

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-2025-5405-ADJ / ADJUSTMENT

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2025-5408-CE
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PROJECT TITLE 1835 South Sherbourne Drive	COUNCIL DISTRICT CD 10 - Hutt
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 1835 South Sherbourne Drive	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: Major Remodel and Addition to an existing 1,285 square-foot single-story single-family dwelling, for which Certificate of Occupancy has not been issued. The proposed project will result in a two-story 2,074.35 square-foot single-family dwelling with a maximum Height of Mass measuring 23-feet 5-inches.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
Eldad Shemtov

CONTACT PERSON (If different from Applicant/Owner above) David S. Weintraub, David Weintraub Consulting	(AREA CODE) TELEPHONE NUMBER (818) 852-5250	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 15301 / Class 1 & 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 alteration of existing structures and in-fill development. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: This exception is not applicable as it only applies to Classes 3, 4, 5, 6, and 11. (b) Cumulative Impact: There are no concurrent approved or pending projects 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. All 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 West Adams – Baldwin Hills - Leimert Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC. 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 not located in the Very High Fire Hazard Severity Zone. (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 identified as a contributor to a historical resource. However, pursuant to CEQA Guidelines Section 15125, the physical baseline conditions are established at the time the environmental analysis is commenced, which the Lead Agency (the City) determined to be at the time of City Planning application filing. The subject addition and remodel were completed prior to the time of application filing. As such, 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

Esther Serrato



STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Adjustment

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