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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-2025-1593-SPPC-DRB / Project Compliance and Design Review	
LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2025-1594-CE
PROJECT TITLE	COUNCIL DISTRICT
Twentieth Century Women's Club of Eagle Rock	14 – Jurado

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
5105 North Hermosa Avenue and 1855 West Colorado Boulevard

PROJECT DESCRIPTION: ☒ Additional page(s) attached.
Project Compliance and Design Review (Design Review Board) for improvements to an existing one-story historic commercial building, identified as the Twentieth Century Women's Club of Eagle Rock, and designated as City of Los Angeles Historic Cultural Monument (HCM) No. LA-537. The project includes interior remodeling and exterior façade improvements, including a trash enclosure, and ADA improvements. The site is located in Subarea II of the Colorado Boulevard Specific Plan within the Northeast Los Angeles Community Plan. Parking is exempt per AB2097.

NAME OF APPLICANT / OWNER:
Ela C. Roa Jones / Women's Twentieth Century Club

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Whitney Del Real / W Baker Consulting	(805) 551-5651

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 and Design Review

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-2025-1594-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 and Design Review (Design Review Board) for a Tenant Improvement to an existing one-story historic commercial building, identified as the Women's Twentieth Century Club of Eagle Rock and designated as a City of Los Angeles Historic Cultural Monument (HCM) No. LA-537. The organization is identified in the California Federation of Women's Clubs as type **IRS 501(c)(3).** The project is located in Subarea II of the Colorado Boulevard Specific Plan and includes interior remodeling and exterior façade improvements, and ADA upgrades. The façade design shall consist of repair to exterior wood shingles, a new wood trash enclosure, a new 42-inch wood fence and entry gate, a decorative screen to block mechanical equipment, removal of paint from brick at southwest exterior stair, three (3) new wood windows matched to replace existing windows, and repair to damaged roof and walls of existing non-historic addition matching existing finishes; along Colorado Boulevard, Hermosa Avenue, and the west elevation as depicted in Exhibit "A." The exterior finishes shall match the existing exterior finishes of the façade elements.

No additional square footage is proposed. The existing square footage comprises a total of 6,370 square feet, consisting of 5,700 square feet of interior first floor area and 670 square feet of interior basement floor area. Parking for the project is exempt per AB 2097 and three (3) existing parking spaces will be maintained.

The subject site is located at 5105 North Hermosa Avenue and 1855 West Colorado Boulevard, on the north side, between Highland View Avenue and Hermosa Avenue. According to ZIMAS, the site encompasses two lots totaling approximately 16,860 square feet. The site is zoned [Q]C4-1XL and has a General Plan Land Use Designation of Neighborhood Commercial. Surrounding

properties are also zoned [Q]C4-1XL, 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 16,860 square feet, according to ZIMAS. Lots adjacent to the subject site are developed with commercial or 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 one-story commercial building and surrounded by development, and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The project consists of interior and exterior changes. 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, a Liquefaction zone, an Urban Agriculture Incentive 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 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. As previously stated, the site is designated as City of Los Angeles Historic Cultural Monument (HCM) No. LA-537 and is also defined as a resource by national and state agencies. The project site was determined to be eligible for listing in the National Register of Historic Places (listed July 30, 2013) and the California Register of Historical Resources. All changes proposed have been reviewed by the Planning Department's Office of Historic Resources (OHR), and do not impact

the historic character of the building, as indicated by their clearance of LADBS permit application No. 24016-20000-39641 on June 2, 2025. 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.