

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 APCW-2022-3943-SPE-CDP-MEL-HCA	SCH NUMBER
---	------------

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2022-3944-CE
--	--

PROJECT TITLE 237 E Montreal St.	COUNCIL DISTRICT CD-11
--	----------------------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 237 East Montreal Street, Playa Del Rey, 90293	<input type="checkbox"/> Map attached.
--	--

PROJECT DESCRIPTION: Construction of a new four-story, 2,452 square-foot single-family dwelling with attached 2-car garage with attached 742 square-foot ADU, basement, patio, courtyard, roof deck, two retaining walls, on-grade stairs, and elevated driveway. The project involves grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export.	<input type="checkbox"/> Additional page(s) attached.
--	---

NAME OF APPLICANT / OWNER: Justin Brevoort
--

CONTACT PERSON (If different from Applicant/Owner above) Gregory Shoop	(AREA CODE) TELEPHONE NUMBER EXT. (714) 608-5047
--	--

<p>EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)</p> <p style="text-align: center;">STATE CEQA STATUTE & GUIDELINES</p> <p><input type="checkbox"/> STATUTORY EXEMPTION(S) Public Resources Code Section(s) _____</p> <p><input checked="" type="checkbox"/> CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33) CEQA Guideline Section(s) / Class(es) <u>15303 (Class 3)</u></p> <p><input type="checkbox"/> OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b)) _____</p>

JUSTIFICATION FOR PROJECT EXEMPTION:	<input type="checkbox"/> Additional page(s) attached
--------------------------------------	--

The Class 3 Categorical Exemption allows for the 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 modifications are made in the exterior of the structure. This includes (a) one single-family residence, or a second dwelling unit in a residential zone; and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project consists of the construction of one single-family dwelling and one ADU (second dwelling unit) in a residential zone, and will include a garage, patio, roof deck, two retaining walls, on-grade stairs, and an elevated driveway. Therefore, this project is eligible for this exemption.

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 in 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.*

The proposed project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as an environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject site is located within a Methane Zone, a Special Grading Area (BOE Basic Grid Map A-13372), Flood Zone X (areas of minimal flood hazard), and approximately 7.75 kilometers from the Palos Verdes Fault Zone, and is subject to specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate the grading and construction of projects in these particular types of "sensitive" locations. The RCMs will reduce any potential impacts to less than significant and have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, all grading applications within a Special Grading Area require the submittal of a Geology

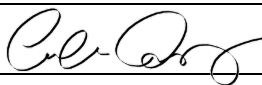
and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, has been issued by DBS on May 14, 2025 (Log No. 123442-01). In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the Project must comply with the other applicable provisions of the Coastal Bluffs Specific Plan. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location. The project site is an undeveloped lot within the Coastal Zone. The Applicant provided an Owner's Declaration of Biological Resources, dated June 24, 2024, stating that no known biological resources are contained on the site, and a Tree Disclosure Statement, dated June 24, 2024, stating that no protected trees or shrubs are contained on the site. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

- 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 proposed project is consistent with the type of development permitted for the area zoned R1-1 and designated for Low Residential land uses. The proposed project includes the construction of a new single-family dwelling with an attached ADU in an urbanized area, including an attached garage with space for two vehicles, patios and balconies, retaining wall(s), and on-grade stairs, and will not exceed thresholds identified for impacts to the area (i.e., traffic, noise, etc.). Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.
- 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 Project proposes to construct a new single-family dwelling with attached ADU in an area zoned and designated for such development. All adjacent lots are developed with single-family or multi-family dwellings or small commercial and mixed-use buildings with surface parking, and the subject site is of a similar size and slope to nearby properties. The Project proposes to be 3,194 square feet on a site that is permitted to have a maximum Floor Area of 6,387 square feet. This type of project is not unusual for the vicinity of the subject site and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception 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.*
The only State Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject site is located about 9.4 miles southeast of this State Scenic Highway. Therefore, the subject site will not create any impacts within a designated State Scenic Highway, and this exception does not apply.
- 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.*
The subject site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code, and the building permit history does not indicate that the site may be hazardous or otherwise contaminated. Therefore, 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 subject site is undeveloped and has not been identified as a potential historic resource or within a historic district by the City (SurveyLA, 2015), the project site is not listed on the National or California Register of Historic Places or identified as a Historic Cultural Monument (HCM). Therefore, the Project will not result in a substantial adverse change to the significance of a historical resource and this exception does not apply.

- 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 Caelan Rafferty	 STAFF TITLE Planning Assistant
ENTITLEMENTS APPROVED Specific Plan Exception, Coastal Development Permit, Mello Act Compliance Review	