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CASE NO.: DIR-2023-6345-DRB-SPP

CE NO.: ENV-2023-6346-CE

PROJECT ADDRESS: 17373, 17381, and 17383 W. Sunset Boulevard and 17311 W.
Pacific Coast Highway

PROJECT APPLICANT: Luba Senatorova, Equinox

PROJECT REPRESENTATIVE: Heather Waldstein, Rosenheim & Associates, Inc.

FILING NOTICE OF DETERMINATION/NOTICE OF EXEMPTION - FISH AND GAME
FEES DUE TO COUNTY CLERK

Your project has been approved, effective **April 4, 2024**. Enclosed is a copy of the Notice of Exemption for the above project. Pursuant to State Law (AB 3158), Fish and Game Department filing fees are now required, payable to the County of Los Angeles. The above applicant, or the applicant's agent, is authorized to file the following form(s) on behalf of the lead agency (City of Los Angeles Planning Department). **Forms shall be filed at the County of Los Angeles, County Clerk, Environmental Filings, 12400 East Imperial Highway, Room 1201, Norwalk, CA 90650**, telephone (562) 462-2125, Office hours 8 a.m. to 5 p.m. (www.lavote.net) To file environmental documents by mail send to above address. **PLEASE SEND THE CERTIFIED COPY OF THE CERTIFICATE OF FEE EXEMPTION AND NOTICE OF DETERMINATION.** Applicants are advised to retain copies of all fee receipts.

The Notice of Exemption is required to be filed and posted after the effective date of the project approval in order to activate a 30-day statute of limitations on legal challenges to the environmental clearance for your project. Failure to pay Fish and Game fees may delay vesting of your project approval, according to State law.

The items checked below indicate the documents which must be filed and fees paid relative to the subject Fish and Game filing requirements:

- (X) Notice of Exemption (categorical exemption, general exemption, etc.) - No Fish and Game fee due. However, the project applicant must submit a copy of the environmental categorical exemption and a \$75 exemption document handling fee to the **Los Angeles County Clerk's Office**.

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-2023-6345-DRB-SPP

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2023-6346-CE
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PROJECT TITLE 17373, 17381, and 17383 W. Sunset Boulevard and 17311 W. Pacific Coast Highway	COUNCIL DISTRICT 11 - Park
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 17373, 17381, and 17383 W. Sunset Boulevard and 17311 W. Pacific Coast Highway	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The proposed project is for the interior and exterior renovation of a 24,731 square-foot gym at Buildings B and C of a multi-tenant commercial development. The proposed project includes the installation of new storefronts, solid walls, and landscaping. The proposed project also includes the demolition of 248 square feet of floor area at Building B (3rd floor) and addition of 192 square feet of floor area at Building B (3rd floor) and 43 square feet of floor area at Building C (2nd floor), resulting in a 24,718 square-foot gym. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Section 15301 (Class 1).	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
Luba Senatorova, Equinox

CONTACT PERSON (If different from Applicant/Owner above) Heather Waldstein, Rosenheim & Associates, Inc.	(AREA CODE) TELEPHONE NUMBER EXT. (818) 605-7442
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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) Sections 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

A Categorical Exemption, ENV-2023-6346-CE, has been prepared for the proposed project consistent with the provisions of the State CEQA Guidelines. The proposed project is for the interior and exterior renovation of a 24,731 square-foot gym at Buildings B and C of a multi-tenant commercial development. The proposed project includes the installation of new storefronts, solid walls, and landscaping. The proposed project also includes the demolition of 248 square feet of floor area at Building B (3rd floor) and addition of 192 square feet of floor area at Building B (3rd floor) and 43 square feet of floor area at Building C (2nd floor), resulting in a 24,718 square-foot gym. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Section 15301 (Class 1).

The Class 1 Categorical Exemption allows for 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. The proposed project qualifies for the Class 1 Categorical Exemption because it involves physical improvements to an existing gym without expansion of its uses.

Furthermore, the Exceptions outlined in the State CEQA Guidelines Section 15300.2. do not apply to the project:

a. Cumulative Impacts. The proposed project is consistent with the type of development permitted for the area, which is zoned C2-1XL and designated for Neighborhood Office Commercial land uses. The proposed project will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.

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 Brendan Lau, DIR-2023-6345-DRB-SPP, ENV-2023-6346-CE

Brendan Lau

Department Representative

- b. 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 due to unusual circumstances. The proposed project consists of work typical to a commercial neighborhood. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.
- c. Scenic Highways. The only State Scenic Highway in 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 subject property is located approximately one and one-third mile southeast of State Route 27. Therefore, the proposed project will not create any impacts to scenic resources in a State Scenic Highway.
- d. Hazardous Waste Sites. According to EnviroStor, the State of California's database of Hazardous Waste Sites, neither the subject property nor any property in the area is identified as a hazardous waste site.
- e. Historical Resources. The subject property has not been identified as a historic resource by local or state agencies; 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 subject property as a historic resource.

Therefore, the project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the project were evaluated. An appropriate environmental clearance has been granted..

- 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

Brenden Lau *Brenden Lau*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Design Review Board and Project Permit Compliance

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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 Brenden Lau DIR-2023-6345-DRB-SPP, ENV-2023-6346-CE

Brenden Lau

Department Representative