

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY CLERK'S USE

NOTICE OF EXEMPTION

(Article II Section 3 - City CEQA Guidelines)

Form Revised 4/04

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Hwy., 1st Floor, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Title 14, Chapter 3 of the California Code of Regulations (CEQA GUIDELINES) Section 15062 (d), the filing of this notice starts a 35-day statute of limitations on Court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY

Community Investment for Families Dept.
444 S. Flower St., 14th floor, Los Angeles, CA 90071-2915

COUNCIL DISTRICT

2

PROJECT TITLE

TUMO Center LA Bleachers a.k.a. TUMO Rooftop Outdoor Theater

LOG REFERENCE

Con Plan Year: PY 49:2023 - 2024
Council File: 21-1186-S6

PROJECT LOCATION

4146 Lankershim Blvd, North Hollywood, CA 91602 (AIN: 2423024081)

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The TUMO Center LA Bleachers (a.k.a. TUMO Rooftop Outdoor Theater) project consists of the creation and construction of an outdoor bleacher and event space attached to the roof of the TUMO Center Los Angeles, a non-profit organization located at 4146 Lankershim Blvd. in the neighborhood of North Hollywood in the City of Los Angeles. The construction consists of seating and a stage area as well as a bathroom and green room structure. This space will be utilized by the teenage clients at the TUMO Center Los Angeles during operating hours as well as reservable by local community groups outside of operating hours for events, performances and lectures. The bleachers will be accessible from the TUMO Center Los Angeles and an external entrance. The anticipated square footage is 2,400 square feet with between 100 to 150 seats. The assessed current square footage of the property is 32,193. The TUMO Center Los Angeles provides an after school education program to benefit low income youth.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

TUMO Center Los Angeles (TUMO Foundation)

CONTACT PERSON

Ann K. Zald

AREA CODE

213

TELEPHONE NUMBER

564-7933

EXT.

EXEMPT STATUS: (Check One)

STATE CEQA
GUIDELINES ARTICLE 18

- ☐ MINISTERIAL Sec. 15268
- ☐ DECLARED EMERGENCY Sec. 15269 (A)
- ☐ EMERGENCY PROJECT Sec. 15268 (B) & (C)
- ☐ GENERAL EXEMPTION Sec. 15262
- ☒ CATEGORICAL EXEMPTION Sec. 15300-15332
- Section 15301 Class 1

OTHER (See Public Resources Code Sec. 21080(b) and set forth in state and city guideline provisions)

JUSTIFICATION FOR PROJECT EXEMPTION:

The proposed project, "TUMO Center LA Bleachers" meets all of the qualifications for Section 15301, Class 1 Existing Facilities exemption. The project meets the qualifications of a Class 1 exemption as it includes alterations to an existing structures for which the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or will not result in an increase of more than 10,000 square feet and (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmentally sensitive. See the attached Narrative for additional information.

IF FILED BY APPLICANT ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

SIGNATURE



TITLE

Environmental Supervisor II

DATE

11.26.24

FEE: \$75.00

RECEIPT NO.

REC'D BY

DATE

Exemption Narrative (Attachment A)

TUMO Center LA Bleachers a.k.a. TUMO Rooftop Outdoor Theater

I. Project Description

The TUMO Center LA Bleachers (a.k.a. TUMO Rooftop Outdoor Theater) project consists of the creation and construction of an outdoor bleacher and event space attached to the roof of the TUMO Center Los Angeles, a non-profit organization located at 4146 Lankershim Blvd. in the neighborhood of North Hollywood in the Southeast San Fernando Valley section of the City of Los Angeles. TUMO Center Los Angeles provides an after school education program to benefit low income youth. The creation and construction of the bleachers project consists of seating and a stage area as well as a bathroom and green room structure. This space will be utilized by the teenage clients at the TUMO Center Los Angeles during operating hours and will be reservable by local community groups outside of operating hours for events, performances and lectures. The bleachers will be accessible from the TUMO Center Los Angeles and an external entrance. The anticipated square footage is 2,400 square feet with between 100 to 150 seats. The assessed current square footage of the property is 32,193. The construction of the outdoor bleachers will allow the TUMO Center Los Angeles to expand its programming offerings as well as increase the number of teens served from 200 to 350.

II. Project History

A previous project, known as the TUMO Los Angeles Center for Creative Technologies, was reviewed by the City of Los Angeles, Department of Public Works: Bureau of Engineering which filed a CEQA Notice of Exemptions (NOE) with the Office of the County Clerk on November 21, 2022. The project scope included the purchase of the existing commercial property at 4146 Lankershim Blvd, North Hollywood, CA 91602 (AIN: 2423024081) by the TUMO Foundation to serve as the location for the TUMO Center Los Angeles. In addition to the ownership transfer and site acquisition, the project scope included minor interior and exterior improvements to the building.

