

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  
ZA-2023-0530-CU

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

CASE NUMBER  
ENV-2023-0531-EAF

PROJECT TITLE  
**21555-21627 West Roscoe Boulevard; 21536-21622 West Shoenborn Street**

COUNCIL DISTRICT  
3 – Blumenfield

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
21555-21627 West Roscoe Boulevard; 21536-21622 West Shoenborn Street

Map attached.

PROJECT DESCRIPTION:  
Conditional Use Permit to allow a 24-hour delivery service branch.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**SCLP I Roscoe Boulevard, LLC**

CONTACT PERSON (If different from Applicant/Owner above)  
**Spencer B. Kallick**

(AREA CODE) TELEPHONE NUMBER | EXT.  
(310) 788-2417

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 15331, 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

Class 32 consists of projects not to exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife.

- 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  
Correy Kitchens, *Correy Kitchens*

STAFF TITLE  
City Planning Associate

ENTITLEMENTS APPROVED  
Conditional Use Permit

DISTRIBUTION: County Clerk, Agency Record

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 Training

Mayor Cerritos 3/16/2024

Department Representative

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

OFFICE OF ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 978-1318

ESTINEH MAILIAN  
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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

LOS ANGELES DEPARTMENT  
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SCLP I Roscoe Blvd, LLC (A)(O)  
302 Datura Street, Unit 100  
West Palm Beach, FL 33401

Spencer B. Kallick (R)  
Allen Matkins Leck  
Gamble Mallory & Natsis, LLP  
Los Angeles, CA 90067

RE: ZA-2023-0530-CU  
Related Cases: N/A  
Address: 21555-21627 West Roscoe  
Boulevard; 21536 – 21622 West Shoenborn  
Street  
Community Plan: Chatworth – Porter Ranch  
Zone: C2-1, P-1  
Council District: 3 - Blumenfield  
CEQA No.: ENV-2023-0531-CE

**JUSTIFICATION FOR CATEGORICAL EXEMPTION:**

**Project Description:**

The proposed project is a Conditional Use to permit for commercial corner development in a C-zone that is located across the street from a residential zone. The proposed use is a delivery service branch of 58,939 square feet with hours of operation of 24 hours a day, seven days a week. The applicant also requests to deviate from the commercial corner façade transparency requirements and is proposing less than fifty percent of transparent windows fronting adjacent streets of the ground floor. There are no plans to develop along the P zone.

**CEQA SECTION 15300.2 EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS**

The Class 32 Categorical Exemption if it is a project to be developed on an infill site and meets the conditions described in this section. The five (5) conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) That site can be adequately served by all required utilities and public services.

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:

The project site is located within the Chatsworth – Porter Ranch Community Plan, the one of the 35 Community Plans that the Land Use Element of the General Plan is comprised of. The Community Plan contains goals, objectives, and policies relative to land use and is implemented through the Zoning Code. The Community Plans designation of Highway Oriented Commercial. Highway Oriented Commercial has a corresponding zone of C2 and P. The site is zoned C2 and P and thus the existing zone is consistent with the Land Use Designation. The project site is located within a Transit Priority Area, and an Urban Agricultural Incentive Zone. The property is not located within the boundaries of or subject to any specific plan or community design overlay.

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

The project site is comprised of four lots totaling approximately 3.25 acres of lot area. The site is located within the Chatsworth – Porter Ranch Community Plan, which is an urbanized area of the City of Los Angeles. Properties surrounding the site are zoned for and developed with a mix of commercial and residential uses. As such, the project site is located within an area developed with urban uses and is less than five acres.

**c. The project site has no value as habitat for endangered, rare or threatened species:**

The project site is located within an established, fully developed, urban area and is not adjacent to any habitat for endangered, rare, or threatened species. The subject parcels have been developed with existing structures on the site since 1969, and have no value as a habitat for endangered, rare or threatened species. The applicant signed a Tree Disclosure Statement (dated January, 17, 2023) which states there are no protected trees on site.

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

**Traffic.**

The applicant is seeking to proposed to remove the existing equipment rental facility and expand the former supermarket building to accommodate the development of a neighborhood fulfillment center providing a total of 58,938 square feet of building floor area.

