

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<br>AA-2025-1494-PM-HCA | SCH NUMBER |
|-----------------------------------------------------------------------|------------|

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|------------------------------------------------------------------------------|---------------------------------|
| LEAD CITY AGENCY<br><b>City of Los Angeles (Department of City Planning)</b> | CASE NUMBER<br>ENV-2025-1495-CE |
|------------------------------------------------------------------------------|---------------------------------|

|                                      |                               |
|--------------------------------------|-------------------------------|
| PROJECT TITLE<br>AA-2025-1494-PM-HCA | COUNCIL DISTRICT<br>4 - Raman |
|--------------------------------------|-------------------------------|

|                                                                                                                     |                                        |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)<br><b>17850-17852 ½ West Saticoy Street</b> | <input type="checkbox"/> Map attached. |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------|

PROJECT DESCRIPTION: The proposed project is the subdivision of one approximately 11,391.2 square foot lot into two parcels. As shown on parcel map AA-2025-1494-PM-HCA 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 is currently 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.

NAME OF APPLICANT / OWNER:

**Haig Shirinian (Under the Sun Properties B, LLC)**

|                                                                                                                |                                                       |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| CONTACT PERSON (If different from Applicant/Owner above)<br><b>Henry Harutunyan (Integrity Property Group)</b> | (AREA CODE) TELEPHONE NUMBER   EXT.<br>(661) 554-4662 |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|

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

## STATE CEQA STATUTE &amp; GUIDELINES

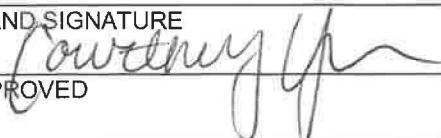
- ☐ STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_
- ☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) Section 15315, Class 15
- ☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
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JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

- ☒ 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<br>Courtney Yellen  | STAFF TITLE<br>Planning Assistant |
| ENTITLEMENTS APPROVED<br>Parcel Map                                                                                                  |                                   |

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2025