

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-2024-4355-CU1-DRB-SPPC-ADJ-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-4356-CE

PROJECT TITLE

6107-6109 West Mulholland Highway

COUNCIL DISTRICT

CD 4 – Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

6107-6109 West Mulholland Highway☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The proposed project is for the addition of 1,449 square-feet to an existing 4,495 square-foot single family dwelling with an attached garage, and a proposed ten (10) foot retaining wall, pool, spa, deck, and outdoor kitchen on an approximately 22,603 square-foot lot. The project proposes no change to the existing 24 foot and 9 inches of height of the existing structure. The project proposes the following grading quantities: 662 cubic yards of cut, 25 cubic yards of fill, 0 cubic yards of import, and 637 cubic yards of export grading. The project proposes the removal of 18 non-protected trees.

NAME OF APPLICANT / OWNER:

Elizabeth Hume & Ali Hashemian

CONTACT PERSON (If different from Applicant/Owner above)

Kaylin Hall

(AREA CODE) TELEPHONE NUMBER

(805) 570-8872

EXT.

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 seven concurrent approved or pending projects within 500 feet from the project site. Despite the concurrent approved or pending projects near the project site, in conjunction with Citywide RCMs and compliance with other applicable regulations, no foreseeable significant cumulative impacts from successive projects of the same type in the same place are expected. (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 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 Hollywood Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC and the Hollywoodland Specific Plan. The project is not unusual for the vicinity of the site and is similar in scope to other existing 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

Yasmin Diaz



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

See Case No. ZA-2024-4355-CU1-DRB-SPPC-ADJ-HCA

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

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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CALIFORNIA**



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MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-4356-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 addition of 1,449 square-feet with a proposed retaining wall, pool, spa, deck, and outdoor kitchen to an existing 4,495 square-foot single family dwelling with an attached garage on a 22,603 square-foot lot. The project proposes an increase in Residential Floor Area to 5,660 square feet. The existing home has a floor area of 4,495 square-feet, of which 84 square-feet will be demolished. A 649 square-foot addition will be constructed, consisting of a 104 square-foot addition to the first floor and a 545 square-foot addition to the second floor. The project also proposes a detached 800 square-foot Accessory Dwelling Unit that will be constructed below grade. The project site is located at 6107-6109 West Mulholland Highway within the Hollywood Community Plan and the Hollywood Specific Plan. The addition proposes no change to the existing 24 foot and 9 inches of height of the existing structure. The subject site is an irregularly shaped lot fronting West Mulholland Highway and Woodview Drive. Mulholland Highway is a substandard hillside limited street with a roadway width of 20 feet and a right-of-way width of 48 feet. Woodview Drive is also a substandard hillside limited street with a roadway of 0 feet and a right-of-way width of 26 feet.

The project proposes the following approximate grading quantities: 662 cubic yards of cut, 25 cubic yards of fill, 0 cubic yards of import, and 637 cubic yards of export in total. The project does not propose the removal of any 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 structures 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 an addition to an existing single-family dwelling, 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, a Very High Fire Severity Zone, an Urban Agriculture Incentive Zone, the Hollywood Fault Zone (Fault Type B), and the Bureau of Engineering (BOE) Special Grading Area; 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. A Geology and Soils Report Approval Letter, Log No. 126645-03, for the subject property, which

details conditions of approval that must be followed, has been issued by LADBS on February 22, 2024. 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 6107-6109 West Mulholland Highway 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
6111 W. Mulholland Highway	DIR-2024-6288-DRB-SPPC	September 27, 2024	Construction of an addition to an existing two-story single-family dwelling.
6110 W. Mulholland Highway	DIR-2023-8031-DRB-SPP-HCA	December 7, 2023	Construction, use, and maintenance of a new 2,468.5 sq ft single-family home. .
6120 W. Mulholland Highway	DIR-2023-7282-DRB-SPP-HCA	October 30, 2023	Construction, use, and maintenance of a new 2,966.5 sq ft single-family home and attached two car garage.
6090-6100 W. Mulholland Highway	DIR-2023-7444-DRB-SPP-HCA	November 7, 2023	Construction of a new 3,516 sq ft 2-story SFD w/ a 3-car garage
3365 N. Deronda Drive	ZA-2023-6684-ZAD-DRB-SPP-HCA	October 5, 2023	Construction, use, and maintenance, of a new 2,309.5 sq. ft., three-story single-family home with an attached garage and pool.
6145 W. Mulholland Highway	DIR-2021-4245-DRB-SPP	May 19, 2021	Construction of a 73 square-foot addition to an existing single-family dwelling
6201 W. Mulholland Highway	ZA-2016-2533-ZAD-DRB-SPP-SPPA	July 18, 2016	Construction of a 907 square-foot, second-story addition to an

			existing two-story single-family dwelling.
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Per the table above, there were seven (7) projects filed or filed and approved with the Department of City Planning within a 500-foot radius. Of the seven (7) cases listed in the table above four (4) cases were approved within the last year. The three projects located at 6090-6100, 6110, and 6120 West Mulholland Highway are related projects. The three projects were approved on March 13, 2025 and are likely in the process of completing the Plan Check process for a building permit, it is unlikely that the subject site will be constructed at the same time as the three projects on Mulholland Highway. The project located at 6111 West Mulholland was approved most recently and is likely in the Plan Check process for a building permit.

Regarding the case at 3365 North Deronda Drive, the case was approved by the Zoning Administrator on August 30, 2024. A building permit was issued on July 24, 2025 and a Certificate of Occupancy is currently pending. As such it is reasonable to assume the construction will not coincide at the same time as the subject site. Moreover, the project located at 6145 West Mulholland Highway, Case Number DIR-2021-4245-DRB-SPP, the project was approved on September 29, 2021, and permitted an addition on 73 square-feet to an existing dwelling. A building permit was issued on January 4, 2022, for the addition and the certificate of occupancy is pending. Regarding the project at 6201 West Mulholland Highway, the case was approved by a Zoning Administrator on September 8, 2017, however, no building permit appears to have been issued.

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 addition of 1,449 square-feet with a proposed retaining wall, pool, spa, deck, and outdoor kitchen to an existing 4,495 square-foot single family dwelling with an attached garage on a 22,603 square-foot lot. The project proposes an increase in Residential Floor Area to 5,660 square feet. The existing home has a floor area of 4,495 square-feet, of which 84 square-feet will be demolished. A 649 square-foot addition will be constructed, consisting of a 104 square-foot addition to the first floor and a 545 square-foot addition to the second floor. The project also proposes a detached 800 square-foot Accessory Dwelling Unit that will be constructed below grade. The project site is located at 6107-6109 West Mulholland Highway within the Hollywood Community Plan and the Hollywood Specific Plan. The addition proposes no change to the existing 24 foot and 9 inches of height of the existing structure. The subject site is an irregularly shaped lot fronting West Mulholland Highway and Woodview Drive. Mulholland Highway is a substandard hillside limited street with a roadway width of 20 feet and a right-of-way width of 48 feet. Woodview Drive is also a substandard hillside limited street with a roadway of 0 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 RE9-1-HCR and designated as Low I 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 a Tree Report dated May 6, 2025, prepared by Lisa Smith, Certified Arborist #WE-3782BM, there are no protected trees or shrub on site. The project proposes the removal of 18 non-protected trees. The project does not propose the removal of any protected trees or shrubs. The applicant has also submitted a Biological Resources Report dated April 2025, and prepared by Matthew South, Principal Biologist, which indicates that the project 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 Tree Report and Biologist's Statement of Biological Resources, 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 compiled 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.