



COMMUNITY  
DEVELOPMENT

## Public Notice of Environmental Decision

Date Posted: 9/4/2023  
Date to be Removed: 10/9/2023

Project No. 22-0007298 (Hillside Development Permit)

### Project Title

3130 N Lamer St., 91504

### Project Location (Address)

A request for a Hillside Development Permit to demolish an existing single-family dwelling and garage, and construct a new one-story, 4,022 square-foot single family residence. The project also includes a proposed swimming pool and spa, and barbeque island. The lot size is 11,430 square feet. The subject property is in the R-1, Single-Family Residential zone in the designated Hillside Area.

### Project Description

Hamlet Zohrabians

### Project Applicant

Joseph Pangilinan, Associate Planner

(818) 238-5250

### Project Planner

### Phone

### Director's Environmental Decision:

**Categorically Exempt**

The proposed project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303(a) pertaining to new construction of single-family dwellings in residential zones. The Project meets the criteria for exemption set forth in the above-mentioned section. There is no evidence that the proposed Project may have a potentially significant effect on the environment and there are no unusual circumstances that would preclude the use of this exemption.

### Reasons why the project poses no environmental impact

  
Federico Ramirez  
Assistant Community Development Director

8/28/2023

Date