

COUNTY CLERK'S USE

CITY OF LOS ANGELESOFFICE 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-2025-3215-SPPC-DRB / Specific Plan Project Compliance/Design Review Board SPPC/DRB Director Determination

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-3216-CE

PROJECT TITLE

Modern Schoolhouse (5117 Eagle Rock)

COUNCIL DISTRICT

14 – Jurado

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

☐ Map attached.

5119, 5119 ½, 5121, 5121 ½ North Eagle Rock Boulevard – Las Flores Drive and Colorado Boulevard

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The proposed project is a change of use from Retail to Day Care (Child Care) and interior tenant improvements within a portion of an existing two-story building on a lot that is approximately 7,003 square feet. The proposed Day Care Floor Area is 1,183 square feet at the ground floor of the building. The project includes an outdoor play area of 2,976 square feet at the rear of the project site. No exterior modifications to the existing building are proposed. The project is permitted to provide zero automobile parking spaces pursuant to California Government Code Section 65863.2 (AB 2097). The project is located in Subarea II of the Colorado Boulevard Specific Plan in the Northeast Los Angeles Community Plan Area.

NAME OF APPLICANT / OWNER:

Sukhjit Athwal, The Modern Schoolhouse / Bradley Keyes, 5117 Eagle Rock, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Miguel Acosta, Skedio Studio

(AREA CODE) TELEPHONE NUMBER

(818) 644-3434

EXT.

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))

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

The project is exempt because Categorical Exemption Class 1 (*Existing Facilities*) 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. The project is a change of use from Retail to Day Care and interior tenant improvements within an existing commercial building. The proposed use is allowed by the subject site's zoning. 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 or within the Santa Monica Mountains Zone, the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. The site is identified as having low potential for biological resources and mountain lions; (b) Cumulative Impact: The project will not result in significant cumulative impacts from successive projects of the same type in the same place; (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Most adjacent lots are developed with commercial buildings or residential uses, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Northeast Los Angeles Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of the SPPC/DRB Director Determination. 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. The project site is not located in the Very High Fire Hazard Severity Zone; (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. According to Envirostor, the State of California's database of Hazardous Waste Sites, the subject site is not identified as a hazardous waste site. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the building is designated by the City of Los Angeles as Historical-Cultural Monument No. LA-1213. Known as the Jennie C. Brayton Building, it was listed on November 25, 2020. Per Planning Department Office of Historic Resources staff in an email dated November 6, 2025, the proposed plans do not impact the integrity of the building's HCM designation. The project will require clearance from the OHR during the permit process. Therefore, 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; no unusual circumstance is found.

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

Debbie Lawrence

STAFF TITLE
Project Planner

ENTITLEMENTS APPROVED

Specific Plan Project Compliance/Design Review Board SPPC/DRB Director Determination

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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CALIFORNIA**



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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-3216-CE

The Planning Department has determined that 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 change of use from Retail to Day Care (Child Care) and interior tenant improvements within a portion of an existing two-story commercial building. The project consists of 1,183 square feet of floor area on the ground floor for childcare and 2,976 square feet for an outdoor play area at the rear of the property. The project shall be permitted to provide a minimum of zero automobile parking spaces pursuant to California Government Code Section 65863.2 (AB 2097). Tenant improvements are proposed for the interior only. No exterior modifications to the existing building are proposed.

The subject site is located at 5119, 5119 ½, 5121, 5121 ½ North Eagle Rock Boulevard on the west side of the street between Las Flores Drive and Colorado Boulevard. The site is located within Subarea II of the Colorado Boulevard Specific Plan and the Northeast Los Angeles Community Plan and is developed with a two-story multi-tenant commercial building constructed in 1923. The building is a designated historical resource. The lot encompasses approximately 7,003 square feet. It is zoned [Q]C4-1XL and has a General Plan Land Use Designation of Neighborhood Commercial. Properties to the north and west are zoned R1-1, and properties to the south and east are also zoned [Q]C4-1XL and improved with commercial uses. The site is separated from the residential uses by a driveway on the north, and a masonry wall on the west. The neighborhood properties are generally improved with older one-story residential buildings and one- and two-story commercial buildings with neighborhood commercial uses such as retail, office, and restaurant. The site is located in the central portion of the Colorado Boulevard Specific Plan in Subarea II, which allows for a Floor Area Ratio (FAR) of 1.0 to 1. No changes to the existing floor area are proposed.

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 7,003 square feet. Lots adjacent to the subject site are developed with commercial and 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 two-story building with a commercial use and surrounded by development, and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. No changes to the existing floor area are proposed for this project. 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 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. No changes to the existing floor area are proposed for this project. 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 proposed changes to the Floor Area Ratio and height of the structure (approximately 25 feet). Thus, 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 about 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 (1,000 feet), is identified as a hazardous waste site.

The project site is identified as a historic resource, as it is designated by the City of Los Angeles as Historic-Cultural Monument No. LA-1213. Known as the Jennie C. Brayton Building and located at 5119-5121 1/2 North Eagle Rock Boulevard, it was listed on November 25, 2020. The

plans were reviewed and a clearance issued by the Office of Historic Resources on August 5, 2022. Permit No. 22016-20000-18800 expired on July 11, 2022 but was extended by LADBS to March 1, 2026 on October 3, 2025. A revised set of plans were submitted to the Planning Department Office of Historic Resources (OHR) for review. Per OHR staff in an email dated November 6, 2025, the proposed plans do not impact the integrity of the building's HCM designation. The project will require clearance from the OHR during the permit process. Therefore, the project will not cause a substantial adverse change in the significance of a historical resource.