

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-2024-7984-DRB-SPPC	SCH NUMBER
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LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2024-7985-CE
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PROJECT TITLE Hills Inn	COUNCIL DISTRICT 14-Jurado
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 2280 West Colorado Boulevard, 2300-2320 West Colorado Boulevard	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The installation of three (3) signs: one (1) illuminated channel letter wall sign (approximately 70 square feet) reading "The Hills Inn"; and two (2) internally illuminated double-sided information signs (each 6.67 square feet), reading "Enter" and "Exit", respectively. The site is located in Sub-area I of the Colorado Boulevard Specific Plan. Total sign area including an existing pole sign (no change is proposed) is approximately 237 square feet. The zoning is [Q]C4-2D. No structural changes are proposed.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER: Rocio Gazca/ Yeh Family Trust & Jui Chung Yeh and Chen Chin Yeh

CONTACT PERSON (If different from Applicant/Owner above) Mitch Chemers. Imagetech Services LLC	(AREA CODE) TELEPHONE NUMBER EXT. (661) 452-8777
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.) STATE CEQA STATUTE & GUIDELINES
<input type="checkbox"/> STATUTORY EXEMPTION(S) Public Resources Code Section(s) _____
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33) CEQA Guideline Section(s) / Class(es) ___15311/Class 11, _____
<input type="checkbox"/> OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b)) _____

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. The three proposed signs are on-premise signs.	<input checked="" type="checkbox"/> Additional page(s) attached
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<input checked="" type="checkbox"/> None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
<input type="checkbox"/> 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 <i>Debbie Lawrence</i>	STAFF TITLE Project Planner
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ENTITLEMENTS APPROVED Project Compliance/Design Review Board Approval
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JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2024-7985-CE

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-2024-7984-DRB-SPPC.

Project Description

The project is the proposed installation of a Project Compliance (Design Review Board) to install three (3) signs: one (1) illuminated channel letter wall sign reading “The Hills Inn”; and two (2) internally illuminated double-sided information signs, reading “Enter” and “Exit”, respectively. The sign dimensions and area are as follows:

A. Illuminated Channel Letter Wall Sign, labeled A.1

- a. **Area.** The total sign area with logo shall not exceed 70 square feet.
- b. **Dimensions.** The sign shall be limited to 3’2” x 22’10”, and measure 13’5” vertically from the bottom of the sign to grade.
- c. **Type.** The type of wall sign shall be limited to an illuminated channel letter wall sign.

B. Information Sign, labeled DIR.1

- d. **Area.** The total sign area shall not exceed 6.67 square feet.
- e. **Dimensions.** The sign shall be limited to 1’8” x 4’0”, and measure four feet overall above sidewalk grade to read “Enter”.
- f. **Type.** The type of sign shall be limited to an internally illuminated double-sided information sign.

C. Information Sign, labeled DIR.2

- g. **Area.** The total sign area shall not exceed 6.67 square feet.
- h. **Dimensions.** The sign shall be limited to 1'8" x 4'0", and measure four feet overall above sidewalk grade to read "Exit".
- i. **Type.** The type of sign shall be limited to an internally illuminated double-sided information sign.

The total sign area of all signs on site shall not exceed 237 square feet, including an existing 154-square-foot pole sign on site. Wall signs facing a street shall not exceed two square feet for each foot of street frontage, plus one square foot for each foot of building frontage for a single-story building.

No structural changes are proposed. The definition of a wall sign pursuant to LAMC Section 14.4.2 of Chapter 1 is any sign attached to, painted on or erected against the wall of a building or structure, with the exposed face of the sign in a plane approximately parallel to the plane of the wall. 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 subject site is located at 2280, 2300, 2304, 2308, 2314, 2320 West Colorado Boulevard on the south side between Ellenwood Drive and Eagle Rock Boulevard. The site is improved with a motel on an approximately 44,983-square-foot site with a surface parking lot. The site is located within Subarea I of the Colorado Boulevard Specific Plan within the Northeast Los Angeles Community Plan. It is zoned [Q]C4-2D and has a General Plan Land Use Designation of Community 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 a site that is developed with a motel and surface parking lot. 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.