

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-2024-1814-DRB-SPPC

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

CASE NUMBER  
ENV-2024-1816-CE

PROJECT TITLE

COUNCIL DISTRICT  
14- Kevin de León

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**1800-1816 West Colorado Boulevard, 5079 North Argus Drive**

Map attached.

PROJECT DESCRIPTION:  
The proposed project is a Project Compliance Review and Design Review Board for a change of use from Charter School to Adult Day Care and Office with tenant improvements to the interior, within an existing 21,984-square-foot, one-story with mezzanine commercial building located with the Northeast Los Angeles Community Plan.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**Ronald Piller**

CONTACT PERSON (If different from Applicant/Owner above)  
Martin Fenlon, Martin Fenlon Architecture

(AREA CODE) TELEPHONE NUMBER | EXT.  
(323) 739-9440

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:  
Class 1 (*Existing Facilities*). Categorical Exemption Class 1 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 beyond that existing.

Additional page(s) 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  
DEBBIE LAWRENCE *Debbie Lawrence*

STAFF TITLE  
PROJECT PLANNER

ENTITLEMENTS APPROVED  
Specific Plan Project Compliance/Design Review Board



## CASE NO. ENV-2024-1816-CE

The Planning Department has determined that the California Environmental Quality Act (CEQA) of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15301, Class 1 (*Existing Facilities*). Categorical Exemption Class 1 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 beyond that existing.

### Project Description

The proposed project is a Project Compliance Review and Design Review Board for a change of use from Charter School to Adult Day Care and office with tenant improvements to the interior, within an existing 21,984-square-foot one-story with mezzanine commercial building located with the Northeast Los Angeles Community Plan. The site is located at 1800-1816 West Colorado Boulevard and 5079 North Argus Drive in the Colorado Boulevard Specific Plan area. It is zoned [Q]C4-1XL and has a General Plan Land Use Designation of Neighborhood Commercial. Properties to the north, west and east are also zoned [Q]C4-1XL and improved with commercial uses. Properties to the south and rear of the site are zoned RD1.5-1 and are improved with multi-family residential uses, separated from the subject site by a surface parking lot. The commercial properties are generally improved with one- and two-story buildings with neighborhood commercial uses such as retail, office, and restaurant. The site is located in the central portion of the Colorado Boulevard Specific Plan in Subarea II, which allows for a by-right Floor Area Ratio (FAR) of 1.0 to 1. No changes to the existing floor area are proposed.

### Exceptions Narrative for Categorical Exemption

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15311: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 26,000 square feet. Lots adjacent to the subject site are developed with commercial and residential uses in an urbanized area. The project site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. It is currently developed with an existing single-story building with a commercial use and

surrounded by development, and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. No changes to the existing floor area are proposed for this project. 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 will apply if the project involves any construction. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. 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 meets the Criteria for a Class 1 Categorical Exemption.

The subject site is located within the Raymond Fault Zone, a Liquefaction Zone, and Special Grading Area as identified on the latest Bureau of Engineering Basic Grid Map A-13372. Per Section 91.7003 of the Building Code, RCMs, including, Aesthetics (RC-AE-3 Vandalism), RC-AE-4 (Signage), Noise (RC-NO-1 (Demolition, Grading, and Construction Activities)); and Public Utilities and Service Systems (RC-WS-2 (Green Building Code), RC-EN-1 (Green Building Code)) in the City of Los Angeles regulate construction of projects and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. No changes to the existing floor area are proposed for this project. Thus, the project will not result in a significant impact based on its location, nor will there be any significant cumulative impacts.

There are no proposed changes to the Floor Area Ratio and height of the structure (approximately 26 feet). Thus, there are no unusual circumstances which may lead to a significant effect on the environment. 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 Topanga Canyon State Scenic Highway is about 23 miles west of the subject site. Therefore, the subject site 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 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.