

PROJECT DESCRIPTION

The proposed project is the subdivision of one approximately 11,391.2 square foot lot into two parcels. As shown on the map stamp-dated June 9, 2025, Parcel A is proposed at 5,746.39 square feet, and Parcel B is proposed at 5,277.75 square feet. The project site consists of approximately 11,391.2 square feet of land and is developed with an existing single-family residence and carport to remain and be remodeled, as well as an existing shed and pool to be removed. City records, including Certificate(s) of Occupancy Nos. LA26319-59, 04VN54762, and VN15679-80, confirm that the overall property is currently developed with an existing single-family dwelling, garage, and pool. The applicant also submitted an issued Application for Building Permit and Certificate of Occupancy No. 24014-20000-03572 for the remodel of the existing single-family dwelling and the addition of an Accessory Dwelling Unit (ADU); however, the Certificate of Occupancy has not yet been issued, and no corresponding plans were included with the subdivision application. The applicant is required to obtain all necessary permits from the Los Angeles Department of Building and Safety (LADBS) for the demolition of any existing structures. Pursuant to the No Net Loss Declaration signed by the applicant on February 14, 2025, no existing single-family dwelling may be demolished without the provision of a replacement dwelling unit. No architectural plans reviewed and stamped by LADBS were included with this application, and no construction is proposed or approved through this action. Any future construction shall comply with all applicable zoning regulations and will require review and approval by LADBS.

According to the Tree Disclosure Statement submitted by the applicant and signed on March 5, 2025, there are no protected trees or shrubs on the subject site as listed in Ordinance No. 186,873. The disclosure does indicate the presence of street trees on the site; however, no trees have been removed within the past two years, and no tree removals are proposed as part of this application. Prior to the issuance of any demolition or grading permit, the applicant shall submit an updated Urban Forestry Referral Form No. CP-4087 and Tree Report that has been reviewed and signed by the Urban Forestry Division. As conditioned herein, the proposed project will be required to replace any protected native trees or shrubs removed at a 4:1 ratio and protected street trees at a 2:1 ratio as approved by the Board of Public Works and Urban Forestry Division. Furthermore, all significant, non-protected trees will be required to be replaced at a 1:1 ratio with 24-inch boxes, as conditioned herein.

NOTICE OF EXEMPTION

The City of Los Angeles determined based on the whole of the administrative record, that the proposed parcel map is exempt from CEQA pursuant to CEQA Guidelines Section 15315, Class 15. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed project involves the residential subdivision division of one flat site into two parcels. As proposed, the residential use conforms with the Reseda – West Van Nuys General Plan. The project will be further reviewed by LADBS Plan Check for conformance with the R1-1 Zoning setbacks and height. No construction is proposed within the 25 foot building line along Saticoy Street (Ordinance No. 98,019). Further, the parcel was not involved in a division of a larger parcel within the previous 2 years.

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.*

Not applicable as this project relies upon a Class 15 Categorical Exemption as discussed above.

- B. **Cumulative Impacts.** *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.*

Based on a review of databases including the City of Los Angeles Department of City Planning ZIMAS for nearby case approval ([ZIMAS](#)), the Los Angeles Department of Building and Safety (LADBS) for recently issued permits, and Navigate LA for other entitlements requested on property in the surrounding area, there are not a significant number of similar active projects in the vicinity, and as such, the cumulative impact of successive projects of the same type in the same place, over time, would not be significant.

- C. **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 subject site is a level, rectangular shaped, corner lot consisting of 11,391.2 gross square feet of lot area. The subject site is located at the southeast corner of the intersection of Saticoy Street and Zelzah Avenue, within the Reseda – West Van Nuys Community Plan area. The subject site is zoned R1-1 and is designated for Low Residential land use by the Community Plan. The Low Residential land use designation corresponds to the RE9, RS, R1, RU, RD6, and RD5 Zones; therefore, the zoning is consistent with the land use designation. Pursuant to LAMC Section 12.08, the R1-1 Zone (“R1” One-Family Zone) would permit a maximum of two lots with a maximum of two single-family dwelling units (5,000 square foot minimum lot area required).

