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-2023-6819-ZAA / Zoning Administrator's Adjustment

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2023-6820-CE
PROJECT TITLE	COUNCIL DISTRICT
2321-2323 and 2325-2327 South Bronson Avenue	10

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
2321-2323 and 2325-2327 South Bronson Avenue

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The project consists of a lot line adjustment transferring an area measuring approximately 443 square feet from Parcel 1 (2321-2323 South Bronson Avenue) to Parcel 2 (2325-2327 South Bronson Avenue) pursuant to Case No. AA-2023-6817-PMEX and the construction of a single-family dwelling on Parcel 2. The applicant requests a Zoning Administrator's Adjustment to allow a lot width of 38.46 feet in lieu of the 50 feet otherwise required under LAMC Chapter 1 Section 12.09.1 B.4 and a rear yard setback of 5 feet in lieu of the 15 feet otherwise required under LAMC Chapter 1 Section 12.09.1 B.3 for Parcel 2 (2325-2327 South Bronson Avenue). The applicant also requests a Zoning Administrator's Adjustment to allow a southerly side yard setback of 2.17 feet in lieu of the 5 feet otherwise required under LAMC Chapter 1 Section 12.09.1 B.2(a) for Parcel 1 (2321-2323 South Bronson Avenue).

NAME OF APPLICANT / OWNER:
Walter Castro / Jeronimo A. Castellanos

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Ariel Gutierrez, CMSLA LLC.	(213) 909-3335

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. 15305 / Class 5**

☐ 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 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 15305, Class 5 (Minor Alterations in Land Use Limitations), 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 15305, Class 5(a) – (Minor Alterations in Land Use Limitations) Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.

☒ 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 Jonathan Hagar Jonathan M Hagar	STAFF TITLE Planning Assistant
ENTITLEMENTS APPROVED Zoning Administrator's Adjustment	

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021