

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

ENV-2025-3598-SE / Haul Route / CF Nos. 26-0516 and 26-0516-S1 / BBSC Board File No. 250854

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2025-3598-SE (REV 1)

PROJECT TITLE

**3842-3852 West Roble Vista Drive**

COUNCIL DISTRICT

CD 4 – Raman

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

3842-3852 West Roble Vista Drive

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached

The proposed project includes the construction of four (4) new structures on a vacant site consisting of three (3) apartment buildings and two (2) detached ADUs on a 31,061 square-foot lot. In conjunction with the construction of four (4) new structures, the project requests approval of a haul route for the export of approximately 23,000 cubic yards of earth. Construction of the project will require grading consisting of approximately 20,500 cubic yards of cut, 100 cubic yards of fill and an export 20,450 cubic yards.

NAME OF APPLICANT / OWNER:

**Hallid "Holland" Ashrafnia, Vista Views LLC**

CONTACT PERSON (If different from Applicant/Owner above)

**Jason Grant**

(AREA CODE) TELEPHONE NUMBER

**(310) 488-4446**

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) 21080.66

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) \_\_\_\_\_

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 eligible for a statutory exemption as it meets the eligibility criteria. (a) Site is 20 acres or less. The project site is approximately 0.71 acres pre-dedications per ZIMAS (b) Site is previously developed with or 75 percent of the perimeter of the site adjoins parcels developed with urban uses. The subject site is currently vacant, however, the lots adjacent to the subject site are developed with urban uses. (c) Project is consistent with General Plan and Zoning. The project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. (d) Density is 15 dwelling units/acre or more. The project proposes 29 units on a lot that is approximately 0.71 acres. (e) Site is not located within a coastal zone, farmland, wetlands (as defined by the U.S. Fish and Wildlife Service), hazardous waste site listed pursuant to PRC 65962.5, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, conservation easement. The subject site is located in a Very High Fire Hazard Severity Zone; however, the project is subject to fire hazard mitigation measures pursuant to existing building standards of state fire mitigations measures applicable to the development. The site is located within an Alquist Priolo Fault Zone, however, the project is required to comply with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law. (f) Not demolishing designated Historic Resource. The vacant project site has not been identified as a historic resource by local or state agencies. (g) No portion of the project is for hotel, motel, other transient lodging.

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

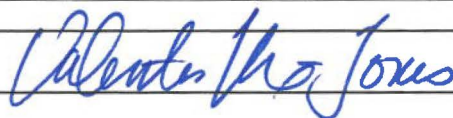
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Valentina Knox-Jones



STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Haul Route Only – Statutory Exemption

5/5/2026

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PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-3598-SE (Rev. 1)

On January 13, 2026, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Statutorily Exempt under California Public Resource Code Section 21080.66.

A project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as 65905.5(b) of the California Government Resource Code and meets the following eligibility criteria and procedural requirements:

### Eligibility Criteria

- a. Site is 20 acres or less.
- b. Site is previously developed or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.
- c. Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.
- d. Density is 15 dwelling units per acre (for City of Los Angeles) or more.
- e. Site is not located within a coastal zone, farmland, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, conservation easement.
- f. Not demolishing designated historic resource.
- g. No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

### Procedural Requirements

- a. Tribal Notification/Consultation
- b. Condition for Phase I Environmental Site Assessment (ESA) and if necessary, mitigation is necessary.
- c. Conditions added to housing within 500 feet of freeway.

## **Project Description**

The project consists of three contiguous lots with a total lot size of approximately 31,061 square-feet. The project is located on the easterly side of Roble Vista Drive with approximately 255 feet of street frontage. The subject property is zoned R2-1XL with a corresponding land use designation of Low Medium I Residential. The project is located within the Hollywood Community Plan area. The site is located within a Very High Fire Hazard Severity Zone, Special Grading Rea (BOE Basic Gird Map A-13372), 300-Foot Habitat Buffer, Wildland Urban Interface (WUI), and Alquist-Priolo Fault Zone. The site is currently vacant.

The proposed project includes the construction of retaining walls and four (4) new structures on a vacant site consisting of three (3) apartment buildings and two (2) detached ADUs on a 31,061 square-foot lot. Building 1 is a 12-unit, four-story building with subterranean parking consisting of 19,802 square-feet of floor area. Building 2 is a 9-unit, four-story building consisting of 11,603 square-feet of floor area. Building 3 is a 6-unit, three-story building consisting of 5,565 square-feet of floor area. Building 4 is a 2-unit (ADU), two-story building consisting of 2,306 square-feet of floor area. In total, 29 units are proposed (27 units and 2 ADUs) and a total floor area of 39,276 square-feet is proposed. Three (3) of the 29 units will be reserved for Very Low-Income Households. The project proposes 46 parking spaces and 5,889 square-feet of open space. There are 25 existing trees on-site which may be removed for construction of the project, none of which are protected tree species.

In conjunction with the construction of four (4) new structures on a vacant lot, the project requests approval of a haul route for the export of approximately 23,000 cubic yards of earth. Construction of the project will require grading (BHO exempt and non-exempt) consisting of approximately 20,500 cubic yards of cut, 100 cubic yards of fill, and an export of 20,450 cubic yards. The project is requesting the approval of a haul route for the export of approximately 23,000 cubic yards of earth to account for soil expansion during export.