As documented in the Transportation Assessment letter prepared by LADOT and dated October 11, 2023, A trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips threshold. The proposed project is forecast to generate 211 daily vehicle trip ends (approximately 106 inbound trips and 105 outbound trips) during a typical weekday over a 24-hour period. A formal VMT assessment is not required to be performed as the project's forecast net new daily vehicle trips does not exceed the daily trip threshold of 250 net new daily vehicle trips established as the screening criteria in the TAG. Accordingly, LADOT states that it can be presumed the project's transportation impacts related to VMT are less than significant. LADOT concurs with the conclusion of the analysis that the project trip generation does not meet the trip

threshold to require a traffic impact analysis. Therefore, LADOT will not require the preparation of a traffic impact analysis for this project. Therefore, the project will not cause a significant or substantial increase in traffic and traffic impacts will be less than significant. No mitigation is required.

**Noise.**

The project must comply with the City's Noise Ordinance No. 144,331, 156,363 and 161,574 and any subsequent ordinances which prohibit the emission or creation of noise beyond certain levels. The Ordinances regulate operational and construction noise. Section 112.01 of the LAMC prohibits the amplification of noise in a manner that would disturb the peace, quiet, and comfort of neighbor occupants or any other reasonable person residing or working in the area. Section 112.04 limits and regulates noise from powered equipment intended for repetitive use in residential areas and other machinery, equipment, and devices. As a result of the project being required to comply with the above ordinances, it can be found that the project will not result in any significant noise impacts.

**Air Quality.**

The South Coast Air Quality Management District (SCAQMD) is primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCQAMD prepared the 2016 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project is to permit for commercial corner development of a 24 hour delivery service branch and the project would not conflict with or obstruct the implementation of the AQMP and SCAQMD rules.

**Water Quality.**

The project is not adjacent to any water sources and approval of the project will not create any impact to water quality. The project will comply with the City's storm water management provisions per LAMC Section 64.70 and Best Management Practices (BMP) would be required during general operation of the project to ensure that storm water runoff meets the established water quality standards and waste discharge requirements. Therefore, development of the proposed project would not degrade the quality of storm water runoff from the site and would not result in any significant effects relating to water quality.

- A. **Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

ZIMAS case history search revealed that there are no other Conditional Use requests for a 24-hour delivery service branch facility within a 500-foot radius of the site. The site is located in a Highway Oriented Commercial General Plan Land Use Designation. The requested entitlement is below the LADOT threshold for a traffic study and therefore expected not to have a traffic impact. Successive projects of the same type, in the same place, are not expected to have a significant impact.

- B. **Significant Effect Due To Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

The subject site is a level, rectangularly shaped, corner/through parcel of land consisting of four lots with a designated General Plan Land Use designation of Highway Oriented Commercial and zoned C2 and P. The lot is located in an Urban Agriculture Incentive Zone but is not zoned for agricultural uses. The site is within a Liquefaction Zone and will have to comply with related building regulations. Per ZIMAS, the site is located 10.18 kilometers from the Santa Susana. The site is not located within a Flood Zone, Hazardous Waste/Border Zone Property, High Wind Velocity Area, BOE Special Grading Area, Oil Well Area, or Alquist-Priolo Fault Zone. The location of the project will not result in a significant impact based on its location.

- C. **Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be 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.*

Based on a review of the California Scenic Highway Mapping System ([http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)), subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- D. **Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- E. **Historical Resources.** *Projects that may cause a substantial adverse change in the significance of an historical resource.*

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. 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.

Conclusion

The project is for the demolition of three existing structures (a total of 12,764 square feet will be demolished) to allow for a proposed 31,815 square-foot expansion to an existing 27,123 square-foot structure to serve as the new 58,938 square-foot delivery service branch. The request is also for a relief from Commercial Corner Development requirements for transparent windows at the ground floor along with 127 additional parking spaces.

The project will not generate a significant number of vehicle trips and will not result in any significant impacts to land use planning, environmental habitat, noise, air quality, or water quality. The project is located in an urbanized and long-developed area, and thus will be adequately served by all required public utilities and services. Thus, in conjunction with RCMs and compliance with other applicable regulations, the project will not result in a significant impact. In addition, as the project is in an urbanized area, it is not in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted by any federal, state, or local agency. The project will not result in any significant impacts and, therefore, will not make a cumulatively considerable contribution to any significant impacts that are not already accounted for by the General Plan and future environmental clearances. The project is consistent with the surrounding developments and does not present any unusual circumstances that would result in a significant impact on the environment, and would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA. Therefore, none of the possible exceptions to Categorical Exemptions, found in Section 15300.2 Exceptions, apply to this project, and as such, the project qualifies for a Class 32 Categorical Exemption.