

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-2023-3831-ZAD-ZAA-F-DRB-SPP-MSP-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV- 2023-3832-CE

PROJECT TITLE

COUNCIL DISTRICT

4

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

2620 N Jalmia Drive

Map attached.

PROJECT DESCRIPTION:

New 2-Story Single Family Dwelling with attached subterranean garage, swimming pool, deck, and retaining walls.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Jalmia Creek, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Chris Parker

(AREA CODE) TELEPHONE NUMBER

(818) 591-9309

EXT.

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 3)

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))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

See attached written justification for details.

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

Jude Hernandez

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Specific Plan Project Permit Compliance

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA**



KAREN BASS
MAYOR

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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-3832-CE

2620 N. Jalmia Drive

JUSTIFICATION FOR PROJECT EXEMPTION:

The City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15303, Class 3(a), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

Project Description:

The Project located at 2620 N. Jalmia Drive will be analyzed for the purpose of the California Environmental Quality Act (CEQA) review for the new construction of a single-family dwelling. The Project is in compliance with the Baseline Hillside Ordinance and requires no further discretionary actions. As the new construction of a single-family dwelling, this Project qualifies for the Class 15303 Categorical Exemption.

The proposed project is the demolition of an existing 1,588 square-foot single-family dwelling on a lot totaling approximately 11,067 square feet, and for the construction of a new 3,198 square-foot single-family, two-story dwelling with subterranean two-car garage and 1,407 square-foot basement, new swimming pool and spa, and two new retaining walls. The total proposed residential floor area is 3,198 square-feet with a maximum of height of 23 feet. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope and non-visible from Mulholland Drive. The project proposes 1,110 cubic yards of cut, 45 cubic yards of fill, 1,565 cubic yards of export, and zero cubic yards of import grading. The project is proposing a haul route. According to the tree report, there are 4 protected trees that will be protected in place, and 22 significant trees, of which 18 will be removed and replaced at a 1 to 1 ratio.

CEQA DETERMINATION – CLASS 15303, CATEGORY 3(a) CATEGORICAL EXEMPTION APPLIES

Class 3 consists of 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;

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to

three single-family residences may be constructed or converted under this exemption.

As a project which is characterized as the construction of a Single-Family residence, the project qualifies for a Categorical Exemption under City CEQA Guidelines, Article 19, Section 1, Class 3 and Section 3.'

The proposed construction of a new single-family dwelling is within the limits and designs already existing within the immediate neighborhood and conforms with section (a) As stated previously, the proposed construction of a new single-family dwelling fulfills the requirements for section (a).

CEQA SECTION 15300.2 EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as a-f) set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

Based on a review of the data reported on the Department of City Planning's ZIMAS and Department of Building Safety's NavigateLA for the subject property, the site is not located within a Coastal Zone, Farmland Area, Flood Area, Methane Hazard Site, High Wind Velocity Area, Oil Well Area, Landslide Area, Liquefaction Area, or Preliminary Fault Rupture Study Area. The project site is located 5.59 KM from the Hollywood Fault Zone and in a Very High Fire Severity Zone.

The property is also located within the Satna Monica Mountain Zone, and the Special Grading Area BOE A-13372. However, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of locations and will reduce any potential impacts to less than significant. RCMs require that design and construction of the building must conform to the California Building Code seismic standards, must comply with conditions contained within LADBS's Geology and Soils Report Approval Letter, must comply with LADBS Methane design requirements, must comply with Los Angeles Fire Department recommendations prior to building permit approval, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety. These RCM's have been historically proven to reduce any impacts from the specific environment the project is located.

- B. **Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

While it is anticipated that other properties in the vicinity might apply for building permits to construct additions or modify existing homes, it is unlikely that significant number of properties will be constructed at the same time. Therefore, it is unlikely that there would be cumulative impacts due to successive projects conducting construction activities. In addition, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to construction noise and transportation/traffic. Numerous Los Angeles Municipal Code Sections provide requirements for construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. Finally, LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition

hours as established by the Department of Building and Safety. Thus, exception (b) does not apply.

- C. **Significant Effect Due To Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

The proposed project is located in an RE15-1-H zone and is designated for such development. Nearby lots to the north, east, south, and west are similarly zoned, and developed with single family dwellings ranging from 3,080 square feet to 6,071 square feet per lot approximately. Thus, the exception (c) does not apply.

- D. **Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Based on a review of the California Scenic Highway Mapping System (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/), subject site is not located along a State Scenic Highway. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. **Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- F. **Historical Resources.** *Projects that may cause a substantial adverse change in the significance of an historical resource.*

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, or the Los Angeles Historic-Cultural Monuments Register. 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.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15303 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.