

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 AA-2022-3193-PMLA-HCA	SCH NUMBER
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LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2022-3194-CE
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PROJECT TITLE AA-2022-3193-PMLA-HCA	COUNCIL DISTRICT 4 - Raman
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 4816 North Haskell Avenue	☐ Map attached.
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PROJECT DESCRIPTION: The proposed project is the subdivision of one approximately 27,852.38 gross / 24,760 net square foot lot into three parcels. As shown on the map stamp-dated January 15, 2026, Parcel A (Lot 1) is proposed at 8,009 square feet, Parcel B (Lot 2) is proposed at 8,823 square feet and Parcel C (Lot 3) is proposed at 7,928 square feet of lot area. The subject site is currently developed with an existing single family dwelling, detached storage structure, tennis court, pool and accessory pool house and are proposed for removal. Any future construction shall comply with all applicable zoning regulations and will require review and approval by LADBS. One street tree is proposed for removal, and a second street tree was removed prior to case filing. The applicant is required to provide an updated Tree Report regarding all trees to the satisfaction of the Urban Forestry Division. No grading is proposed.

NAME OF APPLICANT / OWNER: Esmail (Essi) Dadfar (VLI Holding Company, LLC)
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CONTACT PERSON (If different from Applicant/Owner above) Antonio Shaibani (MSR & Associates, Inc.)	(AREA CODE) TELEPHONE NUMBER EXT. (818) 645-7965
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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 15315, 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:

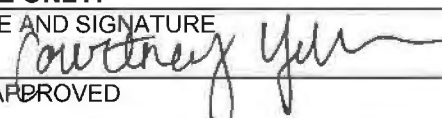
☒ Additional page(s) attached

- ☒ 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 Courtney Yellen 	STAFF TITLE Planning Assistant
ENTITLEMENTS APPROVED Parcel Map	

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2025

I hereby certify and attest this to be a true and correct
copy of the official record on file in the office of the
Department of City Planning of the City of Los Angeles
designated as Courtney Yu

(AP-2022-8193-PMUA-HCA)

Department Representative

PROJECT DESCRIPTION

The proposed project is the subdivision of one approximately 27,852.38 gross / 24,760 net square foot lot into three parcels. As shown on the map stamp-dated January 15, 2026, Parcel A (Lot 1) is proposed at 8,009 square feet, Parcel B (Lot 2) is proposed at 8,823 square feet and Parcel C (Lot 3) is proposed at 7,928 square feet. The subject site is currently developed with an existing single family dwelling, detached storage structure, tennis court, pool and accessory pool house and are proposed for removal. The applicant is required to obtain all necessary permits from the Los Angeles Department of Building and Safety (LADBS) for the demolition of any existing structures. Pursuant to the Replacement Unit Determination letter signed and dated June 4, 2024, the applicant is required to construct at least one residential dwelling unit to replace the greatest number of units that existed on the property within the past five years to the satisfaction of the Los Angeles Housing Department (LAHD). While architectural plans dated December 23, 2025, were provided, they were not supplemented by a Preliminary Zoning Assessment review or signed by LADBS. Any future construction shall comply with all applicable zoning regulations and will require review and approval by LADBS.

As indicated on the preliminary parcel map stamp-dated January 15, 2026, Parcel A (Lot 1) and Parcel B (Lot 2) are each proposed to be developed with a 2,389 square foot, two-story single family dwelling, while Parcel C (Lot 3) is proposed to be developed with a 2,356 square foot, two-story single family dwelling. The proposed development also includes a 400 square foot attached two-car garage and a 982 square foot Accessory Dwelling Unit (ADU) on each proposed parcel. ADUs are reviewed and approved under a separate permit by LADBS Plan Check. Vehicular access for Parcel A (Lot 1) will be provided from Haskell Avenue. Access for Parcel B (Lot 2) and Parcel C (Lot 3) will be provided from Aqueduct Avenue, contingent upon the completion of required street dedications and improvements, and the incorporation of the abutting city-owned blocker parcel to establish a through-lot configuration, as conditioned herein.

The proposed subdivision results in a flag lot configuration for Parcels B (Lot 2) and C (Lot 3); however, the applicant has not requested any deviations from the minimum lot width or lot width at the midpoint requirements. Should the proposed lot dimensions fail to comply with the applicable provisions of the LAMC, the applicant shall be required to file for and obtain the appropriate discretionary entitlements to permit such deviations prior to the issuance of building permits and pay the required filing fees as conditioned herein.

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 proposed project involves the residential subdivision division of one level, slightly irregularly shaped interior lot into three parcels. The subject site is located within the Encino – Tarzana Community Plan area, with a land use designation of Low II Residential and is zoned R1-1. The Low II Residential land use designation corresponds to the R1, RS, and RD6 Zones; therefore, the zoning is consistent with the land use designation. Pursuant to LAMC Section 12.08, the R1-1 Zone ("R1" One-Family Zone) would permit a maximum of four lots with

a maximum of four single-family dwelling units (5,000 square foot minimum lot area required). The project shall comply with all applicable zoning regulations and will require review and approval by LADBS. Further, the parcel was not involved in a division of a larger parcel within the previous 2 years.

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 approval ([ZIMAS](#)), the Los Angeles Department of Building and Safety (LADBS) 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, slightly irregularly shaped interior lot consisting of 27,852.38 gross square feet and 24,760 net square feet of lot area (27,845.6 square feet per ZIMAS records). Located on the eastern side of Haskell Avenue, the site features a linear frontage of approximately 86 feet. The rear of the property abuts an approximately 287 square foot city-owned parcel intended for future street dedication. The subject site is located within the Encino – Tarzana Community Plan area, with a land use designation of Low II Residential and is zoned R1-1. The Low II Residential land use designation corresponds to the R1, RS, and RD6 Zones therefore, the zoning is consistent with the land use designation. Pursuant to LAMC Section 12.08, the R1-1 Zone ("R1" One-Family Zone) would permit a maximum of four lots with a maximum of four single-family dwelling units (5,000 square foot minimum lot area required).

