COUNTY CLERK'S USE

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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-2024-5253-CU1-SPPC-DRB

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2024-5254-CE
PROJECT TITLE	COUNCIL DISTRICT
6325 West Rodgerton Drive	CD 4 – Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
6319-6325 West Rodgerton Drive

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The proposed project is for the conversion of a second story balcony into a 357 square-foot addition to a main bedroom and 125 square-foot balcony, on an existing 2,438 square-foot single-family dwelling with an attached garage and JADU on a 16,636 square-foot lot. The project proposes no grading and does not propose the removal of protected or non-protected trees.

NAME OF APPLICANT / OWNER:
Navid Ardakani

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Mihran Jaghlassian, MJ Studio	(818) 934-6012

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 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

The project is exempt because it involves the development of an addition to an existing 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, 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 dwelling, 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 Hollywood 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 relief from the required Continuous Paved Roadway and Adjacent Minimum Roadway. 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
Yasmin Diaz Yasmin Diaz	Planning Assistant

ENTITLEMENTS APPROVED
See Case No. ZA-2024-5253-CU1-SPPC-DRB

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-2024-5254-CE

The Department of City Planning determined that, based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15303 (Class 3), 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 proposed project is for the conversion of a second story balcony into a 357 square-foot addition to a main bedroom and 125 square-foot balcony, on an existing 2,438 square-foot single-family dwelling with an attached garage and JADU on a 16,636 square-foot lot. The project site is located at 6319-6327 West Rodgerton Drive within the Hollywood Community Plan and the Hollywoodland Specific Plan. The project proposes no change to the 28 foot and 8 inches height of the existing single-family dwelling. The subject site is an irregularly shaped lot accessed by Rodgerton Drive. Rodgerton Drive is a substandard hillside limited street with a roadway width of 15 feet and a right-of-way width of 26 feet. The project proposes the following approximate grading quantities: 0 cubic yards of cut, 0 cubic yards of fill, and 0 cubic yards of export in total. The project does not proposes the removal of protected or non-protected trees.

CEQA Determination – Class 3 Categorical Exemption Applies

A project qualifies for a Class 3 Categorical Exemption if it consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structure es from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (a) One-single family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. As the project is the conversion of a second story balcony into a main bedroom addition, it meets the qualifications of the Class 3 Categorical Exemption.

The Director of Planning determined that, based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15303 (Class 3 – small structures) and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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 six (6) exceptions that would prohibit the use of a categorical exemption as set forth in the State CEQA Guidelines Section 15300.2. The six (6) Exceptions which must be considered in order to find a project exempt are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

(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 impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of a hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The subject site is located within a Hillside Area, Very High Fire Hazard Severity Zone, Urban Agriculture Incentive Zone, Special Grading Area (BOE basic Grid Map A-13372), Landslide Area and a Fault Zone (Hollywood Fault); however, 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. Specifically, the following RCMs would apply:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and damage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing

capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:

- Ground stabilization
- Selection of appropriate foundation type and depths
- Selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures, The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. No grading is being proposed. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Due to its location within a Very High Severity Zone, the Project must also comply with the Brush Clearance Requirements of the Fire Code. Furthermore, the Project must comply with the Baseline Hillside Ordinance. Thus, in

conjunction with the above RCMs and compliance with other applicable regulations, the location of the Project will not result in a significant impact based on its location.

(b) 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 project site is located at 6325 West Rodgerton Drive within the Hollywood Community Plan and Hollywoodland Specific Plan. A significant impact may occur if the proposed project would result in impacts that are less than significant when viewed separately but significant when viewed together. The following are projects that were filed with the Department of City Planning in a 500-foot radius within the last 10 years:

PROJECTS WITHIN 500 FEET FROM THE SUBJECT SITE			
Address	Case Number(s)	Date Filed	Scope of Work
3217 North Ledgewood Drive	DIR-2025-2630-DRB-SPPC-HCA	May 7, 2025	New DRB-SPPC to request substantial changes to project previously approved under DIR-2016-1229-DRB-SPP
6271 West Rodgerton Drive	APCC-2018-3826-SPE-ZAD-DRB-SPP	June 28, 2018	Construction, use, and maintenance of a 3-story single-family dwelling with an attached four-car garage and a 10-foot retaining wall within the required front yard.
3225 North Ledgewood Drive	DIR-2016-4245-DRB-SPP	November 7, 2016	Construction, use, and maintenance of a new 2,400 square-foot two-story single-famiy dwelling with an attached two-car garage.
3217 North Ledgewood Drive	DIR-2016-1229-DRB-SPP	April 8, 2016	Construction, use, and maintenance of a new 3,082 square-foot single-family dwelling with an attached three-car garage.

Per the table above, there were four (4) projects filed or filed and approved with the Department of City Planning within a 500-foot radius. Of the four (4) cases listed in the table above, one (1) case, case no. DIR-2025-2630-DRB-SPPC-HCA was recently filed with the DCP and is in the review process (3217 North Ledgewood Drive) and is unknown when the determination letter will be issued for this project and unknown when construction of this project will commence. Furthermore, Case No. DIR-2025-2630-DRB-SPPC-HCA is related to Case No. DIR-2016-1229-DRB-SPP as the recent case filed is for the same proposed single-family dwelling. Regarding the project located at 6271 West Rodgerton Drive, despite the

project being filed in 2018, the case is still in the review process. It is unknown when the determination letter will be issued for this project and unknown when construction of this project will commence. Lastly, the project located at 3225 North Ledgewood Drive was approved on April 23, 2018, and permitted the construction, use, and maintenance of a new 2,399 square-feet single-family residence with an attached four-car garage. A building permit was issued on June 21, 2021, for the single-family dwelling and the certificate of occupancy is pending. As such, it is reasonable to assume that construction will not coincide at the same time as the subject site.

