

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 Parcel map for the subdivision of one parcel into 2 parcels SCH NUMBER

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning) CASE NUMBER
ENV-2025-1233-CE

PROJECT TITLE
7801 – 7809 N. Oso Avenue COUNCIL DISTRICT
3

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
7801 – 7809 N. Oso Avenue

PROJECT DESCRIPTION: Additional page(s) attached.
Subdivision of one parcel into two parcels

NAME OF APPLICANT / OWNER:
Edgar Takhmazyan

CONTACT PERSON (If different from Applicant/Owner above) (AREA CODE) TELEPHONE NUMBER | EXT.
Hoa "Sean" Nguyen, EZ Permits LLC 213-880-6289

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) Class 15
 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
See attached

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) 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 STAFF TITLE
Laura Frazin Steele *Laura Frazin Steele* City Planner
ENTITLEMENTS APPROVED
Parcel Map

DISTRIBUTION: County Clerk, Agency Record
Rev. 1-30-2025

ENV-2025-1233-CE
7801 – 7809 N. Oso Avenue.
JUSTIFICATION

Project Description

The applicant is proposing the subdivision of the existing 15,744 square foot lot into two parcels. As shown on the map stamp-dated March 14, 2025, Parcel A is proposed at 6,475 square feet, and Parcel B is proposed at 7,954 square feet. The project site is currently vacant.

According to the Tree Disclosure Statement prepared by a registered consulting arborist (Lisa Smith, The Tree Resource, Certification/License No. WE3782B) and signed by the applicant on January 31, 2025, there are no protected trees or shrubs on the project site. There are street trees in the adjacent public right-of-way. No trees or shrubs have been removed in the past 2 years. According to the Tree Report (prepared by Lisa Smith dated December 22, 2024), there is one Mexican fan palm tree located in the parkway perimeter along Oso Avenue that is a street tree. However, in consultation with the Urban Forestry Division, Planning recommends that this street tree be removed and replaced. There is also one non-protected significant Mexican fan palm tree along the eastern portion of the lot (on proposed Parcel A) that will also be retained in place.

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 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 approvals ([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 lot, consisting of 15,744 (gross) square feet of lot area as disclosed on the parcel map stamp-dated March 14, 2025, which is prepared by a licensed land surveyor. ZIMAS records disclose a lot area of 15,766.5 square feet. 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 corresponds with the RE9, RS, R1, RU, RD6, and RD5 Zones. The subject site is zoned R1-1, and the land use designation and the zoning are consistent. Pursuant to LAMC Section 12.08 C.4, which requires a 5,000 square foot lot area and 5,000 square feet per dwelling unit for the R1-1 Zone, the 15,744 square foot subject site could be subdivided into a maximum of three lots with one single-family dwelling unit on each lot, if sufficient lot area remains after dedications and improvements are made.

The subject site is currently vacant. On December 5, 2025, the Los Angeles Department of Building and Safety issued a demolition permit to demolish a 1,388 square foot single-family dwelling at the subject site under Permit No. 24019-20000-04695. As required by the City, the property owner submitted a signed and notarized (dated November 29, 2024) "Attachment to Application for Demolition Permit: Notice and Owner's Declaration Related to CEQA and Project Scope" certifying that the demolition is not to facilitate the construction or development of a larger project or if the demolition is part of a larger project there are no discretionary permits required for the project including discretionary map approvals. The decision-maker will determine replacement requirements for the single-family dwelling that was demolished.

According to the Tree Disclosure Statement prepared by a registered consulting arborist (Lisa Smith, The Tree Resource, Certification/License No. WE3782B) and signed by the applicant on January 31, 2025, there are no protected trees or shrubs on the project site. There are street trees in the adjacent public right-of-way. No trees or shrubs have been removed in the past 2 years. According to the Tree Report (prepared by Lisa Smith dated December 22, 2024), there is one Mexican fan palm tree located in the parkway perimeter along Oso Avenue that is a street tree. In consultation with the Urban Forestry Division, Planning recommends that this Mexican fan palm tree be removed and replaced. There is also one non-protected significant Mexican fan palm tree along the eastern portion of the lot (on proposed Parcel A) that will also be retained in place. However, the Department of City Planning Application Form No. CP13-7771.1 discloses that the project could involve the removal of a street tree. Any street tree removal will be reviewed by the Urban Forestry Division, Board of Public Works.

As disclosed on ZIMAS, the subject site is located in an Urban Agricultural Incentive Zone,

but no agricultural uses are proposed herein. The subject site is located in a Liquefaction Zone, but will be reviewed by LADBS Grading prior to any new construction.

As disclosed on ZIMAS, the site is not located within a BOE Special Grading Area or Hillside Area. The site has not been designated as historic on Historic PlacesLA and/or SurveyLA. The subject site is not located in an area of Airport Hazard, Coastal Zone, Coastal Bluff or Canyon Bluff Potential, Farmland, Very High Fire Hazard Severity Zone, High Wind Velocity Area, Sea Level Rise Area, or Flood Zone. The project site is not located on a Watercourse. The project site is not a Methane Hazard Site. There are no known oil wells on or adjacent to the subject site. As further disclosed on ZIMAS, the subject site is not in the Santa Monica Mountains Zone, and does not have potential for Biological Resources, Mountain Lions, or Monarch Butterflies. The subject site is not in a 300-foot Habitat Buffer, a County-Designated Significant Ecological Area or Coastal Resource Area, or a U.S. Department of Fish and Wildlife-designated Critical Habitat Area. The project site is not designated on ZIMAS as an area with Wildland Urban Interface or Criterion 1 Protected Area for Wildlife.

The subject site is approximately 10.1 km (6.3 mi) from the nearest fault (Santa Susana). The subject site is not located within an Alquist-Priolo Fault Zone or an area of Landslide, Preliminary Fault Rupture Study, or Tsunami Hazard.

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 and/or the single-family dwelling that was demolished have 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.