

VTT-84762-SL-1A
4061- 4069 ½ West Melrose Avenue

EXHIBITS

E – NOTICE OF EXEMPTION (NOE) CASE NO. ENV-2025-1299-CE

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

VTT-84762-SL

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-1299-CE

PROJECT TITLE

4061 West Melrose Avenue

COUNCIL DISTRICT

13 – Soto-Martinez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

4061 West Melrose Avenue (4061-4069 ½ West Melrose Avenue)

☐ Map attached.

PROJECT DESCRIPTION:

The merger and resubdivision of three (3) lots, totaling 15,513 square-feet into nine (9) small lots comprised of a total of 10 units. The applicant does not propose any new construction to expand the existing building floor area, footprint, or height. The site is currently developed with eight one (1)-story single-family dwellings and one (1) two (2)-story duplex. There are no protected trees or shrubs on the project site.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Aaron Belliston, Melrose Ten LLC (Applicant / Owner)

CONTACT PERSON (If different from Applicant/Owner above)

Aaron Belliston, BMR Enterprise (Representative)

(AREA CODE) TELEPHONE NUMBER

(323) 839-4623

EXT.

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 15301, Class 1

☐ 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 a tract map conversion of an existing bungalow court where there is no new construction proposed. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within a hillside area or within the Santa Monica Mountains Zone and does not contain an officially mapped environmental resource of hazardous or critical concern, per ZIMAS. (b) Cumulative Impact: 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 residential buildings, 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 Small Lot Subdivision Ordinance. 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; no unusual circumstance is found.

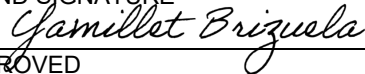
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Yamillet Brizuela



STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Vesting Tentative Tract Map

DISTRIBUTION: County Clerk, Agency Record

Rev. 9-17-2025