Pursuant to Chapter 1, LAMC Section 17.51, the applicant is requesting approval of a preliminary parcel map, AA-2022-3193-PMLA-HCA, for the subdivision of one lot into

three lots. As shown on the map stamp-dated January 15, 2026, Parcel A (Lot 1) is proposed at 8,009 square feet, Parcel B (Lot 2) is proposed at 8,823 square feet and Parcel C (Lot 3) is proposed at 7,928 square feet. The subject site is currently developed with an existing single family dwelling, detached storage structure, tennis court, pool, and accessory pool house currently exists within the proposed parcels and are proposed for removal. The applicant is required to obtain all necessary permits from the Los Angeles Department of Building and Safety (LADBS) for the demolition of any existing structures.

Pursuant to the Replacement Unit Determination letter signed and dated June 4, 2024, the applicant is required to construct at least one residential dwelling unit to replace the greatest number of units that existed on the property within the past five years to the satisfaction of the Los Angeles Housing Department (LAHD). While architectural plans dated December 23, 2025, were provided, they were not supplemented by a Preliminary Zoning Assessment reviewed or signed by LADBS. Therefore, no construction is approved through this subdivision action, and any future construction shall comply with all applicable zoning regulations and will require review and approval by LADBS.

As indicated on the preliminary parcel map stamp-dated January 15, 2026, Parcel A (Lot 1) and Parcel B (Lot 2) are each proposed to be developed with a 2,389 square foot, two-story single family dwelling, while Parcel C (Lot 3) is proposed to be developed with a 2,356 square foot, two-story single family dwelling. The proposed development also includes a 400 square foot attached two-car garage and a 982 square foot Accessory Dwelling Unit (ADU) on each proposed parcel. Vehicular access for Parcel A (Lot 1) will be provided from Haskell Avenue. Access for Parcel B (Lot 2) and Parcel C (Lot 3) will be provided from Aqueduct Avenue, contingent upon the completion of required street dedications and improvements, and the incorporation of the abutting city-owned blocker parcel to establish a through-lot configuration, as conditioned herein.

The proposed subdivision results in a flag lot configuration for Parcels B (Lot 2) and C (Lot 3); however, the applicant has not requested any deviations from the minimum lot width or lot width at the midpoint requirements. Should the proposed lot dimensions fail to comply with the applicable provisions of the LAMC, the applicant shall be required to file for and obtain the appropriate discretionary entitlements to permit such deviations prior to the issuance of building permits and pay the required filing fees as conditioned herein.

According to the Tree Disclosure Statement submitted by the applicant (based on a field visit conducted on July 23, 2022) and signed on July 24, 2024, there are no protected trees or shrubs on the subject site as listed in Ordinance No. 186,873. There are street tree(s) in the public right-of-way. The disclosure and accompanying Arborist Report prepared by Killian Vender Consulting Arborist (ISA Certified No. WE-14059A), dated August 1, 2024, do indicate the presence of one existing street tree (Chinese elm) in the adjacent public right-of-way, which is proposed for removal due to conflict with overhead power lines. Further, a street tree of unknown species was previously removed due to conflict with overhead power lines. The Arborist Report is unclear regarding the number of trees/shrubs to be retained/removed and therefore the applicant is required as conditioned herein to provide an updated Tree Report to the satisfaction of the Urban Forestry Division. As conditioned herein, the proposed project will be required to replace any protected native trees or shrubs removed at a 4:1 ratio and protected street trees at a 2:1 ratio as approved by the Board of Public Works and Urban Forestry Division. Furthermore, all significant, non-protected trees will be required to be replaced at a 1:1

ratio with 24-inch boxes, as conditioned herein.

ZIMAS records show that the subject site is located within an Airport Hazard area with 940 feet height limit contours above mean sea level and TSA. There is low probability that the proposed two-story structures will propose a height hazard; the height will be reviewed and approved by LADBS during Plan Check prior to issuance of any building permits. The site is also located within a Liquefaction area and will be reviewed and approved for soil stability by LADBS, Grading prior to issuance of any building permits.

ZIMAS records show that the subject site is not located within an Alquist Priolo Fault Zone and is not subject to Landslide. The site is not located within a Preliminary Fault Rupture Study area or a Tsunami Hazard area. The nearest fault (Hollywood Fault) is located approximately 6.7 km from the subject site. According to ZIMAS records, the subject site has low Biological Resource Potential and low Mountain Lion Potential. Further, the subject site is not located within the Santa Monica Mountains Zone, and has no Monarch Butterfly Potential. The site is not located within a 300-foot Habitat Buffer, and is not located within a County-Designated Significant Ecological Area (SEA) or Coastal Resource Area (CRA). The site is not located within a United States Fish and Wildlife Service (USFWS)-designated Critical Habitat Areas (CHAs). The subject site is not located within a Wildland Urban Interface (WUI) or a Criterion 1 Protected Area for Wildlife (PAWs). As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

The subject property is located within an established single family neighborhood with properties to the north, south, east and west zoned R1-1 with a land use designation of Low II Residential. The surrounding properties are predominantly developed with single family dwellings situated on lots of varying sizes. The subject site is currently one of the few remaining larger parcels in the immediate vicinity. The proposed subdivision would result in three sizes that remain consistent with the established neighborhood lot patterns and maintain the existing residential massing and scale of the surrounding area.

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.