

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-2024-4810-SPPC / Project Compliance Review

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2024-4811-CE

PROJECT TITLE

**Glendale Coffee**

COUNCIL DISTRICT

1 – Hernandez

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

**158-160 N. Glendale Boulevard Los Angeles, CA 90026**

Map attached.

PROJECT DESCRIPTION:

The proposed project involves a change of use for 980 square feet of ground-floor office space to a coffee shop in an existing office building. No new floor area will be added, and proposed construction includes a new trash enclosure in the southwest corner of the lot in addition to minor interior alterations.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**158 Glendale Owner LLC**

CONTACT PERSON (If different from Applicant/Owner above)

**Jennifer Levesque, Twinsteps Architecture**

(AREA CODE) TELEPHONE NUMBER

(857) 544-3827

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 3)

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

See attached CE Justification

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.

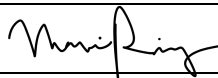
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Marie Pichay



STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Project Compliance Review

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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# JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-4811-CE

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The Department of City Planning has determined that, based on the whole of the administrative record, that the project located at 158-160 N. Glendale Boulevard with associated case file ENV-2024-4810-CE is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 and that there is no substantial evidence demonstrating that an Exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The subject site is currently developed with an existing mixed-use building located at 158 N. Glendale Boulevard, in between Colton Street and Rockwood Street. The subject site is rectangularly-shaped and is comprised of three contiguous lots with approximately 13,800 square feet of lot area. The site was developed in 1922 with a two-story commercial building and surface parking lot. On March 23, 2020, case no. DIR-2019-2761-SPP entitled the project for a Change of Use for the existing 17,600 square-foot commercial storage building to an office building with a café and retail on the ground floor, and one (1) 849 square-foot live/work dwelling unit. Currently, the two-story building is utilized as an office building and surface parking lot with one (1) live/work dwelling unit. However, the retail and café uses were never developed. The space for the proposed café is currently developed as vacant office space.

The subject site is located within the Central City West Specific Plan (CCWSP), within the North Subarea's Temple/Beaudry Neighborhood District. The CCWSP designates the site with the RC4(CW)-U/3.7-O zone. The "U" in the zoning string restricts the height to 1,218 feet above mean sea level. The "3.7" in the zoning string restricts the Floor Area Ratio (FAR) to 3.7:1. The "O" in the zoning string indicates that the property is located within an Oil Drilling District. Additionally, the site is located within the Westlake Community Plan, which designates the site for Highway Oriented Commercial – High Medium Residential land uses. The subject site is also located within a State Enterprise Zone (ZI-2374), Transit Priority Area (ZI-2452), Urban Agriculture Incentive Zone, Methane Zone, BOE Special Grading Area (Basic Grids Mao A-13372) and is within 1.32 km of the Puente Hills Blind Thrust Fault.

## **Project Description:**

The proposed project involves a change of use for 980 square feet of ground-floor office space to a coffee shop in an existing office building. No new floor area will be added, and proposed

construction includes a new trash enclosure in the southwest corner of the lot in addition to minor interior alterations.

Class 1 CEQA Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing or public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, including but not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

The project is for a change of use from existing office space to a coffee shop with no floor area being added, along with a new exterior trash enclosure and minor interior alterations. The change of use involves negligible expansion of an existing use in an existing structure. Therefore, the project qualifies for a Class 1(a) Categorical Exemption.

There are five (5) Exceptions which the City is required to consider before finding a project exempt under Section 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the proposed project. As mentioned, the project includes the change of use from office space to a coffee shop for approximately 980 square feet of ground-floor floor area, in addition to a new exterior trash enclosure and minor interior construction. Staff conducted a ZIMAS Case Number Report using a 500-foot radius to assess the number of the same type of projects in the same place. At the time of writing this staff report, the ZIMAS Case Number Report there were no other cumulative projects within the last 10 years of the same type within a 500-foot radius.

All adjacent lots are developed with a mix of residential, commercial, and institutional uses, and the subject site is of a similar size and slope to nearby properties. The existing building was developed in 1922 as a two-story commercial building and surface parking lot and has since been operating as a 17,600 square-foot commercial storage building to an office building and one (1) 849 square-foot live/work dwelling unit. This use is not unusual for the vicinity of the subject site; thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

Additionally, 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 proposed project is located approximately 27.2 miles southeast from State Route 27. Therefore, the project site will not result in any damage to any scenic resources, including but not limited to, trees, historic buildings, rock, outcropping or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the project site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the project site does not indicate the site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

Lastly, 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. 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.