

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  
DIR-2023-7935-CDO / CDO Plan Approval, related cases ZA-2023-7955-CUB, ENV-2023-7956-CE

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

CASE NUMBER  
ENV-2023-7936-CE

PROJECT TITLE  
El Arco Restaurant

COUNCIL DISTRICT  
1-Hernandez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  Map attached.  
**2622, 2624, and 2626 North Pasadena Avenue, Los Angeles, CA 90031**

PROJECT DESCRIPTION:  Additional page(s) attached.  
Tenant improvements to expand into an existing 671-square-foot restaurant into the adjoining tenant space of the one-story building, including: increasing the area to 1,869 square feet and 75 indoor seats, adding an outdoor covered dining area of 400 square feet with 36 seats, and exterior façade improvements, including two signs (one nonconforming). The building footprint will remain the same.

NAME OF APPLICANT / OWNER:  
Luis A. Ruiz, BLR Holdings, LLC

CONTACT PERSON (If different from Applicant/Owner above)  
Fernando Tovar

(AREA CODE) TELEPHONE NUMBER | EXT.  
(323) 383-4641

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) 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

Section 15301, Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1.

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:**

Debbie Lawrence *Debbie Lawrence*

STAFF TITLE  
Project Planner

ENTITLEMENTS APPROVED  
Community Design Overlay improvements

DISTRIBUTION: County Clerk, Agency Record  
Rev. 6-22-2021

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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# JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2023-7936-CE

The Planning Department has determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15301, Class 1. The site is located at 2622, 2624, and 2626 North Pasadena Avenue.

The project is for proposed interior tenant improvements to expand an existing 671-square-foot restaurant into the adjoining tenant space of the building, including: increasing the area to 1,869 total square feet and 75 indoor seats, adding a new outdoor covered dining area of 400 square feet with 36 seats, and exterior façade improvements for the existing one-story building. The building footprint will remain as is. The proposed remodel will include removing excessive signage and mechanical equipment attached to the façade and on the windows. A mansard roof and building cornice that was added to the building previously as well as an air conditioning unit attached to the façade will be removed. One cannister wall sign located between the building cornice and mansard roof, and a projecting cannister sign attached to the cornice and projecting over the mansard roof will also be removed. There will one painted wall sign and the refacing of an existing non-conforming projecting sign. As the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing, the project qualifies for the Class 1 Categorical Exemption.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15303: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The site is zoned [Q]C4-1XL-CDO and has a General Plan Land Use Designation of Neighborhood Commercial. As shown in the case file, the Project is consistent with the applicable Northeast Los Angeles Community Plan and Lincoln Heights Community Design Overlay designation and policies and all applicable zoning designations and regulations. Lots adjacent to the subject site are developed with commercial and residential land uses. The site is currently developed with an existing commercial building that is surrounded by development and therefore is not, and has no value as a habitat for endangered, rare, or threatened species. Prior to any work on the right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As noted, no street tree or Protected Tree may be removed without

prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC 62.161 – 62.171. The site submitted plans show one existing tree in the right of way. At the time of preparation of this CE, no approvals have been given for any tree removals on-site or in the right-of-way that could be impacted by the Project. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with various City of Los Angeles Ordinances and State laws. Such RCMs include but are not limited to the California Building Code and the City's Landform Grading Manual, Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. 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. Specific RCMs regulate the grading and construction of projects and will reduce any potential impacts to less than significant. Therefore, the Project meets all the Criteria for the Class 1 Categorical Exemption.

The project is located within the Lincoln Heights Community Design Overlay, East Los Angeles State Enterprise Zone, Local Emergency Temporary Regulations – Time Limits and Parking Relief – Los Angeles Municipal Code 16.02.1, Urban Agriculture Incentive Zone, and is located 0.69 kilometers from the Upper Elysian Park fault zone. The subject site does not contain habitats or sensitive environmental resources and there is no substantial evidence the project may impact on an environmental resource of hazardous or critical concern. Thus, the location of the project will not result in a significant impact based on its location.

With regard to potential cumulative impacts during the construction phase of the project, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. 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 subject project will have no cumulative impact on the City's circulation system.

The proposed project is located in an area zoned and designated for such development. All adjacent lots are developed with commercial and residential land uses, and the subject site is of a similar size and slope to nearby properties. The project is not unusual for the vicinity of the subject sites and is similar in scope to other commercial developments in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, 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 proposed project is located over 21 miles away from Topanga State Park, therefore, the subject site will not create any impacts within a designated state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.