

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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  
APCNV-2019-570-ZC

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)**

CASE NUMBER  
ENV-2019-571-CE

PROJECT TITLE  
APCNV-2019-570-ZC

COUNCIL DISTRICT  
12

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**17958 & 17956 West Parthenia Street**

Map attached.

PROJECT DESCRIPTION:  
Zone Change from RA-1 to R1-1 Zone for the construction of a single-family dwelling, attached garage, and a detached accessory dwelling unit. A Parcel Map Exemption will be filed following the decision of the Zone Change entitlement.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**Ron & Donna Bender**

CONTACT PERSON (If different from Applicant/Owner above)  
**Rick Stockton**

(AREA CODE) TELEPHONE NUMBER | EXT.  
**(818) 288-3809**

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 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:  
Class 3 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 modification are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel.

Class 3a includes 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.

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  
**Dang Nguyen**

STAFF TITLE  
**Planning Assistant**

ENTITLEMENTS APPROVED  
Zone Change

FEE:  
**373.00**

RECEIPT NO.  
**0202598890**

REC'D. BY (DCP DSC STAFF NAME)

## Categorical Exemption Justifications

### Pursuant to CEQA Title 14, Chapter 3, Article 19, Section 15300.2: Exceptions

**Project address:** 17956 & 17958 Parthenia Street.

**Project description:** The proposed project involves a Zone Change from RA-1 to R1-1 to permit the construction of a 1,493 square-foot one story single-family dwelling and a 153 square-foot attached two-car garage, along with a 1,175 square-foot detached accessory dwelling unit (ADU) on the portion of the lot closest to Parthenia Street. The site involves two (2) parcels totaling in approximately 25,000 square feet of lot area (APN-2787001015 has a total of 21,250 square-feet of lot area, and APN-2787001020 has a total of 3,750 square feet of lot area), and are currently developed with an existing 1,880 square-foot one story single-family dwelling, a 372 square-foot detached two-car garage, and a detached 1,200 square-foot ADU on the portion of the lot farthest from Parthenia Street. A Parcel Map Exemption to re-configure the lot lines will be filed separately following the determination of this Zone Change to create two legal 5,000 square-foot R1 lots to be developed with two (2) single-family homes (and accessory structures).

After determining that a project falls within a categorical exemption, the City needs to consider whether any exceptions to the exemptions apply pursuant to CEQA Guidelines Section 15300.2. Pursuant to Section 15300.2, a categorical exemption may not be used if any of the following six exceptions apply:

#### Exceptions and Staff Responses:

- (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 all instances, except 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.

Based on a review of the data reported on the Department of City Planning's ZIMAS and Department of Building Safety's NavigateLA for the subject property, the site is not located within an Airport Hazard Area, Coastal Zone, Farmland Area, Flood Area, Methane Hazard Site, High Wind Velocity Area, Oil Well Area, Landslide Area, Liquefaction Area, Very High Fire Hazard Severity Zone, Special Grading Area, or Preliminary Fault Rupture Study Area. The project site is located within 7.3 kilometers of the Northridge Fault Zone, but is not located within the Alquist-Priolo Fault Zone.

Additionally, while the subject site is located 7.3 kilometers from the Northridge Fault Zone, 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. RCMs include the submittal of a Geology and Soils Report to the Department of Building and Safety, and the issuance of a geology and Soils Report Approval Letter, which details conditions of approval which must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code seismic standards.

These RCMs are enforced by the Los Angeles Fire Department, and the Department of Building and Safety, and have been historically proven to reduce any impacts from the specific environment in which the project is located. Therefore, exception (a) does not apply.

## Categorical Exemption Justifications

### Pursuant to CEQA Title 14, Chapter 3, Article 19, Section 15300.2: Exceptions

- (b) Cumulative Impact. 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 within 7.3 kilometers of the Northridge Fault Zone and is not abutting a designated parkland and/or Open Space 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. The proposed project is located on a hillside street which is mostly built out with single family residences. While it is anticipated that other properties in the vicinity might apply for building permits to construct additions or modify existing homes, it is unlikely that significant number of properties will be constructed at the same time. Therefore, it is unlikely that there would be cumulative impacts due to successive projects conducting construction activities. In addition, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to construction noise and transportation/traffic. Numerous Los Angeles Municipal Code Sections provide requirements for construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. Finally, LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition hours as established by the Department of Building and Safety. Thus, exception (b) does not apply.

- (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 includes a Zone Change from RA-1 to the R1-1 Zone and is designated for such development. Nearby lots to the north, south, east, and west are similarly zoned and developed, are not abutting designated parkland and/or Open Space, have similar geological conditions. Thus, the exception (c) 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. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

Based on a review of the California Scenic Highway Mapping System ([http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)), subject site is not located along a State Scenic Highway, nor are there any 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.

## Categorical Exemption Justifications

### Pursuant to CEQA Title 14, Chapter 3, Article 19, Section 15300.2: Exceptions

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

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. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- (f) Historical 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, or the Los Angeles Historic-Cultural Monuments Register. 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.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15303 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.