay Director's Determination	SCH NUMBER
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LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER ENV-2025-2974-CE
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PROJECT TITLE 2801 North Jeffries Avenue, 2803 North Jeffries Avenue, and 581 West Avenue 28	COUNCIL DISTRICT 1 - Hernandez
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>2801 North Jeffries Avenue, 2803 North Jeffries Avenue, and 581 West Avenue 28</b>	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The proposed project is for the remodel and addition to an existing 1,464-square-foot dwelling, including the addition of an 924-square-foot second story. The scope of work will convert the existing one (1)-story dwelling into a new three-unit triplex on an approximately 7,086-square-foot lot, located in the RD2-1-CDO-RIO Zone. No trees are proposed for removal as part of this project.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER: <b>Chimay Enterprise, LLC</b>
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CONTACT PERSON (If different from Applicant/Owner above) <b>Audrey Baconawa, JDJ Consulting Group</b>	(AREA CODE) TELEPHONE NUMBER <b>(818)253-1040</b>	EXT.
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)		
STATE CEQA STATUTE & GUIDELINES		
<input type="checkbox"/>	STATUTORY EXEMPTION(S)	
	Public Resources Code Section(s)	_____
<input checked="" type="checkbox"/>	CATEGORICAL EXEMPTION(S)	(State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
	CEQA Guideline Section(s) / Class(es)	<u><b>Section 15301/Class 1 and Section 15303/Class 3</b></u>
<input type="checkbox"/>	OTHER BASIS FOR EXEMPTION	(E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )
	_____	

JUSTIFICATION FOR PROJECT EXEMPTION:	<input checked="" type="checkbox"/> Additional page(s) attached
Class 1. Existing Facilities. Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical or topographical features involving negligible or no expansion of existing or former use.	
Class 3. New Construction or Conversion of Small Structures. Construction and location of limited numbers of new, small facilities or structures.	
<input checked="" type="checkbox"/>	None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
<input type="checkbox"/>	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.

<b>CITY STAFF USE ONLY:</b>	
CITY STAFF NAME AND SIGNATURE Andrea Magaña Withers <i>Andrea Magaña Withers</i>	STAFF TITLE Planning Assistant

ENTITLEMENTS APPROVED Community Design Overlay Director's Determination
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DISTRIBUTION: County Clerk, Agency Record

Rev. 1-30-2025



# JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-2974-CE

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The Planning Department has determined that the California Environmental Quality Act (CEQA) of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15301, Class 1 (*Existing facilities*) and Section 15303, Class 3 (*New Construction or Conversion of Small Structure*). This project is located at 2801 North Jeffries Avenue, 2803 North Jeffries Avenue, and 581 West Avenue 28.

## Project Description

The proposed project includes the remodel and addition to an existing 1,464 square-foot dwelling, including the addition of an 924-square-foot second story. The scope of work will convert the existing one (1)-story dwelling into a new three-unit triplex on an approximately 7,086-square-foot lot, located in the RD1-1-CDO-RIO Zone. No trees are proposed for removal as part of this project. As an addition to an existing single-family dwelling, the project qualifies for the Class 1 and Class 3 Categorical Exemptions.

The site is zoned RD2-1-CDO-RIO and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.16 acres (7,086 square feet). Lots adjacent to the subject site are developed with single-family, multi-family dwellings, and commercial uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species.

## Exceptions Narrative for Categorical Exemption

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15301 and 15303: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Therefore, the project will not have any significant impacts to traffic or transportation. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that

the construction of an addition to an existing single-family dwelling will be on a site which has been previously developed and is consistent with the General Plan.

According to the Tree Disclosure Statement signed by the applicant and dated April 15, 2025, there are no Protected Trees/Shrubs on-site or within the adjacent public right-of-way. Therefore, there are no trees proposed to be removed from the subject site. The existing street tree in the public right-of-way will remain. Prior to any work on the right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis and the requirements of CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note, no street tree or Protected Tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 – 62.171. At the time of preparation of this CE, no approvals have been given for any tree removals on-site or in the right-of-way by BPW.

While the subject site is located 1.67 kilometers from the Upper Elysian Park Fault, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include compliance with the Building Code and the Noise Ordinance. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location. There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes an addition to an existing single-family dwelling and its conversion into a new three-unit triplex in an area zoned and designated for such development. All adjacent lots are developed with one-to-two story residential and commercial uses, and the subject site is of a similar size and slope to nearby properties.

The project proposes a maximum floor area of 2,608 square feet (including the existing 220-square-foot porch) on a site that is permitted to have a maximum floor area of approximately 11,598 square feet per the floor area ratio allowed in the RD2 zone. A two (2)-story dwelling is not unusual for the vicinity of the subject site and is similar in scope to other existing one-to-two story residential and commercial uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is located approximately 30 miles to the east of the Topanga Canyon State Scenic Highway. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California’s database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was found to be a potential historic resource based on the City’s HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. The site is a historic resource because the project site is located within the Jeffries-Cypress Residential Historic District but the LA Office of Historic Resources has found that the project will comply with the Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.