

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-2024-4975-CU1-HCA

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2024-4976-CE

PROJECT TITLE
9833 & 9837 Redmont Ave. 91402

COUNCIL DISTRICT
7

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
9833, 9837 N Redmont Ave. 91042

PROJECT DESCRIPTION: Additional page(s) attached.
Class 1 Conditional Use Permit and Specific Plan Project Compliance to legalize and approve existing Improvements to permit the construction, use and maintenance of a new 2-story SFD with attached basement garage, attached deck and attached ADU.

NAME OF APPLICANT / OWNER:
Narek Mkrtchyan

CONTACT PERSON (If different from Applicant/Owner above) (AREA CODE) TELEPHONE NUMBER | EXT.
Haykanush Ananyan 747-333-1920

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 3)
CEQA Guideline Section(s) / Class(es) 15301 Class 1 and 15303 Class 3.

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
Class 1 allows for additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area. The Class 3 exemption allows the construction of a limited number of new small, structures including one single-family residence in a residential zone. The project meets the class 1 and 3 exemption because of the small nature of improvements to permit the construction, use and maintenance of 1,780 square foot of additions to an existing 454 square foot single single-family dwelling within the San Gabriel / Verdugo Mountains Scenic Preservation Specific Plan area, on a lot fronting a substandard limited hillside street without widening the roadway to a minimum of 20 feet adjacent to the property or from the driveway apron to the boundary of the hillside area. On an approximately 10,806 square-foot lot zoned RE11-1.
 None of the exceptions in Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 1 and Section 15301, Class 3 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 *Erick Marchena* STAFF TITLE
Erick Marchena Planning Assistant

ENTITLEMENTS APPROVED
Class 1 Conditional Use Permit and Specific Plan Project Compliance

DISTRIBUTION: County Clerk, Agency Record