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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	SCH NUMBER
DIR-2025-1600-SPPC / Project Compliance	
LEAD CITY AGENCY	**CASE NUMBER**
City of Los Angeles (Department of City Planning)	ENV-2025-1601-CE
PROJECT TITLE	**COUNCIL DISTRICT**
2451 1-41 West Colorado Boulevard, 2453 West Colorado Boulevard	14 – Jurado

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
2451 1-41 West Colorado Boulevard, 2453 West Colorado Boulevard

PROJECT DESCRIPTION: ☒ Additional page(s) attached.
Project Compliance for a tenant improvement to an existing mixed-use building, including a change of use from retail and storage (4,584 square feet) to Adult Day Care Facility, with conversion of 140 square feet of parking area to office space for a total of 4,724 square feet. The site is located in Subarea I of the Colorado Boulevard Specific Plan within the Northeast Los Angeles Community Plan. Parking is exempt per AB2097.

NAME OF APPLICANT / OWNER:
Colorado East LP/Kurken Alyanakian

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Edgar Markosyan, ArcSTEM Inc.	(818) 288-8682

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	STAFF TITLE
Debbie Lawrence *Debbie Lawrence*	Project Planner

ENTITLEMENTS APPROVED
Project Compliance

DISTRIBUTION: County Clerk, Agency Record Rev. 1-30-2025

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-1601-CE

The Department of City Planning (DCP) determined that the City of Los Angeles Guidelines for the implementation of 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 Project Compliance review for a tenant improvement to a portion of an existing mixed-use building located in Subarea I of the Colorado Boulevard Specific Plan within the Northeast Los Angeles Community Plan area. The project includes a change of use from 4,584 square feet of retail and storage to Adult Day Care Facility, with conversion of 140 square feet of parking (internal egress) area to office space. The existing square footage comprises retail (3,461 square feet) and two storage areas (340 and 783 square feet). The total square footage for Adult Day Care Facility is 4,724 square feet, including the 140-square-foot conversion. Parking for the project is exempt per AB 2097.

The subject site is located at 2451 1-41 West Colorado Boulevard, 2453 West Colorado Boulevard, and a lot, on the north side of Colorado Boulevard, between College View Avenue and Ellenwood Drive. The project site is located within Subarea I of the Colorado Boulevard Specific Plan and is developed with a five-story mixed-use building. According to ZIMAS, the three lots on which the proposed project is located, encompass 16,535.6 square feet. The site is zoned [Q]C4-2D and has a General Plan Land Use Designation of Community Commercial. Surrounding properties are also zoned [Q]C4-2D with properties to the north zoned R1-1. The commercial properties are generally improved with one- and multi-story commercial buildings with neighborhood commercial uses such as retail, office, gas station 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 16,536 square feet, according to ZIMAS. Lots adjacent to the subject site are developed with commercial 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 five-story mixed-use building and surrounded by development, and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The project is for a change of use with converted space from internal egress within the existing parking garage to office space for the Adult Day Care Facility for a total of 4,724 square feet. 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 within the Raymond Fault Zone and a Special Grading Area as identified on the 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. 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 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.