

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-2024-5794-ADJ / ADJUSTMENT

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2024-5795-CE
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PROJECT TITLE 2820-2822 North Lincoln Park Avenue	COUNCIL DISTRICT CD 14 - Jurado
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 2820-2822 North Lincoln Park Avenue, Los Angeles, 90031	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: Additional page(s) attached.
The subject property is comprised of one duplex and a detached garage in the [Q]R1-1D-HCR Zone. The project proposes to maintain the existing front and side yard setbacks and to reduce the rear yard setback to allow the continued use and maintenance of an existing duplex and detached garage related to a lot line adjustment, Case No. AA-2024-5787-PMEX. No new construction is proposed, only an adjustment of the rear property line resulting in a lot area of 6,083 square feet in lieu of the original lot area of 7,480.5 square feet for the subject property, Parcel 1, as shown in Case No. AA-2024-5787-PMEX.

NAME OF APPLICANT / OWNER:
Mitra Shady Khayyam, Trustee of the Mitra KhayYAM Trust dated October 13, 2023

CONTACT PERSON (If different from Applicant/Owner above) Harvey Goodman Civil Engineer	(AREA CODE) TELEPHONE NUMBER EXT. (310) 829-1037
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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) CEQA Guidelines Section 15305 / Class 5
- 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 continued maintenance of a duplex and detached carport. 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 ZIMAS and the Owner's Declaration of Biological Resources dated June 11, 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. 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- and multi-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 Northeast Los Angeles 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 Adjustments. 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.

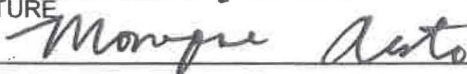
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

MONIQUE ACOSTA



STAFF TITLE

CITY PLANNER

ENTITLEMENTS APPROVED
ADJUSTMENTS

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