

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-2022-6783-F / Zoning Administrator's Determination and Over-in-Height fence

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-6784-CE

PROJECT TITLE

None

COUNCIL DISTRICT

CD 11 – Park

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

225 N. Mantua Rd., Los Angeles, 90272

Map attached.

PROJECT DESCRIPTION:

The construction, use, and maintenance of a new seven-foot-high vehicular access gate, a seven-foot-high pedestrian access gate with pilasters, and a retaining wall up to five feet two inches in height, all located within the required front yard setback

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Alan Morelli

CONTACT PERSON (If different from Applicant/Owner above)

Gregory Van Grunsven

(AREA CODE) TELEPHONE NUMBER

213-304-9011

| 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 over-in-height fence. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within the Santa Monica Mountains Zone, as analyzed through ZIMAS, the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (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. The surrounding area is zoned for 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 Brentwood-Pacific Palisades 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 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 in the vicinity of a state scenic highway, however the Project will not damage scenic resources as the Project involves improvements in the front yard setback of a single-family lot which faces away from the scenic highway in question and does not affect trees (other than those on private property), historic buildings, rock outcroppings, or similar resources. (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
Alan Como, AICP



STAFF TITLE
Senior City Planner

ENTITLEMENTS APPROVED
Zoning Administrator's Determination and Over-in-Height Fence

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