

THIS NOTICE WAS POSTED

ON January 25 2021

UNTIL February 24 2021

REGISTRAR - RECORDER/COUNTY CLERK

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)

2021 018064


FILED
Jan 25 2021

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by HELEN SOTO

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
ENV-2019-3872-CE / Categorical Exemption

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

CASE NUMBER
ENV-2019-3872-CE

PROJECT TITLE
592-594 N. Tigertail Road, Pacific Palisades, CA 90049

COUNCIL DISTRICT
11

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
592-594 N. Tigertail Road, Pacific Palisades, CA 90049

Map attached.

PROJECT DESCRIPTION:
The construction of two new single-family dwellings with one on each lot. One single-family dwelling will be located on the lot addressed 592 N. Tigertail Road and will consist of three stories, 16,355 square feet, attached three-car garage, pool/spa, deck, retaining wall and haul route for the export of approximately 4,620 cubic yards of dirt and not to exceed 5,300 cubic yards (to account for remedial grading adjustments). The other single-family dwelling will be located on the lot addressed 594 N. Tigertail Road and will consist of two-stories, 4,549 square feet, attached eight-car garage, retaining wall and haul route for the export of approximately 6,430 cubic yards of dirt and not to exceed 7,400 cubic yards (to account for remedial grading adjustments).

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Peralta Financial Ltd.

CONTACT PERSON (If different from Applicant/Owner above)
Tony Russo

(AREA CODE) TELEPHONE NUMBER | EXT.
(408) 655-0998

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 and 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

As the construction of two single-family dwellings on two lots, and a project which is characterized as in-fill development, the proposed project qualifies for the Class 3, Category 1 and Class 32 Categorical Exemptions. (See Justification attached).

- 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
Nick Vasuthasawat 

STAFF TITLE
Planning Assistant

ENTITLEMENTS APPROVED
Categorical Exemption

FEE:
\$7,102.02

RECEIPT NO.
0301158230

REC'D. BY (DCP DSC STAFF NAME)
Trevor Martin

2021 018064



FILED

Jan 25 2021

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by HELEN SOTO

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

designated as EM-2019-3872-CE

Department Representative

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2019-3872-CE

592-594 North Tigertail Road, Los Angeles CA 90049
(APN: 4494001012 and 4494001009)



FILED
Jan 25 2021

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by HELEN 8070

Project Description

The proposed project is for the demolition of an existing single-family dwelling located on two lots and the construction of two new single-family dwellings with one on each lot. One single-family dwelling will be located on the lot addressed 592 N. Tigertail Road and will consist of three stories, 16,355 square feet, attached three-car garage, pool/spa, deck, retaining wall and haul route for the export of approximately 4,620 cubic yards of dirt and not to exceed 5,300 cubic yards (to account for remedial grading adjustments). The other single-family dwelling will be located on the lot addressed 594 N. Tigertail Road and will consist of two-stories, 4,549 square feet, attached eight-car garage, retaining wall and haul route for the export of approximately 6,430 cubic yards of dirt and not to exceed 7,400 cubic yards (to account for remedial grading adjustments). As the construction of two new single-family dwellings on two infill lots, this Project qualifies for categorical exemptions, pursuant to CEQA Guidelines Sections 15303 (Class 3) and 15332 (Class 32).

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

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 Subject Site is located within a Hillside Area, a Very High Fire Hazard Severity Zone, a Special Grading Area (BOE Basic Grid Map A-13372), a Landslide Area, and is located approximately 0.81 kilometers away from the Santa Monica Fault. The Project 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. Specifically, the following RCMs would apply:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

These RCMs 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 haul route applications 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 June 19, 2019 under Log No. 108655. Furthermore, the Project must comply with the Baseline Hillside Ordinance (BHO), the California Building Code, and the City's Landform Grading Manual. 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.

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.*

According to Navigate LA and the Department of Building and Safety Haul Route Requests Status Table, there are no other haul route approvals. The haul route approval will include RCMs in addition to recommended conditions prepared by the Department of Transportation to be considered by the Board of Building and Safety Commissioners to reduce the impacts of construction-related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Therefore, no foreseeable cumulative impacts are expected.

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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 under unusual circumstances.*

As mentioned, the project proposes the construction of two new single-family dwellings with one on each lot. One single-family dwelling will be located on the lot addressed 592 N. Tigertail Road and will consist of three stories, 16,355 square feet. The other single-family dwelling will be located on the lot addressed 594 N. Tigertail Road and will consist of two-stories, 4,549 square feet. The project is in an area zoned and designated for such development. The project site is of similar slope to the surrounding properties, and larger in size than some of those properties but the proposed project will be within the regulations of the LAMC and BHO. Thus, there are no unusual circumstances that may lead to a significant effect on the environment

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 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. The project site is located approximately six miles east of State Route 27. Therefore, the proposed project will not create any impacts within a designated as a State Scenic Highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the project site, nor any site in the vicinity, is identified as a hazardous waste site. The project site is not designated a historical resource by local or state agencies, and has not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the project site is not listed in HistoricPlacesLA or SurveyLA as a potential historical resource. The proposed project would not cause an adverse change in the significance of a historical resources as defined in Section 15064.5 of the State CEQA Guidelines. Thus, the proposed project would not result in a substantial adverse change in the significance of a historical resource and this exemption does not apply.

CEQA Determination – Class 3 Categorical Exemption Applies

A project qualifies for a Class 3 Categorical Exemption if it involves the construction of two new single-family dwellings, pool/spa, garage, and deck. One single-family dwelling will be located on the lot addressed 592 N. Tigertail Road and will consist of three stories, 16,355 square feet. The other single-family dwelling will be located on the lot addressed 594 N. Tigertail Road and will consist of two-stories, 4,549 square feet. Furthermore, the proposed project would not exceed the maximum number of dwelling units allowed for construction under this exemption.

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 applicable general plan designation, applicable policies, and applicable zoning designations.*

The site is zoned RA-1 and has a General Plan Land Use Designation of Very Low I Residential. As the construction of two new single-family dwellings with pool/spa, garage, and deck, the Project is consistent with the applicable Brentwood-Pacific Palisades Community Plan designation and policies and all applicable zoning designations and regulations.

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

The project site is wholly within the City of Los Angeles on two parcels totaling approximately 2.85 acres. Lots adjacent to the project site are also developed with single-family dwellings.

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

The project site has been previously disturbed and is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The lot located at 592 N. Tigertail Road has a total of nine protected trees (Coast Live Oak) on site. Five of the nine will be removed and replaced at a ratio of 4:1. Additionally, there are a total of 52 non-protected trees on site. 19 of the 52 non-protected trees will remain in place and 33 of the existing trees will be replaced at a ratio of 1:1. The lot located at 594 N. Tigertail Road has a total of three protected trees (Coast Live Oak) on site. All three will be removed and replaced at a ratio of 4:1. Additionally, there are a total of 2 non-protected trees on site which will also be removed and replaced at a ratio of 1:1. The Tree Reports dated October 16, 2019 provided by Lisa Smith of The Tree Resource prepared for both lots have been approved by Urban Forestry Division.

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

As previously mentioned, 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 reduce any potential impacts on noise and water to less than significant. Furthermore, the proposed project does not exceed the threshold criteria established by the City of Los Angeles Department of Transportation (LADOT) for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. The proposed project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel and the times at which they may leave the property, thereby reducing any potential travel impacts to less than significant. 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 have significant impacts to Air 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 new single-family dwellings will be on sites zoned for that use and located within a neighborhood developed with single-family dwellings. Therefore, it can be found that the project meets the qualifications of the Class 32 Exemption.

