

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 3 parcels SCH NUMBER

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)** CASE NUMBER  
ENV-2025-2071-CE

PROJECT TITLE  
**18149 – 18153 W. Topham Street** COUNCIL DISTRICT  
3

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  Map attached.  
**18149 – 18153 W. Topham Street**

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

NAME OF APPLICANT / OWNER:  
**Avraham Moryossef, Shoshana V. Hason**

CONTACT PERSON (If different from Applicant/Owner above) (AREA CODE) TELEPHONE NUMBER | EXT.  
**Avraham Moryossef, Hic Builders Inc.** 818-850-5062

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

**ENV-2025-2071-CE**  
**18149 – 18153 W. Topham Street**  
**JUSTIFICATION**

**Project Description**

The proposed project is the subdivision of one approximately 21,758.1 square foot lot into three parcels. As disclosed on the parcel map stamp-dated April 23, 2025, Parcel A, fronting on Topham Street, is proposed at 6,786.4 square feet. Parcel B, a flag lot located at the rear half of the site with 20 feet of frontage along Topham Street, is proposed at 7,484.4 square feet. Parcel C is also a flag lot located at the rear half of the site with 20 feet of frontage along Topham Street and is proposed at 7,487.3 square feet. No demolition or new construction is proposed herein. However, according to the SB 8 No Net Loss Form submitted by the applicant and dated February 12, 2025, the project will remove one housing unit and construct three housing units for a net number of two housing units created.

The subject site is currently developed with a one-story single-family dwelling that will remain on proposed Parcel A. According to the parcel map stamp-dated April 23, 2025, an existing swimming pool that is located on Parcel B but may encroach onto Parcel A will also remain. Further, the parcel map shows an existing one-story building on Parcel C that may encroach onto Parcel A that is also proposed to remain. According to the applicant, no demolition and/or new construction are proposed. However, both the swimming pool and existing one-story building will need to be reviewed by the Los Angeles Department of Building and Safety (LADBS) for potential removal if they cross proposed parcel lines. Structures that straddle property lines automatically re-tie a lot together.

The applicant submitted a Tree Disclosure Statement prepared by an ISA Certified Arborist (Daniel Schlorf, Kerry's Tree Service, Certification/License No. WE-14811A) signed and dated June 12, 2025. According to the Tree Disclosure Statement, there are no protected trees on site, no trees or shrubs have been removed in the last 2 years, and there are no street trees in the adjacent public right-of-way. Additionally, according to the Protected Tree Report submitted by Daniel Schlorf dated December 17, 2024, there are no known protected trees or shrubs on site. There are a total of five non-protected trees on site (two Ligustrum and three Citrus x Limon).

The project site is located in an area designated as the River Improvement Overlay District (RIO). The RIO was established under Ordinance Nos. 183,144 and 183,145 (effective August 20, 2014) to regulate projects that are adjacent to the Los Angeles River. The RIO requires that projects comply with applicable development regulations for landscaping, screening, fencing/gates, lighting, noise, and riverfront access. Project that are located within the RIO District are cleared ministerially pursuant to Chapter 1, LAMC Section 13.17 (ZI-2358).

The project site is designated on ZIMAS as ZI-1117 MTA Right-of-Way (ROW) Project Area. Consultation with the Los Angeles County Metropolitan Transit Authority will be required prior to issuance of any building permits for projects within 100 feet of the ROW that meet specific criteria. Applicability of ZI-1117 will be reviewed by LADBS during Plan Check.

**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.lacity.org](http://zimas.lacity.org)), the Los Angeles Department of Building and Safety ([dbs.lacity.gov](http://dbs.lacity.gov)) 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 21,758.1 (gross) square feet of lot area per the parcel map stamped and prepared by a licensed land surveyor. The site is located in the Reseda – West Van Nuys Community Plan area. The subject site is zoned (T)R1-1-RIO with an underlying zone of RA-1 and is designated for Low Residential land use by the Community Plan. The Low Residential land use designation corresponds to the RE9, RS, R1, RU, RD6, and RD5 Zones, and the zoning is consistent with the land use designation. The R1 Zone would permit a maximum of four lots (prior to dedications and improvements) with a maximum of four dwelling units if 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. 141,534 effective March 19, 1971. The applicant has not provided documentation to the case file to disclose the T classification removal and/or the effectuation of the R1 Zone. 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 the zone change by recording the parcel/tract map or bonding improvements and payment of 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. Once the T classification is removed and dedications/improvements are made, LADBS will review the square footage of the lot to determine the allowable density.

