

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-1993-891-CUZ-PA3 / Approval of Plans

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-3503-CE

PROJECT TITLE

COUNCIL DISTRICT

3 – Blumenfield

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

6844, 6900 North Oakdale Avenue

 Map attached.

PROJECT DESCRIPTION:

 Additional page(s) attached.

The demolition of a 2,568 square foot, one-story Administration Building, 2,038 square foot, one-story Library Building, and canopy; and replacement with a 5,970 square foot, two-story, 25 foot in height Administration Building and a 5,860 square foot, two-story, 25 foot in height Library Building; the construction of an 1,890 square foot covered passageway to connect the new Administration and Library Buildings; the construction of a 144 square foot, two-story, 25 foot in height Reflection Room; two new parking spaces; for a total of 263 parking spaces; 4,260 square feet of new landscape and 12,493 square feet of new hardscape; the removal of 24 trees and the addition of 43 trees; fencing; and approximately 2,722 cubic yards of total grading. No change to enrollment, staffing, or hours of operation is requested or approved.

NAME OF APPLICANT / OWNER:

Levon H. Keshishian, Armenian General Benevolent Union

CONTACT PERSON (If different from Applicant/Owner above)

Edgar Khalatian

(AREA CODE) TELEPHONE NUMBER

(213) 229-9548

EXT.

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 15302, Class 2, Section 15303, Class 3, Section 15314, Class 14** 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 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

Shane Strunk

Shane Strunk

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Approval of Plans

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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

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 trailer

Maira Gervantes 6/3/2024
Department Representative

PROJECT ADDRESS: 6844, 6900 North Oakdale Avenue
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PROJECT DESCRIPTION:

The demolition of a 2,568 square foot, one-story Administration Building, 2,038 square foot, one-story Library Building, and canopy; and replacement with a 5,970 square foot, two-story, 25 foot in height Administration Building and a 5,860 square foot, two-story, 25 foot in height Library Building; the construction of an 1,890 square foot covered passageway to connect the new Administration and Library Buildings; the construction of a 144 square foot, two-story, 25 foot in height Reflection Room; two new parking spaces, for a total of 263 parking spaces; 4,260 square feet of new landscape and 12,493 square feet of new hardscape; the removal of 24 trees and the addition of 43 trees; fencing; and approximately 2,722 cubic yards of total grading. No change to enrollment, staffing, or hours of operation is requested or approved.

JUSTIFICATION FOR PROJECT EXEMPTION:

The City of Los Angeles determined based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 2 (Replacement or Reconstruction), Section 15303, Class 3 (New Construction or Conversion of Small Structures), and Section 15314, Class 14 (Minor Additions to Schools), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

CEQA DETERMINATION – SECTION 15302, CLASS 2, SECTION 15303, CLASS 3, and SECTION 15314, CLASS 14 CATEGORICAL EXEMPTION APPLIES

Class 2 consists of replacement or construction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Class 3 consists of construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

The applicant is requesting the authorization of the demolition and reconstruction of an Administration and Library Building and the construction of a Reflection Room, with related grading, landscaping, fencing, and tree removals/replacement. No change in enrollment, staffing, or hours of operation is requested. These three exemptions cover the replacement of the Administration and Library Buildings, the creation of a Reflection Room, and the overall minor addition to the school (net new floor area of 9,258 square feet).

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as a-f) set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the reasons discussed as follows.

- A. *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

Based on a review of the data reported on the Department of City Planning's Zone Information and Map Access System (ZIMAS) for the subject property, the site is not located within an Airport Hazard Zone, Coastal Zone, Santa Monica Mountains Zone, Very High Fire Severity Zone, Flood Zone, Watercourse, Hazardous Waste/Border Zone, Methane Hazard Site, High Wind Velocity Area, Special Grading Area, Oil Well Area, Landslide Area, Preliminary Fault Rupture Study Area, or Tsunami Zone.

The site is located within a Liquefaction area but is subject to City Regulatory Compliance Measures for soils. The applicant is proposing approximately 2,722 Cubic Yards of grading, which is subject to the review and approval of LADBS. Further, a Soils Report Approval Letter (Log No. 125491) was issued by LADBS on April 10, 2023, and the conditions included in that letter are by reference incorporated herein. This site is located within an Urban Agriculture Incentive Zone, but no agricultural uses are proposed. The project site is located 11.7 km from the Santa Susana Fault and is not located within the Alquist-Priolo Fault Zone.

The project is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state or local law. Therefore, the environment is not particularly sensitive, and this exception is not triggered.

- B. **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.*

The proposed project demolishes two one-story buildings and replaces them with two two-story buildings as well as the construction of an additional two-story structure; approximately 2,722 CY of total grading; 4,260 square feet of new landscaping and 12,493 square feet of new hardscaping; and the removal of 24 trees and the addition of 43 trees. There is no proposed expansion of enrollment, staffing or hours of operation. The applicant provided materials to the case file which state that no protected trees will be removed. The removal of street trees is subject to the review and approval of Urban Forestry. Additionally, as shown on ZIMAS, on the subject site, three cases of the same type (ZA-1993-891-CUZ, ZA-1993-891-CUZ-PA1, and ZA-1993-891-CUZ-PA2) have been granted on the subject site, the most recent one being approved in 2007. There is no change in VMT because there is no change in enrollment or staffing levels. The calculated daily VMT is 6,382, as documented in the subject case file. Because these projects have been minimal and they have been spread out over time, the proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place.

- C. **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.*

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The subject site is a level, irregular-shaped lot with a General Plan Land Use designation of Low Residential and is zoned RA-1-RIO. The RIO zoning indicates that the subject site is within the River Implementation Overlay District. Projects in the RIO District are subject to development regulations including landscaping, screening and fencing of loading and off-street parking, equipment, trash, and exterior site lighting. Additionally, the site is located within the RA zone, which means it has to comply with the Equine Keeping in the City of Los Angeles standards as codified in LAMC Section 13.05 (ZI-2438).

The lot is located within an Urban Agriculture Incentive Zone, but no agricultural uses are proposed. Additionally, the site is located within a Liquefaction area but is subject to City Regulatory Compliance Measures for soils and will be reviewed by LADBS Plan Check. The applicant proposes approximately 2,722 Cubic Yards of grading, which is subject to the review and approval of LADBS. Further, a Soils Report Approval Letter (Log No. 125491) as issued by LADBS on April 10, 2023, and the conditions included in that letter are by reference incorporated herein. Per ZIMAS, the site is located 11.7 kilometers from the Santa Susana Fault. 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. Additionally, the proposed development is not unusual for the zoning of the site and the characteristics of the zoning of the surrounding area. Thus, the project does not involve unusual circumstances which would result in significant impacts.

- D. **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 (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>); the 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 in a state scenic highway, and this exception does not apply.

- E. **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 or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Since the project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites, the project will not result in a significant effect due hazardous waste, and this exception does not apply.

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

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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, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA website. HistoricPlacesLA is the City's new online information and management system created to inventory Los Angeles' significant historic resources.

Additionally, there was a Historic Resources Report conducted for the subject site, which is included in the subject case file and by reference incorporated herein, and it was concluded that the site was ineligible for historic status under any of the Register of Historic Resources designated criterion. Based on this, the project will not cause a substantial adverse change in the significance of a historic resource, and this exception does not apply.

In conclusion, since the project meets all of the requirements of the categorical exemptions set forth at CEQA Guidelines, Sections 15302, 15303, and 15314, and none of the exceptions to the Categorical Exemptions under CEQA Guidelines Section 15300.2, applies to the proposed project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.