

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-1994-291-CUZ-PA1 / Approval of Plans

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2023-5911-CE
PROJECT TITLE	COUNCIL DISTRICT 4- Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
17660 West Burbank Boulevard

PROJECT DESCRIPTION: Additional page(s) attached.
The addition of 114 square feet to an existing 710 square foot food mart, 14 feet in height, and 113 square foot extension to the tunnel of an existing 609 square foot car wash, 14 feet in height in conjunction with an existing 2,464 square foot service station.

NAME OF APPLICANT / OWNER:
Parviz Natanzi

CONTACT PERSON (If different from Applicant/Owner above) Mark DiCecco	(AREA CODE) TELEPHONE NUMBER EXT. (805) 552-0088
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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) **Section 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

- 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	STAFF TITLE Planning Assistant
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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

Miguel Cervantes 6/11/2024
Department Representative

PROJECT ADDRESS: 17660 West Burbank Boulevard
ENV-2023-5911-CE / ZA-1994-291-CUZ-PA1

PROJECT DESCRIPTION:

The addition of 114 square feet to an existing 710 square foot food mart, 14 feet in height, and 113 square foot extension to the tunnel of an existing 609 square foot car wash, 14 feet in height in conjunction with an existing 2,464 square foot service station.

JUSTIFICATION FOR PROJECT EXEMPTION:

The City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301, Class 1 and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following discussion.

CEQA DETERMINATION – SECTION 15301, CLASS 1 CATEGORICAL EXEMPTION APPLIES

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 use beyond that existing at the time of the lead agency's determination.

The applicant is requesting the minor addition to two existing buildings, which would qualify under this exemption.

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.*

The project does not fall under any of the classes of exemptions that trigger this exemption.

- 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 makes minor additions to two existing buildings. There is no proposed expansion to the hours of operation. Additionally, as shown on ZIMAS, on the subject site, two cases of the same type (ZA-1990-750-CUZ and ZA-1994-291-CUZ, which approved the service station renovation and the food mart and car wash, respectively.) have been granted, the most

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recent one being approved in 1994. The proposed project is making minor additions to existing buildings that were approved 29 years ago. Because the proposed additions are minor and the previous project was approved 29 years ago, 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.*

The subject site is a level, irregular-shaped corner lot with a General Plan Land Use designation of General Commercial and is zoned C2-1VLD-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 subject to a separate ministerial permit.

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 site is also within an airport hazard zone labeled "300' Height Limit Above Elevation 790". No structures are proposed above that height. Per ZIMAS, the site is located 10.5 kilometers from the Hollywood 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,

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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.*

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 online information and management system created to inventory Los Angeles' significant historic resources. 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 exemption set forth at CEQA Guidelines, Sections 15301 and none of the exceptions to the Categorical Exemption(s) 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.