

## **PROJECT DESCRIPTION**

The proposed project is the subdivision of one approximately 14,731 square foot lot into two parcels. As shown on the map stamp-dated April 8, 2025, Parcel A and Parcel B are proposed to front on Strathern Street, with each parcel containing approximately 7,192.5 square feet of lot area. Both Parcel A and Parcel B would maintain a frontage of 52 feet and 6 inches along Strathern Street. According to the SB 8 No Net Loss Form submitted by the applicant and dated November 7, 2024, the project will retain the existing housing unit and construct an additional single family dwelling, Accessory Dwelling Unit (ADU), and Junior ADU) which is inconsistent with their parcel map. 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.

The subject site is currently developed with a one-story single-family dwelling and an attached garage. According to the parcel map, stamped April 8, 2025, the portion of the existing single-family dwelling located on Parcel A will remain. The portion of the dwelling and attached garage that encroaches onto Parcel B is proposed for removal. As previously noted, no construction plans were submitted as part of this application and any future construction will be subject to review and approval by LADBS.

According to the Tree Disclosure Statement submitted by the applicant and signed on November 7, 2024, there are no protected trees or shrubs on the subject site as defined in Ordinance No. 186,873. Although the disclosure notes that trees were removed within the past two years, none were protected trees or shrubs. Additionally, no street trees are present within the adjacent public right-of-way. No removals of significant trees are proposed as part of this project or approved herein. Any removal of protected trees or shrubs, or any trees within the public right-of-way, will be subject to review and approval by the Board of Public Works and the Urban Forestry Division.

## **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 Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. The project will be further reviewed by LADBS Plan Check for conformance with the R1-1 Zoning setbacks and height. 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, interior lot consisting of 14,731 gross square feet of lot area (per ZIMAS records). The site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area, with a land use designation of Low Residential and is zoned (T)R1-1 with an underlying zone of RA-1. The Low Residential land use designation corresponds to the RE9, RS, R1, RU, RD6, and RD5 Zones, and therefore, the site's zoning is consistent with the land use designation. The subject site is located on the south side of Strathern Street at the T-intersection with Comanche Avenue and contains approximately 105 feet of street frontage.

Pursuant to LAMC Section 12.08.C.4, the R1 Zone requires a minimum lot area of 5,000 square feet and a minimum of 5,000 square feet per single-family dwelling unit. As such, the approximately 14,731 square foot lot would permit a maximum of two lots (prior to dedications and required improvements), with a maximum of two single-family dwelling units if dedications and improvements required under the T classification associated with the (T)R1 Zone have been made, the T classification on the R1 Zone has been removed, and the R1 Zone has been effectuated. The T classification was placed on the R1 Zone in conjunction with the Zone Change from RA-1 to (T)R1-1 under Ordinance No. 132,975, effective October 8, 1966. The applicant has not provided documentation in the case file demonstrating the removal of the T Condition. However, pursuant to LAMC Section 12.32 G.1, a property that was placed in the T Tentative classification prior to March 26, 1973 has the option to effectuate a zone change by recording a parcel/tract map or bonding improvements and paying all applicable fees. As such, recordation of the parcel map herein and/or bonding improvements and payment of all applicable fees will allow the removal of the T Tentative classification and will establish the R1-1 Zone on the site.

Pursuant to Chapter 1, Sections 17.51 and 17.53 and Chapter 1A, LAMC Section 13B.7.5, the applicant is requesting approval of a preliminary parcel map, AA-2024-7618-PM-HCA, for the subdivision of one lot into two lots. As shown on the map stamp-dated April 8, 2025, Parcel A and Parcel B are proposed to front on Strathern Street, with each parcel containing approximately 7,192.5 square feet of lot area. Both Parcel A and Parcel B would maintain a frontage of 52 feet and 6 inches along Strathern Street. According to the SB 8 No Net Loss Form submitted by the applicant and dated November 7, 2024, the project will retain the existing housing unit and construct an additional single-family dwelling, Accessory Dwelling Unit (ADU), and Junior ADU which is inconsistent with their parcel map. 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.

The subject site is currently developed with a one-story single-family dwelling and an attached garage. According to the parcel map, stamped April 8, 2025, the portion of the existing single-family dwelling located on Parcel A will remain. The portion of the dwelling and attached garage that encroaches onto Parcel B is proposed for removal. As previously noted, no construction plans were submitted as part of this application and any future construction will be subject to review and approval by LADBS.

According to the Tree Disclosure Statement submitted by the applicant and signed on November 7, 2024, there are no protected trees or shrubs on the subject site as defined in Ordinance No. 186,873. Although the disclosure notes that trees were removed within the past two years, none were protected trees or shrubs. Additionally, no street trees are present within the adjacent public right-of-way. No removals of significant trees are proposed as part of this project or approved herein. Any removal of protected trees or shrubs, or any trees within the public right-of-way, will be subject to review and approval by the Board of Public Works and the Urban Forestry Division.

The applicant submitted an Owner's Declaration of No Habitat signed on November 7, 2024. 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).

The project site is located within an area designated under AB 2097 – Within a Half Mile of a Major Transit Stop. As such, automobile parking cannot be required. The project site is located within an Urban Agricultural Incentive Zone, but no agricultural uses are proposed herein. The project site is located within a Liquefaction area and will be reviewed for soil stability prior to any new construction by LADBS Plan Check.

The project site is located approximately 9.7 km (6 miles) from the nearest fault (Santa Susana Fault). The project site is not located within an Alquist-Priolo Fault Zone or an

area of Landslide, Preliminary Fault Rupture Study, or Tsunami Hazard. The project site is not located within a Coastal Zone and has no Coastal Bluff or Canyon Bluff potential. The site is not located on Farmland and is also not located in a Very High Fire Hazard Severity Zone, Flood Zone, Methane Hazard Site, High Wind Velocity Area, BOE Special Grading Area, or Sea Level Rise Area. There are no known oils wells on or adjacent to the site.

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.