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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
DIR-2026-2167-SPPC-HCA / Specific Plan Project Compliance

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2026-3137-CE
PROJECT TITLE	COUNCIL DISTRICT
1756 North Serrano Avenue	4 – Nithya Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
1756 North Serrano Avenue

PROJECT DESCRIPTION: ☒ Additional page(s) attached.
The proposed project includes the demolition of a single-family dwelling and garage, and the construction, use, and maintenance of a new six (6)-story, 15,731 square-foot residential building consisting of 40 dwelling units. The project includes the maintenance of two (2) existing Street Trees, the removal of five (5) existing on-site trees, and the planting of one (1) new street tree and 10 new on-site trees. There are no existing Protected Trees on-site. The development of the project will require the cut and export of approximately 360 cubic yards (cy) of soil. No import or fill is proposed.

NAME OF APPLICANT / OWNER:
Eugene Vdovychenko

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
George Khodaverdian, Emilson Inc (Representative)	818-469-9640

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 15332 / Class 32**

☐ 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 a new 40-unit residential building. None of the exceptions to the Categorical Exemption under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: as analyzed in the 1756 North Serrano Avenue Project Categorical Exemption (dated July 2026), 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. Most adjacent lots are developed with multi-family structures, 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, with the approval of the AHIP incentives. 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 not located in the Very High Fire Hazard Severity Zone. (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.
☐ 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	STAFF TITLE
Nashya Sadono-Jensen Nashya Sadono-Jensen	City Planning Associate
ENTITLEMENTS APPROVED SPPC-HCA	

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

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2026-3137-CE

The Department of City Planning determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32, Case No. ENV-2026-3137-CE, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Project Description

The project is located at 1756 North Serrano Avenue. The proposed project includes the demolition of an existing 1,382 square-foot single-family dwelling and an existing 150 square-foot detached garage, and the construction, use, and maintenance of a new six (6)-story residential building consisting of 40 dwelling units for a total floor area of 15,731 square-feet. The project will have a height of 67 feet and three (3) inches and a floor area ratio (FAR) of 4.09:1. The project proposes zero (0) automobile parking spaces, and 40 bicycle parking spaces on-site at ground level. The proposed unit mix consists of 23 studios and 17 one-bedroom units.

There are two (2) existing Street Trees in the public right-of-way adjacent to the project site. The Applicant will maintain the two (2) existing Street Trees, remove five (5) existing on-site trees, and plant one (1) new street tree and 10 new on-site trees. There are no existing Protected Trees on-site. The development of the Project would require the cut and export of approximately 360 cubic yards (cy) of soil. The Applicant does not propose import or fill amounts. The project is required to provide 4,000 square feet of open space and is providing a total of 1,125 square feet of open space.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

The City has considered whether the Proposed Project is subject any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. There are five (5) Exceptions which must be considered in order to find a project exempt under CEQA: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

(a) 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 is located at 1756 North Serrano Avenue within the Hollywood Community Plan. There is currently zero (0) projects within 1,320 feet of the same type and in the same place

as the proposed project.

According to the data pulled from both Navigate LA and the Haul Route Table on the LADBS Website on July 8, 2026, there are no other properties with active haul routes within 500 feet of the subject property.

As there are currently no projects within 1,320 feet of the same type, the proposed project will not have the potential to cumulatively contribute to construction traffic.

(b) 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.*

As mentioned, the applicant proposes a 40-unit mixed-use building in an area zoned and designated for such development. LAMC Section 12.22 A.39 allows an increase in the number of permitted residential dwelling units for One Hundred Percent Affordable Projects which qualify as a Priority Housing Project. All surrounding lots are developed with residential buildings. The project proposes a FAR of 4.09:1. The proposed building will be six (6)-stories in an area that is currently developed with buildings that range in height from two (2)- to six (6)-stories. As a One Hundred Percent Affordable Project, the proposed building will not be unusual for the vicinity of the subject site and will be similar in scope to future residential buildings in the area that qualifies as a Priority Housing Project or use the Density Bonus/Affordable Housing Incentive Program in exchange for affordable housing. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

(c) 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.*

As it relates to development along a 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. State Route 27 is located approximately 13 miles to the west of the subject property. Therefore, the subject site will not create any impacts within a designated state scenic highway.

(d) Hazardous Waste. *A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.*

In regards to Hazardous Waste sites, 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. As such, the project would not be developed on a site identified as a hazardous site pursuant to Section 65962.5 of the Government Code.

(e) 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 and surrounding parcels have 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. The Department of City Planning, Office of Historic Resources confirmed that the existing residential building is not considered historic for the

purposes of CEQA per an email dated June 16, 2026. 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.

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

(a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.

The subject site is located within the Hollywood Community Plan area. The applicable zoning and land use designation for the site is R3-1 for Medium Residential land uses. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations in conjunction with a One Hundred Percent Affordable Project/Priority Housing Project.

(b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.13 acres. The surrounding area is characterized by level topography, improved streets and residential development. The abutting properties to the north, south, east, and west are zoned R3-1 and are improved with residential buildings and within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan area

(c) The project has no value as a habitat for endangered species, rare, or threatened species.

The site previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The applicant submitted a Tree Disclosure Statement, signed by the property owner, Eugene Vdovychenko, confirming that there are no protected trees on-site.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.

Furthermore, the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator resulted in the proposed project having a net increase of 153 daily vehicle trips and a net increase of 1,043 daily VMT. Based on the VMT Calculator, the project is not required to perform VMT analysis under the VMT standards.

Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the project would not result in any significant effects related to traffic, noise, air quality, or water quality.

(e) The proposed project has been reviewed by City staff and can be adequately served by all required utilities and public services.

The project site will be adequately served by all public utilities and services given that the construction of a residential building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.