The construction timeline for the two projects under case review are unknown but 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 traffic

According to SCAQMD, individual constructions for projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in nonattainment. Interim thresholds were developed by DCP staff bases on the CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies. Construction-related daily emissions at the project site would not exceed SCAQMD's regional or localized significance thresholds. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project would also have a less-than significant impact with regard to localized emissions.

As noise is a localized phenomenon and decreases in magnitude as distance from the source increases, only projects and ambient growth in the nearby area could combine with the proposed project to result in cumulatively considerable noise impacts. Hence, the project is not likely to result in a significant cumulative impact due to the construction of the same type of development in the same place over time.

Therefore, in conjunction with Citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

(c) 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 proposed project is for the conversion of a second story balcony into a 357 square-foot addition to a main bedroom and 125 square-foot balcony, on an existing 2,438 square-foot single-family dwelling with an attached garage and JADU on a 16,636 square-foot lot. The project site is located at 6319-6327 West Rodgerton Drive within the Hollywood Community Plan and the Hollywoodland Specific Plan. The project proposes no change to the existing 28 foot and 8 inches height of the existing single-family dwelling. The subject site is an irregularly shaped lot accessed by Rodgerton Drive. Rodgerton Drive is a substandard hillside limited street with a roadway width of 15 feet and a right-of-way width of 26 feet. The surrounding neighborhood is comprised of lots that are uniquely shaped and range in size. The site is

zoned R1-1-HCR and designated as Low II Residential, as are all the surrounding and adjacent properties.

The subject site is in a Very High Fire Hazard Severity Zone (VHFHSZ). This does not support an unusual circumstance as the City has thousands of similar developments of the same size and scale in VHFHSZ. Additionally, the existing regulatory compliance measures will ensure there is no potential for an impact. Such areas are subject to existing emergency plans and regulations that govern development in fire hazards areas:

- Adopted emergency response plans and emergency evacuation plans applicable to the City of Los Angeles, include the City of Los Angeles Emergency Operations Plan and the Los Angeles County Operational Area Emergency Response Plan (OAERP). The OAERP defines responsibilities and provides guidance to agencies and jurisdictions within the County Operational Area on how to interface with the Operational Area Coordinator during emergencies and disasters. The City's Emergency Operations Plan and Annexes identify roles, responsibilities and required actions for various City departments, particularly LAFD and the LAPD. In addition to their emergency response plans, both the City and County also designate Disaster Routes, which are freeway, highway or arterial routes pre-identified for use during emergencies. Disaster routes are not the same as evacuation routes. The Evacuation Annex of the City's Emergency Operation Plan provides that "[p]rimary evacuation routes consist of the major interstates, highways, and primary arterials within the City and Los Angeles County." Disaster routes are used to bring emergency personnel, equipment, and supplies to impacted areas, while evacuation routes are used to move an affected population out of an impacted area. The closest County-designated primary (i.e. freeway) Disaster Route to the project site is the Hollywood Freeway (SR-170).

- Fire, Building, and Zoning Code. Properties in VHFHSZs must comply with the requirements of Fire Code Section 57.322, which requires brush clearance within 200 feet of any structure. LAFD performs microenvironment weather analysis to check for irregular weather patterns and changes, which alerts LAFD to conditions such as windy days combined with low humidity. LAFD uses a Burning Index to determine when to call a Red Flag Day. A Red Flag Day is when the potential for a fast-moving brush fire is extremely high, when wind speeds are 25 mph or more and the humidity is 15 percent or less. On those days, illegally parked cars in VHFHSZ areas may be towed if their presence would prevent roadway access needed by LAFD. LAFD also has a significant air response ready to deploy, including water-dropping helicopters, and the mission of LAFD Air Operations includes brush fire suppression. LAFD also has access to additional helicopters, fixed-wing aircraft, bulldozers, and fire engines through mutual aid agreements with the state, County, and other cities in the region. In addition to attacking wildfires from the sky, LAFD also has ground resources such as fire engines and trucks.

- Chapter 33 of the City's Fire Code provides requirements designed to reduce risk of fire ignition during construction. These include, but are not limited to, prohibition of smoking except in areas approved by the LAFD, refueling of equipment in appropriate

locations, preparation of a fire prevention program, and designation of fire watch personnel during occurrence of hazardous construction activities. The Fire Code (LAMC Section 57.4906.5.2) also requires the management of hazardous vegetation and fuel, as well as maintenance of defensible space in wildland-urban interface areas. The Fire Code also includes regulations that address building materials and construction methods for construction in VHFHSZs, that are intended to reduce exterior wildfire exposure.

According to the Tree Disclosure Statement dated November 1, 2024, there are no protected or street trees on site. Furthermore, there are no trees being proposed for removal. The applicant has also submitted an Owner's Declaration of Biological Resources dated October 28, 2024, which indicates that the project site does not contain any biological resources, and the project will not remove or possibly create a substantial effect on biological resources. As such, and as demonstrated in the submitted Owner's Declaration of Biological Resources and Tree Disclosure Statement, there are no unusual circumstances which may lead to a significant effect on the environment and this exception does not apply.

(d) 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 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 16.3 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.

(e) Hazardous Waste. *A categorical exemption shall not be used for a project located on a site which is included on any listed complied 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. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated.

(f) 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 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. 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.