

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-2025-6117-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-2025-6118-CE

PROJECT TITLE

1659 West Colorado Boulevard

COUNCIL DISTRICT

14 – Jurado

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

1659 West Colorado Boulevard - Mt Royal Drive and Vincent Avenue

☐ Map attached.**PROJECT DESCRIPTION:**☐ Additional page(s) attached.

The proposed project is a change of use from Oil Station to Office, including repairing and painting walls and the roof of the existing one-story historic building with a canopy. The project includes the rehabilitation of the one-story building (214 square feet) with a height of 14 feet to office use and the construction of a new, detached 157-square-foot restroom building with a height of approximately 11 feet located at the rear of the project site, on a 3,002.8-square-foot lot. The project also includes a new fence and a new gate internal to the site. The Applicant is utilizing AB 2097 allowing for zero (0) parking spaces. The building is identified as the Jay Risk Standard Oil Company Service Station, designated as a City of Los Angeles Historic Cultural Monument (HCM) No. LA-1286. 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:

Ken Hsiang Jr., Paradigm Collaboration LLC

CONTACT PERSON (If different from Applicant/Owner above)

Keyur Maru, Sajni Design & Architecture

(AREA CODE) TELEPHONE NUMBER

(714) 390-0525

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 15303 / Class 3, Section 15331 / Class 31☐ **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 of Categorical Exemptions Class 31 (*Historical Resource Restoration/Rehabilitation*) and Class 3 (*New Construction or Conversion of Small Structures*). Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. 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. The project includes the construction of a 157-square foot restroom building detached from the primary existing building. As this involves a small new structure, the Class 3 exemption is applicable. The project is a change of use from Oil Station to Office within an existing historic commercial building, which will be rehabilitated. The new 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 project site is identified as a historical resource. The building is designated by the City of Los Angeles as Historic-Cultural Monument No. LA-1286. Known as the Jay Risk Standard Oil Co. Service Station, the one-room service station was built in 1919 and originally constructed on Spring Street in downtown Los Angeles. It was moved to its current site 1931. It was listed on May 23, 2023. Building Permit No. 25016-10000-22849 for the project was cleared by the Office of Historic Resources (OHR) on September 23, 2025. Per OHR staff, the proposed project does not impact the integrity of the building's HCM designation. 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**



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-6118-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 15331, Class 31 (Historical Resource Restoration/Rehabilitation) and Section 15303, Class 3 (New Construction or Conversion of Small Structures). Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. Class 3 consists of 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 a change of use from Oil Station to Office, including repairing and painting walls and the roof of the existing one-story historic building with a canopy. The project is the rehabilitation of the one-story building (214 square feet) to office use and the construction of a new, detached 157-square-foot restroom building with a height of approximately 11 feet located at the rear of the project site, located in Subarea II of the Colorado Boulevard Specific Plan. The project also includes a new fence and a new gate internal to the site. The Applicant is utilizing AB 2097 allowing for zero (0) parking spaces. The building is identified as the Jay Risk Standard Oil Company Service Station, designated as a City of Los Angeles Historic-Cultural Monument (HCM) No. LA-1286.

The subject site is located at 1659 West Colorado Boulevard on the north side of the street between Mt Royal Drive and Vincent Avenue. The site is located within Subarea II of the Colorado Boulevard Specific Plan and the Northwest Los Angeles Community Plan. According to ZIMAS, the lot encompasses 3,002.8 square feet. The site is zoned [Q]C4-1XL and has a General Plan Land Use Designation of Neighborhood Commercial. Properties to the north are zoned R1-1, and properties to the south, west and east are zoned [Q]C4-1XL and improved with commercial uses. The site is separated from the residential uses by an alley on the north. The neighborhood properties are generally improved with 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 by-right Floor Area Ratio (FAR) of 1.0 to 1. The floor area will increase by 157 square feet, as a detached restroom is proposed at the rear of the lot. However, this additional Floor Area will not exceed the maximum allowed FAR.

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 3,002.8 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 building and surrounded by development, and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The floor area will increase by 157 square feet, as a detached restroom is proposed at the rear of the lot. However, this additional floor area will not exceed the maximum allowed FAR. 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.

The subject site is located within the Raymond Fault Zone, a Liquefaction zone, and Special Grading Area as identified on the latest 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 proposed changes to the height of the existing structure (approximately 14 feet), and the addition of a detached 157-square-foot restroom approximately 11 feet in height is proposed at the rear of the site. However, the maximum Floor Area Ratio of 1.0 to 1 will not be exceeded. 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 and is designated by the City of Los Angeles as Historic-Cultural Monument No. LA-1286. Known as the Jay Risk Standard Oil Co. Service Station, the one-room service station was built in 1919 and originally constructed on Spring Street in downtown Los Angeles. It was moved to its current site 1931 and designated on May 23, 2023. It is a rare surviving example of a type of groundbreaking form that became the standard for service stations from the early development of service stations. Additionally, the subject building is significant for its association with U.S. Highway 66 (Route 66) during the Eagle Rock construction alignment. It was an automotive serving business providing goods and services to the traveling public along Route 66, in addition to serving local and regional needs. The rehabilitation of the historic building will be consistent with the Secretary of the Interior's Standards for the treatment of historic properties. Building Permit No. 25016-10000-22849 was cleared by the Office of Historic Resources (OHR) on September 23, 2025. Per OHR staff, the proposed project does not impact the integrity of the building's HCM designation. 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.