The site is located on the north side of Topham Street between Lindley Avenue to the east and Etiwanda Avenue to the west. To the south, the subject site abuts the Metro G (Orange) Line, which abuts Oxnard Street. Calvert Street lies to the north. Caballero Creek is located at a variable distance of approximately 30 to 70 feet to the west of the subject site.

The subject site is currently developed with a one-story single-family dwelling that will remain on proposed Parcel A. According to the parcel map stamp-dated April 23, 2025, an existing swimming pool that is located on Parcel B but may encroach onto Parcel A will also remain. Further, the parcel map shows an existing one-story building on Parcel C that may encroach onto Parcel A that is also proposed to remain. According to the applicant, no demolition and/or new construction are proposed. However, both the swimming pool and existing one-story building will need to be reviewed by the Los Angeles Department of Building and Safety (LADBS) for potential removal if they cross proposed parcel lines.

The project site is located in an area designated as the River Improvement Overlay District (RIO). The RIO was established under Ordinance Nos. 183,144 and 183,145 (effective August 20, 2014) to regulate projects that are adjacent to the Los Angeles River. The RIO requires that projects comply with applicable development regulations for landscaping, screening, fencing/gates, lighting, noise, and riverfront access. Project that are located within the RIO District are cleared ministerially pursuant to Chapter 1, LAMC Section 13.17 (ZI-2358).

The project site is designated on ZIMAS as ZI-1117 MTA Right-of-Way (ROW) Project Area. Consultation with the Los Angeles County Metropolitan Transit Authority will be required prior to issuance of any building permits for projects within 100 feet of the ROW that meet specific criteria. Applicability of ZI-1117 will be reviewed by LADBS during Plan Check.

The subject site is surrounded by residential uses, the Metro G Line, and Caballero Creek. The properties located to the north are zoned (T)R1-1-RIO (with an underlying zone of RA-1) and R1-1-RIO and are designated for Low Residential land use. These sites are improved with single-family uses. The Metro G Line site to the south is zoned PF-1XL-RIO and is designated for Public Facilities. Properties to the south, across Topham Street and the Metro G Line, are zoned RD2-1, designated for Low Medium II Residential, and are improved with condominiums. To the east, properties are zoned (T)R1-1-RIO (with an underlying zone of RA-1), are designated for Low Residential land use, and are improved with single-family dwellings. To the west, properties are zoned (T)R1-1-RIO (with an underlying zone of RA-1) and R1-1-RIO, are designated for Low Residential land use, and are improved with single-family uses. As previously stated, Caballero Creek is located at a variable distance of approximately 30 to 70 feet to the west of the subject site. Caballero Creek is located on land zoned OS-1XL-RIO and designated for Open Space.

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 designated on ZIMAS as Airport Hazard – 250 foot Height Limit Above Elevation 790 due to the proximity to the Van Nuys Airport. It is unlikely that a single-family dwelling would exceed the height limit, but the project will be reviewed for height by LADBS during Plan Check. The project site is located within an Urban Agricultural Incentive Zone, but no agricultural uses are proposed herein. According to ZIMAS records, the project site is located in a Watercourse. According to information provided to the applicant by the Bureau of Engineering (BOE), a Watercourse Permit is not needed for a lot split (BOE Service Request ID 211128 dated June 20, 2025). However, the applicant did not query BOE to ask if a Watercourse Permit would be needed for new construction on site. Any demolition or new construction will be reviewed by LADBS during Plan Check. ZIMAS shows that the subject site is located within a 300 foot Habitat Buffer. According to the Owner's Declaration of No Habitat, signed and dated by the property owner on August 5, 2024, the project site does not contain habitat for protected species. 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 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. The project site is not located within the Santa Monica Mountains Zone, and is not identified as having Biological Resource Potential, Mountain Lion Potential, or Monarch Butterfly Potential. The project site is not located within a County-designated Significant Ecological Area (SEA) or Coastal Resource Area (CRA). The subject site is not located within a U.S. Fish and Wildlife Service designated Critical Habitat Area (CHA), Wildland Urban Interface (WUI), or Criterion 1 Protected Area for Wildlife (PAWs).

The project site is located approximately 11.9 km (7.4 miles) from the nearest fault (Hollywood 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.

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.