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	SCH NUMBER
ZA-2024-5595-ZV / Zone Variance	
LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2024-5596-CE
PROJECT TITLE	COUNCIL DISTRICT
Valley Presbyterian Hospital – Central Utility Plant	6 – Padilla

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.

6834-6856 North Sepulveda Boulevard; 6815 and 6855 North Noble Avenue; 15107, 15199, 15225, 15243 – 15245; 15255 - 15257 West Vanowen Street

PROJECT DESCRIPTION: ☐ Additional page(s) attached.

The project involves the decommissioning of the existing central utility plant and the reconstruction, use, and maintenance of a central utility plant in the P-1VL Zone and to allow the continued use and maintenance of an existing hospital located within 600 feet of an elementary school. The project will replace the existing utility infrastructure serving the Valley Presbyterian Hospital and will construct a new central utility plant at the northwestern portion of the hospital campus currently improved with a surface parking lot and medical office building. The central utility plant will be two-stories in height, with a maximum height of 44 feet 6 inches, and will include 191 square-feet of floor area.

NAME OF APPLICANT / OWNER:

Lori Cardle and Gustavo Valdespino, Valley Presbyterian Hospital

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Sarah Golden, Rosenheim & Associates	(818)716-2778

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 15302, Class 2**

☐ 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 project is exempt because it involves the reconstruction, use, and maintenance of a central utility plant and to allow the continued use and maintenance of an existing hospital. The project would decommission the existing central utility plant on-site and construct a new central utility plant within the site. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within a hillside area nor does the subject site contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place as it involves the reconstruction of a new central utility plant for an existing hospital. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Most lots are developed with commercial, single- and multi-family structures, and the subject site is similar in slope to nearby properties. The project site is located in a typical urbanized area of the Van Nuys – Sherman Oaks Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC. The project is not unusual for the vicinity of the site, and is similar in scope to other existing commercial uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

☒ 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
David Woon	Planning Assistant

ENTITLEMENTS APPROVED
Zone Variance

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