

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

AA-2024-7947-PM-CC / Preliminary Parcel Map

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-7948-CE

PROJECT TITLE

1321-1323 North Edgecliffe Drive

COUNCIL DISTRICT

CD 13 – Soto-Martinez

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

1321-1323 North Edgecliffe Drive, Los Angeles, CA 90026

Map attached.

PROJECT DESCRIPTION:

The project site consists of one (1) rectangular shaped lot comprised of approximately 7,352 square feet of net lot area. The site is currently improved with a duplex with two attached two (2) car garages. The project proposes to convert the existing duplex into two (2) residential condominiums. No new construction is proposed, all existing structures to remain, and all units are occupied. The project proposes no tree removal, and all trees will remain in place.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Arman J., Sonia Shakoori, Kent Leslie, and Bianca Lavelle

CONTACT PERSON (If different from Applicant/Owner above)

Sami Kohanim, Entitle and Permits

(AREA CODE) TELEPHONE NUMBER

(310) 488-1369

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

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 no new construction is proposed, and all the existing structures will remain. The project proposes to convert the existing duplex into two (2) residential condominiums. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) 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. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place, as analyzed in the JUSTIFICATION FOR PROJECT EXEMPTION REPORT (dated January 27, 2026). (b) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Surrounding properties are developed with single-family and multi-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 Silver Lake - Echo Park - Elysian Valley 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 a Preliminary Parcel Map. 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 subject site is also not located in the Very High Fire Hazard Severity Zone. (c) 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. (d) Hazardous Waste Sites: The subject site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (e) Historical Resources: The subject site has not been identified as a historic resource by local or state agencies, and the Project Site has not been determined 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. 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

Alexxa Solomon

Alexxa Solomon

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Preliminary Parcel Map

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



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-7948-CE

January 27, 2026

The Department of City Planning has determined that, based on the whole of the administrative record, that the project located at 1321-1323 North Edgecliffe Drive with associated case file ENV-2024-7948-CE is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1 (Existing Facilities) and that there is no substantial evidence demonstrating that an Exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Project Description

The project site consists of one (1) rectangular shaped lot comprised of approximately 7,352 square feet of net lot area. The site is currently improved with a duplex with two attached two (2) car garages. The project proposes to convert the existing duplex into two (2) residential condominiums. No new construction is proposed, all existing structures to remain, and all units are occupied. There are zero protected trees on the site and two (2) street trees per the map stamp-dated December 22, 2025, and as identified in the Tree Disclosure Statement by Arman J., Sonia Shakoori, Kent Leslie, and Bianca Lavelle on December 8, 2025. The project proposes no tree removal, and all trees will remain in place. Since the project is maintaining an existing building and no physical changes are proposed, this project qualifies for the Class 1 (Existing Facilities) Categorical Exemption.

The project site is located within the Silver Lake - Echo Park - Elysian Valley Community Plan, which designates the site with a Low Medium I Residential land use designation. The land use designation lists the R2, RD3, RD4, RZ3, RZ4, RU, and RW1 Zone as the corresponding zones. The Project Site is zoned R2-1VL, which is consistent with the land use designation. The project site has approximately 7,352 square feet of net lot area per map stamp-dated December 22, 2025, which would permit a maximum of two (2) dwelling units. 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.

The site is located in a Hillside and BOE Special Grading Area, outside of a flood zone, and approximately 0.57 kilometers from the nearest fault (Upper Elysian Park). The site is not located on a Watercourse, Methane Hazard Site, or High Wind Velocity Area. The site is also not located within the Very High Fire Hazard Severity Zone, Santa Monica Mountains Zone, Coastal Zone, Alquist-Priolo Fault Zone, or an area of Airport Hazard. There are no known oil wells on site. The site is not located within a Liquefaction zone, Landslide area, Preliminary Fault Rupture Study Area, or Tsunami Hazard Area. The site is located within a Transit Priority Area (ZI-2452).

CEQA Determination – Class 1 Categorical Exemption Applies

15301. Existing Facilities.

Class 1 CEQA Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing or public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

The project involves the conversion of an existing duplex into two (2) residential condominiums, each with an attached two (2) car garage, without expanding the existing use. No new construction, demolition, or tree removal is proposed, and all existing structures and trees will remain. Since no physical changes are proposed, the project qualifies for a Class 1 Categorical Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject to any of the five (5) exceptions that would prohibit the use of a Class 1 categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The five (5) exceptions to this Exemption are: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The proposed project is a subdivision of an existing development into two (2) new residential condominiums. The project involves the conversion of an existing duplex into two (2) residential condominiums, each with an attached two (2) car garage. The subdivision of land does not involve expansion of the existing use. No new construction, demolition, or tree removal is proposed, and all existing structures and trees will remain. Although there is succession of known project of the same type and in the same place as the subject project, the proposed project is not expected to result in any impacts.

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. The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. Therefore, no foreseeable cumulative impacts are expected, and this exception does not apply.

Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project site consists of one (1) rectangular shaped lot comprised of approximately 7,352 square feet of net lot area. The site is currently improved with a duplex with two attached two (2) car garages. The project proposes to convert the existing duplex into two (2) residential condominiums. No new construction is proposed, all existing structures to remain, and all units are occupied.

The project will not have a significant effect on the environment due to unusual circumstances. Surrounding properties are developed with single-family and multi-family dwellings, and the subject site is of similar size and slope to nearby properties. The abutting property to the north is zoned R2-1VL and is developed with multi-family dwellings. The property to the east across Edgecliffe Drive is zoned R2-1VL and is developed with single-family dwellings. The abutting property to the south is zoned R2-1VL and is developed with single-family dwellings. The property to the west is zoned R2-1VL and is developed with multi-family dwellings.

The project site is located in a typical urbanized area of the Silver Lake - Echo Park - Elysian Valley 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 a Preliminary Parcel Map. The project is not unusual for the vicinity of the site and is similar in scope to other existing residential uses in the area. The subject site is also not located in the Very High Fire Hazard Severity Zone.

Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. Thus, this exception does not apply.

Scenic Highways. *A categorical exemption shall not be used for a project which may result in 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.*

The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. 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, located approximately 25 miles to the west of the site. Therefore, the project will not result in damage to any 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, and this exception does not apply.

Hazardous Waste. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

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 subject site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites.

Historic Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The subject site has not been identified as a historic resource by local or state agencies, and the project site has not been determined 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.

The proposed project only involves the subdivision of the new buildings constructed in 2023 and does not involve any demolition or new construction. The project will not cause a substantial adverse change in the significance of a historical resource. Therefore, this exception does not apply.