Pursuant to Chapter 1, Section 17.51 and Chapter 1A, LAMC Section 13B.7.5, the applicant is requesting approval of a preliminary parcel map, AA-2025-1494-PM-HCA, for the subdivision of one lot into two lots. As shown on the map stamp-dated June 9, 2025, Parcel A is proposed at 5,746.39 square feet, and Parcel B is proposed at 5,277.75 square feet. The project site consists of approximately 11,391.2 square feet of land and is developed with an existing single-family residence and carport to remain and be remodeled, as well as an existing shed and pool to be removed. City records, including Certificate(s) of Occupancy Nos. LA26319-59, 04VN54762, and VN15679-80, confirm that the overall property is currently developed with an existing single-family dwelling, garage,

and pool. The applicant also submitted an issued Application for Building Permit and Certificate of Occupancy No. 24014-20000-03572 for the remodel of the existing single-family dwelling and the addition of an Accessory Dwelling Unit (ADU); however, the Certificate of Occupancy has not yet been issued, and no corresponding plans were included with the subdivision application. The applicant is required to obtain all necessary permits from the Los Angeles Department of Building and Safety (LADBS) for the demolition of any existing structures. Pursuant to the No Net Loss Declaration signed by the applicant on February 14, 2025, no existing single-family dwelling may be demolished without the provision of a replacement dwelling unit. No architectural plans reviewed and stamped by LADBS were included with this application, and no construction is proposed or approved through this action. Any future construction shall comply with all applicable zoning regulations and will require review and approval by LADBS.

According to the Tree Disclosure Statement submitted by the applicant and signed on March 5, 2025, there are no protected trees or shrubs on the subject site as listed in Ordinance No. 186,873. The disclosure does indicate the presence of street trees on the site; however, no trees have been removed within the past two years, and no tree removals are proposed as part of this application. Prior to the issuance of any demolition or grading permit, the applicant shall submit an updated Urban Forestry Referral Form No. CP-4087 and Tree Report that has been reviewed and signed by the Urban Forestry Division. As conditioned herein, the proposed project will be required to replace any protected native trees or shrubs removed at a 4:1 ratio and protected street trees at a 2:1 ratio as approved by the Board of Public Works and Urban Forestry Division. Furthermore, all significant, non-protected trees will be required to be replaced at a 1:1 ratio with 24-inch boxes, as conditioned herein.

The applicant submitted an Owner's Declaration of No Habitat signed on November 18, 2025. According to the Owner's Declaration, there are no known water resources, protected trees and/or shrubs, or other sensitive resources on the project site. According to ZIMAS records, the subject site has no Biological Resource Potential and no Mountain Lion Potential. Further, the subject site is not located within the Santa Monica Mountains Zone, and has no Monarch Butterfly Potential. The site is not located within a 300-foot Habitat Buffer, and is not located within a County-Designated Significant Ecological Area (SEA) or Coastal Resource Area (CRA). The site is not located within a United States Fish and Wildlife Service (USFWS)-designated Critical Habitat Areas (CHAs). The subject site is not located within a Wildland Urban Interface (WUI) or a Criterion 1 Protected Area for Wildlife (PAWs).

As shown on ZIMAS, the project site is located within an Airport Hazard – Horizontal Surface Area due to its proximity to the Van Nuys Airport. However, the project site is located approximately 3 miles west of the airport, and it is not likely that R1 uses would pose any airport hazard. Additionally, any new construction will be reviewed for airport hazards by LADBS Plan Check if necessary. The project site is located within the 9.16 km (5.7 miles) from the Northridge Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal

flooding. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, there is no reasonable possibility that the project will have a significant effect due to unusual circumstances.

- D. **State Scenic Highway.** *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 ([California State Scenic Highways | Caltrans](#)), the subject site is not located along a State Scenic Highway, and there are no designated State Scenic Highways located near the project site. 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.** *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. Further, the project site is not identified on the California GeoTracker database (<https://geotracker.waterboards.ca.gov/>) which is the State Water Board data management system for sites that impact or have the potential to impact water quality with emphasis on groundwater. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

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

The project site has not been identified as an 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, and/or any local register according to the City's HistoricPlacesLA website.

Therefore, the project will not cause a substantial adverse change in the significance of a historical resource.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15315, Class 15 and none of the applicable exceptions to the use of the exemption under Section 15300.2 apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.