The TUMO Center LA Bleachers project documented here was not contemplated as part of the 2022 TUMO Los Angeles Center for Creative Technologies acquisition and minor improvements project. The California Environmental Quality Act (CEQA) defines a “project” broadly to encompass “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (14 CCR § 15378[a], [c]). A lead agency may not split a single large project into small pieces so as to avoid environmental review of the entire project. However, in the case of the TUMO Center LA Bleachers project, the project was not split into smaller pieces as rooftop bleachers could not have been a reasonably foreseen consequence of the initial project.

The TUMO Center Los Angeles facility combines flexible open spaces with multiple workshop rooms and is equipped with computers, cameras, robotics kits, music keyboards and other equipment in support of digital creation. The TUMO Center Los Angeles’s teenage clients attend after school programs free of charge, once or twice a week, for two-hour sessions, typically over a period of two years or more.

The lot/parcel area (calculated) is 3,250.4 square feet and is located on the northeast side of Lankershim Boulevard within a mixed commercial and residential area. The project site is zoned

C2-1VL-CDO-RIO with General Commercial land use designation per the City's General Plan. The building was constructed in 1984.

III. Environmental Review

Basis for Categorical Exemption

The following Categorical Exemption is outlined in Article 19 of the State CEQA Guidelines California Resources Code (CCR) Sections 15300-15332 and applies to the proposed project.

A CEQA Section 15301 Existing Facilities (Class 1) exemption 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 existing or former use. A project qualifies for a Class 1 exemption under multiple circumstances which include (e) Additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or (2) 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmentally sensitive.

The proposed project, "TUMO Center LA Bleachers" meets the above qualifications.

Consideration of Potential Exceptions to use of a Categorical Exemption

The State CEQA Guidelines (CCR Section 15300.2) limit the use of categorical exemptions in the following circumstances:

- 1. Location.** Exemption 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 impact on the environment may be significant in a particular sensitive environment. Therefore, these classes are considered to apply to all instances, except 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 is exempt under Class 1 (Existing Facilities), therefore, this exemption has no application here.
- 2. Cumulative Impact.** This exemption applies when, although a particular project may not have a significant impact, the cumulative impact of successive projects of the same type in the same place, over time is significant.

While other similar projects are occurring elsewhere in the City, they have been determined to be happening in different neighborhoods, locations, and times. Given the nature of the project, it is not anticipated to result in a cumulative impact when included with successive projects in the same place and over time.

- 3. Significant Effect.** 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.

Aesthetics

This exception applies when a project may cause a substantial adverse change in the significance of a visual resource. As stated in Section I (Project Description), the project consists of the creation of an outdoor bleachers and event space by TUMO Center Los

Angeles, a non-profit organization. The proposed project will not impact a visual resource and as such the exception does not apply.

Noise

Any noise generated during the period of construction activity shall be monitored by the City of Los Angeles, Department of Building and Safety to ensure that the project implementation will be in full compliance with all applicable rules and regulations regarding noise control, including the City's Noise Ordinances 144,331 and 161,574.

The TUMO Foundation commissioned an Acoustical Analysis Report to ensure inclusion of project design features, e.g., a sound barrier, to maintain full compliance with City Noise Ordinances. Per Noise Ordinance 144,331 SEC 115.02, the following criteria will be met for the operation or use of sound-amplifying equipment (SAE) for non-commercial purposes: SAE will not be used between the hours of 4:30 PM to 9:00 AM of the following day; the only sounds permitted will be music, human speech, or both; the sound shall not be audible in excess of two-hundred (200) feet from the sound equipment; the sound will not unreasonably jarring, disturbing, annoying, raucous, or a nuisance; and that the use of SAE will not be operated adjacent to and within two-hundred (200) feet of any hospital ground, school, or church building while in use. Moreover, if the space operates any radio, musical instrument, television receiver, or any other device that produce or reproduce sound, it is further subject to, and will comply with, SEC 112.01, which states that the use of said devices cannot occur between the hours of 10:00 PM to 7:00 AM of the following day and cannot be more than five (5) decibels above the ambient base level at the property line of any occupied residential property or, if a condominium, apartment house or duplex, within any adjoining unit. As such, this exception does not apply.

Biological Resources

The proposed project does not involve the loss or alteration to any biological resources inclusive of, but not limited to, coastal zones, endangered species habitats, important farmland, wetlands or wild and scenic rivers. There are no sole source aquifers or Williamson Act contracts within the City of Los Angeles. While the property is within the River Improvement Overlay District, per City of Los Angeles Ordinances 183144 and 183145, a "Project does not include construction work that consists solely of (1) interior remodeling, interior rehabilitation work or repair work; or (2) alterations of including structural repairs, or additions to, any existing building in which the aggregate value of the work, in anyone 24-month period, is less than 50 percent of the building's replacement cost before the alterations or additions as determined by the Department of Building and Safety (DBS)." As any potential "aggregate value" of the work would not exceed the 50 percent threshold specified in Ordinance 183145, this work would not render this a "project" under the ordinance and the design guidelines would not apply. As such, the project is not subject to the provisions of the River Improvement Overlay District and this exception does not apply.

