

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

DIR-2025-3217-POD / Director Determination (Pedestrian Oriented District)

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-3218-CE

PROJECT TITLE

3250 – 3262 North Glendale Boulevard

COUNCIL DISTRICT

13 – Soto-Martinez

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

3250 – 3262 North Glendale Boulevard (North Glendale Boulevard and West Larga Avenue)

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The construction, use, and maintenance of a new, approximately 249-square-foot covered trash enclosure at the rear of the commercial property along Glendale Boulevard, and a new illuminated double-sided Monument Sign with a total sign area of 149.28 square feet (74.64 square feet per face) on the commercial property. The project site has an existing 9,132-square-foot commercial building, a former bank, which is in the process of a change of use to a multi-tenant retail and one office space, under a separate permit.

NAME OF APPLICANT / OWNER:

Stoic Atwater, LLC - Paul Karapetian

CONTACT PERSON (If different from Applicant/Owner above)

Katie Kelly O'Connell (Permit Solutions LA)

(AREA CODE) TELEPHONE NUMBER

(818) 277-1752

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) **CEQA Guidelines Section 15303 / Class 3**

☐ **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 it involves the construction, use, and maintenance of a new, approximately 249-square-foot covered trash enclosure at the rear of the commercial property, and a new illuminated double-sided Monument Sign with a total sign area of 149.28 square feet (74.64 square feet per side) on the commercial property. The project site is improved with one existing commercial building. 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 and has a Low Biological Resource Potential and a Low Mountain Lion Potential, as analyzed in ZIMAS, the subject site does not 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. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with a mixture of single-family dwellings, commercial buildings, mixed-use buildings, and multi-family structures, 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 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 does not need to comply with the specific requirements for landscaping and brush clearance. (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; 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

Dominic Gonzalez



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Director Determination (Pedestrian Oriented District)

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-2025-3218-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 15303, Class 3 (*New Construction and Conversion of Small Structures*). Categorical Exemption Class 3 allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Project Description

The proposed project is the construction, use, and maintenance of a new, approximately 249-square-foot, covered trash enclosure at the rear of the commercial property, and a new illuminated double-sided Monument Sign with a total sign area of 149.28 square feet (74.64 square feet per face), on the project site facing Glendale Boulevard. The proposed trash enclosure is 8 feet and 8 inches in length, 13 feet and 4 inches in width, and 11 feet in height. The existing 9,132-square-foot commercial building on site, a former bank, is being converted to a multitenant retail and one office space under a separate change of use permit, within the Atwater Village Pedestrian Oriented District. No additional square footage is proposed for the existing building.

The subject site is located at 3250 - 3262 North Glendale Boulevard. The site is developed with a one-story commercial building. The three (3) lots encompass 24,178.3 square feet per ZIMAS, zoned [Q]C4-1XL-RIO-POD and designated for Neighborhood Commercial land use. Surrounding properties to the north, west, and south are zoned [Q]C4-1XL-RIO-POD with properties to the east zoned R1-1-RIO. These commercial properties are generally improved with one- and two-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 15303: (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 land use 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 24,178.3 square feet (0.56 acres), according to ZIMAS. Lots adjacent to the subject site are developed with commercial or residential uses in an urbanized area. It is 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 site has Low Biological Resource Potential and Low Mountain Lion Potential according to ZIMAS. The project consists of a new, 249-square-foot covered trash enclosure at the rear of the property, and a new illuminated double-sided Monument Sign (8 feet by 9 feet 4 inches) with a total sign area of 149.28 square feet, 74.64 square feet per side. The project will be subject to 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. 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 3 Categorical Exemption.

The subject site is located within the Hollywood Fault Zone, State Enterprise Zone – East Los Angeles, River Implementation Overlay District (RIO), and an Urban Agriculture Incentive zone. Specific RCMs in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, and stormwater mitigations, and Best Management Practices for stormwater runoff will ensure the project will not have significant impacts on noise and water. 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 19 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. 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.