As a qualifying Housing Development Project as defined in Section 65905.5(b) of the California Government Resource Code, the project qualifies for the Statutory CEQA Exemption pursuant to California Public Resource Code Section 21080.66 as described below:

### **SITE AND ENVIRONMENTAL CRITERIA**

*(a) Site is 20 acres or less.*

The project site is approximately 0.71 acres pre-dedications per the Zone Information & Map Access System (ZIMAS).

*(b) Site is previously developed with or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.*

The site is currently vacant. Lots adjacent to the subject site are developed with the following urban uses: single-family dwelling, multi-family dwellings, and a religious institution.

- (c) Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.*

The site is located in the Hollywood Community Plan and has a General Plan Land Use Designation of Low Medium I Residential. The site is zoned R2-1XI, however, the project was vested under SB330 per its former zoning designation. The project is therefore, zoned RD1.5-1XL consistent with the corresponding land use designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. Therefore, the project is consistent with the General Plan, and complies with the local zoning.

- (d) Density is 15 dwelling units/acre (for City of Los Angeles) or more.*

The Project proposes 29 units and the site is approximately 0.71 acres, less than one acre. The proposed density is therefore greater than 15 dwelling units per acre.

- (e) Not located within a Coastal Zone, farmland, wetlands (defined by USFW), VHFHSZ unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5 or DTSC pursuant to H&S Code 25356 – unless site has been cleared for residential use, earthquake fault zone, special flood hazard area, regulatory floodway, habitat conservation plan, habitat for protected special status species, conservation easement.*

The project is not located within a Coastal Zone, farmland, wetlands (as defined by USFW), hazardous waste site as listed pursuant to PRC 65962.5, special flood plain, floodway, habitat conservation plan or conservation easement. The subject site is located in a Very High Fire Hazard Severity Zone, however, the project is subject to fire hazard mitigation measures pursuant to existing building standards of state fire mitigations measures applicable to the development. The City has adopted the regulations in Section 4290 of the Public Resources Code, Section 4291 of the Public Resources Code, and Chapter 7A of the California Building Code.

The project is also located within the Alquist-Priolo Fault Zone, however, the project is required to comply with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code) and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2. Furthermore, the applicant submitted a Geology and Soils Report Approval Letter

from the LADBS and the accompanying Geological and Soils Engineering Report prepared by Irvine Geotechnical, Inc. The Geological and Soils Engineering Report concludes the site is free of active fault traces. Per the report provided, the ground rupture hazard at the site was determined to be low.

Lastly, as provided in the Biologist's Statement of Habitat form dated September 16, 2025, the property does not contain Habitat for protected species per GCS 65913.4(a)(6)(J).

- (f) Not demolishing designated historic resource (designated before preliminary application).*

The vacant 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. Consequently, the project will not result in the demolition of a designated historic resource.

Immediately south of the site is Cardinal Timothy Manning Housing of Prayer for Priests, which is identified in HistoricPlacesLA as a resource eligible for listing in the National register, California register, and local listing through SurveyLA. A small portion of the hardscape from this property extends onto the subject site, and would be retained in the rear yard of the project. However, this project does not require the demolition of any historic structures placed on a national, state, or local historic register before the date a preliminary application was submitted for the project.

- (g) No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).*

No portion of the Project shall be used for hotel, motel, or other transient lodging.

## **PROCEDURAL CRITERIA**

- (a) Tribal Notification/Consultation*

The City has met the tribal notification and consultation requirement per AB130 as evidenced in the case file. The City provided formal notification via certified mail and email on October 23, 2025, to each of the California Native American Tribes traditionally and culturally affiliated with the project area as an invitation to consult on the proposed project on the project's potential effects on tribal cultural resources. On November 4, 2025, the Gabrieleño Band of Mission Indians – Kizh Nation ('Tribe') acknowledged receipt of the City's letter and included an

attachment requesting consultation. On January 13, 2026, the City responded to the Tribe's request for consultation and requested the Tribe's recommendation. On January 20, 2026, the Tribe provided recommended conditions of approval. On January 22, 2026, the City accepted the Tribe's recommended conditions of approval without any revisions. As required per Public Resources Code Section 21080.66.(b)(4)(a), those agreements reached during the consultation were incorporated into the project's binding Conditions of Approval, as well as the other binding Conditions of Approval required in PRC 21080.66.(b)(4)(B) and 21080.66.(c)(1)(A). As such, the City has complied with the tribal and consultation requirements of AB130.

- (b) As a condition of approval, the applicant will be required to submit a Phase 1 Environmental Site Assessment (ESA) to identify any potential exposures to hazardous conditions. If necessary, mitigated to current federal and state standards.*

As part of City Planning written approval, the project will be conditioned to provide a Phase 1 Environmental Site Assessment (ESA) prior to any building permit issuance. If any hazardous conditions are found, proper mitigation to current federal and state standards will be required.

- (c) Freeway – Additional Conditions of Approval for Projects within 500 feet of a Freeway.*

The subject site is not within 500 feet of a freeway and therefore, this condition does not apply.