Traffic/Transportation

The proposed project would not have an impact on traffic/transportation in the neighborhood. The proposed project would improve an existing facility without significantly increasing capacity. Per the City of Los Angeles Department of Transportation (LADOT)'s Vehicle Miles Traveled (VMT) calculator, any increase in vehicle trips would be lower than 250 daily vehicle trips and therefore the proposed project is not required to perform VMT analysis. As no further analysis is required, this exception does not apply.

4. Scenic Highways. A categorical exemption shall not be used for a project which may result in 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. The nearest scenic highway is State Route 27 (Topanga Canyon Blvd.) approximately sixteen (16) miles away. The proposed project does not change any historical and scenic features or a scenic highway in the immediate vicinity of the project location, as such this exception does not apply.

5. Hazardous Waste Sites. This exception applies when a project is located on a site listed as a hazardous waste site under Government Code Section 65962.5. The State Department of Toxic Substances Control (DTSC) data management system does not list the site or adjacent sites as a Hazardous Waste and Substances Site and no recognized environmental conditions were identified in the Phase 1 Environmental Site Assessment (ESA) completed February 29, 2024 by Partner Engineering and Science, Inc. The ESA noted that the subject property is located approximately 1,000 feet southwest of the San Fernando Valley Area 1 National Priority List (NPL) Plume, a 5,156 acre area of contaminated groundwater, which contains volatile organic compounds, including trichloroethylene (TCE) and perchloroethylene (PCE), and, to a lesser extent, carbon tetrachloride and chloroform, according to tests conducted by the California Department of Health Services and numerous local government agencies. A number of public wells in this area exceed State recommended drinking water guidelines for TCE and PCE (5 and 4 parts per million, ppm, respectively). To alleviate this contamination, wells are either taken out of service or blended with water from clean sources to ensure TCE/PCE concentrations below the State guidelines. According to the EPA Superfund website, the use of an alternate drinking water supply and operation of a groundwater treatment system in the area has reduced the potential of exposure to contaminated drinking water at the site and will continue to protect residents as further cleanup activities are planned and implemented. Therefore, the presence of this Superfund Site is not identified as a threat to individuals at the subject property. Additionally, the subject site was developed in 1984 and the use of lead-based paint and asbestos containing materials were both prohibited by 1978; moreover, an asbestos survey completed on November 8, 2022 by A-Tech Consulting Inc. did not find asbestos on site. No possibility that the project may have a significant effect related to hazardous materials was identified. Therefore, this exception has no application here.

6. Historical Resources. This exception applies when a project may cause a substantial adverse change in the significance of a historical resource. This project will not have an effect on any historical, architectural or archeological resources. The subject property is not located within an historic district nor is it listed on any historical website including the National Register of Historic Places website and the City of Los Angeles, SurveyLA website. Thus, the proposed activities at the project site will not have an effect on any historical architectural or archeological resources. As such, this exception does not apply.

IV. REFERENCES

Acoustical Analysis Report for Tumo LA, Provided by Eliar Associates Inc., November 21, 2024

California Coastal Commission, *Local Coastal Program Areas*, 2024, available from <https://www.coastal.ca.gov/maps/lcp/>

California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines), available from <http://leginfo.legislature.ca.gov/>

City of Los Angeles Department of City Planning, *Environmental Section*, Consulted October 24, 2024

City of Los Angeles Department of City Planning, *Parcel Profile Reports*. Retrieved on February 5, 2024, from <http://zimas.lacity.org/>

City of Los Angeles, Department of Transportation, *VMT Calculator*, Retrieved on October 29, 2024, from <https://ladot.lacity.gov/onlineservices#dev>

City of Los Angeles, *Geohub - Historic Preservation Overlay Zones*, Retrieved on March 20, 2024, from <https://geohub.lacity.org/search?q=Historic%20Preservation>

City of Los Angeles SurveyLA, *Historic Places Resources Inventory*. Retrieved on March 20, 2024, from <http://historicplacesla.org/map>

City of Los Angeles Environmental Quality Act Guidelines available from <http://clkrep.lacity.org/onlinedocs/2002/02-1507.PDF>

National Park Service, *National Register of Historic Places*, Retrieved on March 28, 2024, from <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

National Wild and Scenic Rivers Association, 2024, available from <https://www.rivers.gov/rivers/piru.php>

Phase 1 Environmental Site Assessment, Provided by Partner Engineering and Science, Inc., February 29, 2024.

Public Resources Code, Div. 13, Sections 21000-21189 (CEQA), available from <http://leginfo.legislature.ca.gov/>

State Department of Toxic Substances Control. *Envirostor*. Retrieved March 20, 2024, from <http://www.envirostor.dtsc.ca.gov>

State Department of Transportation. *California Scenic Highway Mapping System*. Retrieved November 7, 2024, from <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>

United States Environmental Protection Agency, *NEPAssist Mapping Tool*, Retrieved March 20, 2024, from <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>

United States Environmental Protection Agency, *Sole Source Aquifers (SSAs) Interactive United States Map*, 2018, available from <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>