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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-2024-3363-DRB-SPPC / Project Compliance Review, Design Review Board Review/Approval

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

CASE NUMBER  
ENV-2024-3364-CE

PROJECT TITLE  
Modan Ramen Restaurant sign installation

COUNCIL DISTRICT  
14-de León

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**1757 W Colorado Boulevard, Los Angeles, CA**

Map attached.

PROJECT DESCRIPTION:  
The installation of one (1) foam letter wall sign with white aluminum face and black vinyl overlay sides reading "MODAN EAGLE ROCK RAMEN" for an existing commercial tenant space in Sub-area II of the Colorado Boulevard Specific Plan area, Northeast Los Angeles. The total sign area is approximately 41 square feet. The zoning is C4-1XL.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
Young Mi Park - Eagle Plus SP Inc. DBA Modan Eagle Rock Ramen/JR Colorado LLC

CONTACT PERSON (If different from Applicant/Owner above)  
Christopher Kim - Cost Sign Inc.

(AREA CODE) TELEPHONE NUMBER | EXT.  
(323) 788-2822

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) 15311 / Class 11
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
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JUSTIFICATION FOR PROJECT EXEMPTION:  
Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) On-premise signs; (b) Small parking lots; (c) Placement of seasonal or temporary use items, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use.

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  
Project Compliance/Design Review Board Approval

DISTRIBUTION: County Clerk, Agency Record  
Rev. 6-22-2021

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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# CITY OF LOS ANGELES CALIFORNIA



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## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-3364-CE

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The Department of City Planning (DCP) determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15311, Class 11, Accessory Structures, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The parent case is DIR-2024-3363-DRB-SPPC.

### **Project Description**

The project is the proposed installation of a Project Compliance (Design Review Board) to install one (1) foam letter wall sign with white aluminum face and black vinyl overlay sides reading "MODAN EAGLE ROCK RAMEN." The total sign area shall not exceed 40.29 square feet. The sign shall be limited to 38 inches as measured vertically from the bottom of the sign to the top of the sign, and measure 153 inches in width. As the project is for the installation of signage, the project qualifies for the Class 11 Categorical Exemption. Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including On-premise signs.

The site is located at 1757 West Colorado Blvd. in Subarea II of the Colorado Boulevard Specific Plan area within the Northeast Los Angeles Community Plan. It is zoned C4-1XL and has a General Plan Land Use Designation of Neighborhood Commercial. 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 an approximately 8,981-square-foot portion of a site that is developed with a multi-tenant commercial building and surface parking lot that comprises approximately 36,729 square feet. Lots adjacent to the subject site are developed with commercial and residential uses.

### **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.

The project will be subject to Regulatory Compliance Measures (RCMs). Per Section 91.7003 of the Building Code, RCMs, including, RC-AE-4 (Signage), 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. As the project is for signage only, it will not result in a significant impact based on its location, nor will there be any significant cumulative impacts.

There are no changes to the Floor Area Ratio and height of the structure for which the signage is being proposed. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, there is no impact that may result in damage to scenic resources, including within a highway officially designated as a state scenic highway. 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 approximately 25 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.