

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-2024-6754-SPPC

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

CASE NUMBER
ENV-2024-6755-CE

PROJECT TITLE
2767-2779 W. Broadway

COUNCIL DISTRICT
14 - Jurado

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
2767-2779 West Broadway, 5308 North El Verano Avenue

PROJECT DESCRIPTION: Additional page(s) attached.
The proposed project is a Specific Plan Project Compliance for remodeling of and exterior improvements to the façade of an existing one-story multi-tenant commercial building, including replacement of the eight existing stucco façade storefronts with glass and the addition of sconce lighting. The site is located in Subarea I of the Colorado Boulevard Specific Plan, within the Northeast Los Angeles Community Plan. No changes to floor area are proposed.

NAME OF APPLICANT / OWNER:
Urban Acres, LLC

CONTACT PERSON (If different from Applicant/Owner above)
Toros Balyan, TB Real Estate Design, Inc.

(AREA CODE) TELEPHONE NUMBER | EXT.
(818) 652-8484

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) 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
Class 1 (*Existing Facilities*). Categorical Exemption Class 1 allows for 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.

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
Specific Plan Project Compliance

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

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

CASE NO. ENV-2024-6755-CE

The Planning Department has determined that the California Environmental Quality Act (CEQA) of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15301, Class 1 (*Existing Facilities*). Categorical Exemption Class 1 allows for 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.

Project Description

The proposed project is a Specific Plan Project Compliance for exterior remodeling of and improvements to the façade of an existing one-story multi-tenant commercial building located in the Northeast Los Angeles Community Plan. The improvements to the façade shall be limited to the replacement of the existing eight stucco façade storefronts with glass storefronts and the addition of sconce lighting. The subject site is located at 2767-2779 West Broadway and 5308 North El Verano Avenue, on the north side between El Verano Avenue and Sumner Avenue. The site is located within Subarea I of the Colorado Boulevard Specific Plan, which allows for a by-right Floor Area Ratio (FAR) of 1.0 to 1. No changes to the existing floor area or exterior modifications to the building are proposed. The site is zoned [Q]C4-2D and has a General Plan Land Use Designation of Community Commercial. Properties to the south, west and east are also zoned [Q]C4-2D and improved with commercial uses. Properties to the north are zoned R1-1 and separated from the subject site by surface parking and fencing. The commercial properties are generally improved with one- and two-story buildings with neighborhood commercial uses such as retail, office, and restaurant.

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.

As shown in the case file, 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 a site that is approximately 18,075 square feet, according to ZIMAS. Lots adjacent to the subject site are developed with commercial and residential uses in an urbanized area. The project site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. It is currently developed with an existing building with a commercial use and surrounded by development, and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. No changes to the existing floor area are proposed for this project. Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff will apply if the project involves any construction. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the project meets the Criteria for a Class 1 Categorical Exemption.

The subject site is located approximately 0.029 kilometers from the Raymond Fault Zone, and is located within Special Grading Area as identified on the latest Bureau of Engineering Basic Grid Map A-13372. Per Section 91.7003 of the Building Code, RCMs, including, Aesthetics (RC-AE-3 Vandalism), RC-AE-4 (Signage), Noise (RC-NO-1 (Demolition, Grading, and Construction Activities)); and Public Utilities and Service Systems (RC-WS-2 (Green Building Code), RC-EN-1 (Green Building Code)) in the City of Los Angeles regulate construction of projects and 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. No changes to the existing floor area are proposed for this project. Thus, the project will not result in a significant impact based on its location, nor will there be any significant cumulative impacts.

There are no unusual circumstances which may lead to a significant effect on the environment. 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 32 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.