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-2024-3040-CU1-ADJ-F

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2024-3041-CE
PROJECT TITLE	COUNCIL DISTRICT
4170 West Cromwell Avenue	CD 4 – Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
4170 West Cromwell Avenue (2344 North Nella Vista Avenue)

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The project consists of the construction, use, and maintenance of a six-foot high fence, swimming pool, and addition to an existing single-family dwelling in the R-1 Zone. The applicant requests a Class 1 Conditional Use Permit to allow a fence height of 6 feet in lieu of the maximum height of 3 feet, 6 inches in the front yard setback and within five feet of the side street lot line on a reversed corner lot; to provide two parking spaces in lieu of the required four parking spaces; to provide a front yard setback of 18.9 feet in lieu of the prevailing 27.7 feet; to allow a building height of 25.63 feet within the 20-foot encroachment plane; and to allow a building height of 25.63 feet within 20 feet of the front lot line in lieu of the maximum of 24 feet. The applicant also requests an Adjustment to exceed the maximum residential floor area of 3,307.5 by 0.75 percent or 235 square feet for a total of 3,542.7 square feet and an Adjustment to allow to allow the swimming pool in the front yard setback.

NAME OF APPLICANT / OWNER:
Samuel Okabayashi and Jean Shin

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Chris Parker, Pacific Crest Consultants	(818) 591-9309

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 15301 / Class 1 and 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 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, per ZIMAS, 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 no concurrent approved or pending projects or haul routes 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. All 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. 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	STAFF TITLE
Jonathan A. Hershey	Associate Zoning Administrator

ENTITLEMENTS APPROVED
Class 1 Conditional Uses and Adjustments

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