

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
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LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION^[KB1]

(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-2025-5265-CDO / Community Design Overlay Director Determination

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-5266-CE

PROJECT TITLE

3341 East Merced Street

COUNCIL DISTRICT

CD 1 – Hernandez

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

3341 East Merced Street

☐ Map attached.

PROJECT DESCRIPTION:

The proposed project is for the remodel and total addition of 672 square feet, including 305 square feet of addition to the ground floor and a 367 square foot new second story to an existing one (1) story, 1,125 square foot single-family dwelling on an approximately 5,600.60 square foot lot, located in the R1-1-CDO Zone. The proposed project also includes the construction of a new 28 square [VS2]foot attached trellis [AW3] [NS4] located in the rear. No trees are proposed for removal as part of this project.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

David Dittell and Sophia Benoit

CONTACT PERSON (If different from Applicant/Owner above)

Dream Design Build, Isabel Giraldo

(AREA CODE) TELEPHONE NUMBER

(909)480-8648

| 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 33)CEQA Guideline Section(s) / Class(es) CEQA Guidelines Section 15301 / Class 1 and 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 project is exempt because it involves the development of [additions to existing structures/up to three single family homes or 6 multi-family units]. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within hillside area or within the Santa Monica Mountains Zone.[5] as analyzed in ZIMAS on October 21, 2025, the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site[KB6]. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with single-family dwellings, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Northeast Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of Community Design Overlay Director Determination. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is not located in the Very High Fire Hazard Severity Zone.[7] (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

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

Andrea Magaña Withers *Andrea Magana Withers*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Community Design Overlay Director Determination

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-5266-CE

The Department of City Planning (DCP) determined that the City of Los Angeles Guidelines for the implementation of 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 structures*), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. This project is located at 3341 East Merced Street.

Project Description

The proposed project is for the remodel and total addition of 672 square feet, including 305 square feet of addition to the ground floor and a 367 square foot new second story to an existing one (1)-story, 1,125 square foot single-family dwelling on an approximately 5,600.60 square foot lot, located in the R1-1-CDO Zone. The proposed project also includes the construction of a new 28 square foot attached trellis located in the rear. 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 R1-1-CDO and has a General Plan Land Use Designation of Low 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 0.13 acres (5,600.60 square feet). Lots adjacent to the subject site are developed with single-family dwellings. 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 owner and dated September 15, 2025, there are no Protected Trees/Shrubs on-site or within the adjacent public right-of-way. The property does contain an existing street tree within the adjacent public right-of-way. No Protected Trees/Shrubs on-site or within the adjacent right-of-way are proposed for removed as part of the project. 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 2.30 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 in an area zoned and designated for such development. All adjacent lots are developed with low residential uses, and the subject site is of a similar size and slope to nearby properties.

The project proposes a maximum floor area of 2,457 square feet (including accessory structures) on a site that is permitted to have a maximum floor area of approximately 2,520.27 square feet per the floor area ratio allowed in the R1 zone. A two (2)-story dwelling is not unusual for the vicinity of the subject site and is similar in scope to other existing single-family dwellings 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 35 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 not found to be a potential historic resource based on the City’s HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. 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.