

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

ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-1207-CE

PROJECT TITLE

Design Review and Project Permit Compliance

COUNCIL DISTRICT

3

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

4230 N. Saltillo Street

Map attached.

PROJECT DESCRIPTION:

Construction of a new 2-story 1,899 square foot single family residence with a basement, attached 4-car garage, 2 retaining walls, and a swimming pool.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Mehran Tebyani

CONTACT PERSON (If different from Applicant/Owner above)

Pouya Payan

(AREA CODE) TELEPHONE NUMBER | EXT.

(818) 200-5005

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) 15303 (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

(a) One single-family residence in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

(e) Accessory (appurtenant) structures including garages and swimming pools.

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

Tiffany Corrales *Tiffany Corrales*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Mulholland Design Review and Specific Plan Project Permit Compliance

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Please return to OZA:
200 N. Spring Street, Room 763
Los Angeles, CA 90012

I hereby certify and attest this to be a true and correct
copy of the original record on file in the office of the
Department of City Planning of the City of Los Angeles

designated as office trainee
AUSTON E 12/18/2024
Department Representative