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
ZA-2025-824-ZV-CU2 / Zone Variance, Class 2 Conditional Use Permit

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2025-825-CE
PROJECT TITLE	COUNCIL DISTRICT
Hollygrove Haven	13

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
815 North El Centro Avenue (800 North Vine Street, 5851 West Waring Avenue)

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The project consists of the establishment, use, and maintenance of a medical clinic and counseling and referral facility in conjunction with an existing nonprofit behavioral health facility campus (Hollygrove at Pacific Clinics) consisting of six existing buildings (A, B, C, D, F, and G) totaling 40,389 square feet on a 3.6-acre site. Building A is comprised of 6,024 square feet and proposes a change of use from behavioral health and office to a medical clinic. Building B is comprised of 6,027 square feet and proposes a change of use from behavioral health and office to a counseling and referral facility. Building D is comprised of 7,148 square feet and proposes a change of use from behavioral health and psychiatry to a medical clinic. Building C is comprised of 2,255 square feet and is currently vacant. Building F is comprised of 11,864 square feet and is currently used for group services, offices, and behavioral health. Building G is comprised of 7,071 square feet and is currently used for behavioral health and office. Buildings C, F, and G propose to maintain their existing uses and are not part of the proposed project. No new construction is proposed to expand the six existing buildings' floor area, footprint, or height.

NAME OF APPLICANT / OWNER:
Kim Wells and Amy Sanchez, Pacific Clinics

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Lindsay Tabaian, Allen Matkins	(213) 955-5597

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) **Section 15301/ Class 1**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

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JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures), and none of the exceptions to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies to the proposed project. The proposed project will not result in significant cumulative impacts from successive project of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. The project was found to be exempt based on the following:

Section 15301, Class 1 – (Existing Facilities) consists of 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 existing or former use.

☒ 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
Jonathan Hagar Jonathan M Hagar	Planning Assistant

ENTITLEMENTS APPROVED
Zone Variance, Class 2 Conditional Use Permit

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021