

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-2025-3091-SPPC-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-3092-CE

PROJECT TITLE

4615 West Lexington Avenue

COUNCIL DISTRICT

13 – Soto-Martinez

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

☐ Map attached.

4615 West Lexington Avenue

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

A change of use from a 2,214 square-foot single-family dwelling to 1,977 square-foot duplex comprised of one 1,118 square-foot dwelling unit and one 859 square-foot dwelling unit; and the construction, use, and maintenance of one (1) one attached Accessory Dwelling Unit (ADU) and two (2), detached ADU's (under separate review). The proposed project proposes zero grading. No protected trees or shrubs are present on the project site.

NAME OF APPLICANT / OWNER:

Martik Artounian, Space Studio (Applicant) / Bahram Madaen (Owner)

CONTACT PERSON (If different from Applicant/Owner above)

Martik Artounian, Space Studio (Representative)

(AREA CODE) TELEPHONE NUMBER

EXT.

(818) 862-1495

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

## STATE CEQA STATUTE &amp; 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) Section 15301 (Class 1)☐ 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

**Class 1** consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical.

The project is exempt because it involves a change of use from a single-family dwelling to duplex and the development of one (1) new attached ADU and two (2) new detached ADUs. 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 a hillside area and within the Santa Monica Mountains Zone, the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: The project is not proposing any grading and, therefore, no haul route is needed. 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. Most adjacent lots are developed with single-family and multifamily structures, 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 Hollywood Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC and the Vermont/Western SNAP. 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 and will comply with the specific requirements for landscaping and brush clearance. (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

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 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.<br>If different from the applicant, the identity of the person undertaking the project. |                                        |
| <b>CITY STAFF USE ONLY:</b>                                                                                                                                                                                                                     |                                        |
| CITY STAFF NAME AND SIGNATURE<br>Nashya Sadono-Jensen <i>Nashya Sadono-Jensen</i>                                                                                                                                                               | STAFF TITLE<br>City Planning Associate |
| ENTITLEMENTS APPROVED<br>Specific Plan Project Compliance                                                                                                                                                                                       |                                        |
| DISTRIBUTION: County Clerk, Agency Record <span style="color: red;">Rev. 9-17-2025</span>                                                                                                                                                       |                                        |