

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-2022-3836-ZAD / Zoning Administrator's Determination

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2022-3837-CE
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PROJECT TITLE Falcon Lair	COUNCIL DISTRICT 5 – Young Yaroslavsky
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 1436 North Bella Drive (10101 West Cielo Drive), Los Angeles, CA 90210	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The project consists of the demolition of an existing single-family dwelling and the construction, use, and maintenance of a new 16,518 square-foot single family dwelling and 727 square-foot attached Accessory Dwelling Unit (ADU), for a total of 17,245 square feet on a property that contains 168,141.6 square feet (3.86 acres) in the RE40-1-H-HCR Zone. The applicant requests a Zoning Administrator's Determination to allow the construction, use, and maintenance of a new single-family dwelling and ADU on a lot fronting on a Substandard Hillside Limited Street (Bella Drive) that does not have vehicular access to a street with a minimum 20 foot-wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area. The applicant also requests a haul route for the export of 11,126 cubic yards of earth material.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
Falcon Lair Holdings, LLC

CONTACT PERSON (If different from Applicant/Owner above) Isaac Lemus, Crest Real Estate	(AREA CODE) TELEPHONE NUMBER (213) 999-7120	EXT.
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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) Section 15303 (Class 3), Section 15332 (Class 32)

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 a single-family dwelling. 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 Biological Resources Report dated June 2024, 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. Most 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 Zoning Administrator's Determination. 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	STAFF TITLE
Jonathan Hagar <i>Jonathan M Hagar</i>	Planning Assistant
ENTITLEMENTS APPROVED	
Zoning Administrator's Determination	

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

**DEPARTMENT OF
CITY PLANNING**
COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-3837-CE

On October 2, 2025, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3, and Section 15332, Class 32.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The project is for the construction, use, and maintenance of a 17,245 square-foot single family dwelling and export of 11,126 cubic yards of earth material. As a single-family dwelling, and a project which is characterized as in-fill development, the project qualifies for the Class 3 and Class 32 Categorical Exemption(s).

The site is zoned RE40-1-H-HCR and has a General Plan Land Use Designation of Minimum Residential. As shown in the case file, the project is consistent with the applicable Bel Air – Beverly Crest Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 3.85 acres. Lots adjacent to the subject site are developed with the following urban uses: residential. 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. There are 17 protected trees on the site, consisting of thirteen coast live oak, three Southern California black walnut, and one toyon, as identified in the Biological Resources Report prepared by South Environmental in October, 2022, and updated in June, 2024. One eucalyptus tree is proposed to be removed from

the subject site. The project application proposes to remove no protected trees on-site and no street trees.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Therefore, the project will not have any significant impacts to traffic or transportation. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a single-family dwelling will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15303 and 15332: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

While the subject site is located within a Hillside Area, a Hillside Construction Regulation District, a Very High Fire Hazard Severity Zone, a Special Grading Area, a Fault Zone, a Landslide Zone, and the Santa Monica Mountains Zone, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include RC-GEO-2 (Hillside Grading Area), which requires erosion control and drainage measures, and RC-GEO-3 (Landslide Area), which requires a geotechnical report to determine appropriate mitigation measures. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a single-family dwelling in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of approximately 0.1:1 on a site that is permitted to have a maximum FAR of 0.22:1. The size of the project is not unusual for the vicinity of the subject site, and is similar in scope to other existing dwellings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, 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. The project site is located in the Bel Air – Beverly Crest neighborhood and is not in close proximity to the Topanga Canyon State Scenic Highway. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, 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 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, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource.