

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

ZA-2023-3633-ZAD-DRB-SPP-MSP

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-3634-CE

PROJECT TITLE

2461 Briarcrest Rd

COUNCIL DISTRICT

CD 5

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

2461 NORTH BRIARCREST ROAD

Map attached.

PROJECT DESCRIPTION:

Remodel and addition to an existing 5,358 sf SFD; new addition of 1,152 sf second floor, 780 sf garage, 65 sf to the first floor, and new paved driveway.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Aaron Siliuzio

CONTACT PERSON (If different from Applicant/Owner above)

Todd Spiegel

(AREA CODE) TELEPHONE NUMBER

818-515-9253

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 it involves the development of [up to three single family homes or 6 multi-family units]. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: Although the project is located within a hillside area and within the Santa Monica Mountains Zone, as analyzed in the 2461 Briarcrest Road Justification the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) 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. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with single-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 Bel Air – Beverly Crest 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 the Specific Plan Project Permit Compliance. 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 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 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 Jude Hernandez <i>Jordann F.D. Turner</i> For J.H.	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED
Project Permit Compliance and Conditional Use Permit

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

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2023-3634-CE

2461 N. Briarcrest Road

JUSTIFICATION FOR PROJECT EXEMPTION:

The City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301, Class 1(e), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

Project Description:

The Project located at 2461 N. Briarcrest Road will be analyzed for the purpose of the California Environmental Quality Act (CEQA) review for an addition to an existing single-family dwelling. The Project is in compliance with the Baseline Hillside Ordinance and requires no further discretionary actions. The project is proposing to remove (0) non-protected trees, which would otherwise be required to be replaced on a 1:1 basis. As an existing single-family dwelling, this Project qualifies for the Class 15301 Categorical Exemption.

The proposed project is the major remodel and addition to an existing two-story, 5,358 square-foot single-family dwelling with a 660 square-foot attached garage and covered balconies on a lot totaling approximately 28,193 square-feet. The proposed additions include a new 780 square-foot ground level garage, 65 square-feet to the first floor, and a 1,152 square-foot addition to the second floor. The project will also add a new 517 square-foot paved driveway to connect to the new garage. The proposed building addition will have a maximum height of 25 feet, and the total proposed Residential Floor Area (RFA) is 7,356 square-feet. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project is upslope and Visible from Mulholland Drive. The project is proposing zero cubic yards (CUYD) of cut, zero CUYD of fill, zero CUYD of import, and zero CUYD of export grading. The project does not propose the removal of any protected or significant tree.

CEQA DETERMINATION – CLASS 15301, CATEGORY 1 CATEGORICAL EXEMPTION APPLIES

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 features, involving negligible or no expansion of existing or former use. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is

whether the project involves negligible or no expansion of use.

- (e) *Additions to existing structures provided that the addition will not result in an increase of more than:*
- (1) *50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or*
 - (2) *10,000 square feet if:*
 - (A) *The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and*
 - (B) *The area in which the project is located is not environmentally sensitive.*
1. *50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.*

The proposed expansion of the single-family dwelling is within the limits and designs already existing within the immediate neighborhood and conforms with sub-section (1). As stated previously, the proposed expansion of the single-family dwelling is 1,228 square feet will not increase the floor area of the structure more than 50% or 2,500 square-feet, fulfilling requirements for section (e) sub-section (1).

CEQA SECTION 15300.2 EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions 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.*

Based on a review of the data reported on the Department of City Planning's ZIMAS and Department of Building Safety's NavigateLA for the subject property, the site is not located within a Coastal Zone, Farmland Area, Flood Area, Methane Hazard Site, High Wind Velocity Area, Oil Well Area, Liquefaction Area, or Preliminary Fault Rupture Study Area. The site is not abutting a designated parkland and/or Open Space area. The project site is located within the Hollywood Fault Zone.

The property is located within a landslide area, within the Hollywood fault zone, the BOE special grading area A-13372, and Very High Fire Hazards Severity zone. However specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of locations and will reduce any potential impacts to less than significant. RCMs require that design and construction of the building must conform to the California Building Code seismic standards, must comply with conditions contained within LADBS's Geology and Soils Report Approval Letter, must comply with LADBS Methane design requirements, must comply with Los Angeles Fire Department recommendations prior to building permit approval, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety. These RCM's have been historically proven to reduce any impacts from the specific environment the project is located. Thus, exception (a) does not apply.

- B. **Cumulative Impact.** *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.*

While it is anticipated that other properties in the vicinity might apply for building permits to construct additions or modify existing homes, it is unlikely that significant number of properties will be constructed at the same time. Therefore, it is unlikely that there would be cumulative impacts due to successive projects conducting construction activities. In addition, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to construction noise and transportation/traffic.

Numerous Los Angeles Municipal Code Sections provide requirements for construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. Finally, LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition hours as established by the Department of Building and Safety. Thus, exception (b) does not apply.

- C. **Significant Effect Due To 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 proposed project is located in an RE40-1-H zone and is designated for such development. Nearby lots to the north, south, east and to the west the properties are similarly zoned and developed with one single family dwellings ranging from 1,937 square feet to 9,578 square feet per lot approximately. Properties are not abutting designated parkland and/or Open Space, they have similar geological conditions, and are located on similar hillside streets. Thus, the exception (c) does not apply.

- D. **Scenic Highways.** *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 (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/), subject site is not located along a State Scenic Highway. 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 Sites.** *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. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

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

The 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, or the Los Angeles Historic-Cultural Monuments Register. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15301 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

