

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-2024-8027-CU2-CDO

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-8028-CE

PROJECT TITLE

Raising Cane's 14356 – 14416 West Roscoe Boulevard

COUNCIL DISTRICT

CD 6 – Padilla

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

☐ Map attached.

14356 – 14416 West Roscoe Boulevard, 91402

PROJECT DESCRIPTION:

☒ Additional page(s) attached.

Demolition of existing buildings for the construction, use, and maintenance of a new 3,523 square-foot drive-through fast-food restaurant.

NAME OF APPLICANT / OWNER:

Kristen Roberts, Raising Canes

CONTACT PERSON (If different from Applicant/Owner above)

Dana Sayles, three6ixty

(AREA CODE) TELEPHONE NUMBER

(310) 204-3500

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 15332/ Class 32**☐ 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 is a qualifying urban infill development. 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, as analyzed in the attached Justification for Project Exemption (dated February 2, 2026), 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 single-family dwellings and commercial buildings, 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 Mission Hills – Panorama City – North Hills 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 Conditional Use Permit and Community Design Overlay Approval. The project is not unusual for the vicinity of the site, and is similar in scope to other existing surrounding uses in the area. 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 located in an urban area and 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. (f) Historical Resources: A Historic Resource Assessment Report (dated November 20, 2025) determined that the project site is not 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

Correy Kitchens

Correy Kitchens

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Conditional Use Permit and Community Design Overlay Approval

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

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

PRISCILLA CHAVEZ
MARTINA DIAZ
SARAH JOHNSON
PHYLLIS KLEIN
BRIAN ROSENSTEIN
JACOB SAIMAN
ELIZABETH ZAMORA

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

February 2, 2026

Kristen Roberts (A)
Raising Cane's
6800 Bishop Road
Plano, TX 75024

Alderwood Properties, L.P. (O)
6420 Wilshire Boulevard, Suite 1500
Los Angeles, CA 90048

Dana Sayles (R)
Three6ixty
3280 Motor Avenue, Suite 226
Los Angeles, CA 90034

RE: Case No.: ZA-2024-8027-CU2-CDO
Address: 14356 – 14416 West Roscoe
Boulevard
Community Plan: Mission Hills –
Panorama City – North Hills
Zone: [Q]C2-1-CDO
Council District: 6 - Padilla
CEQA No.: ENV-2024-8028-CE

RE: ENV-2024-8028-CE (Categorical Exemption - Class 32)

The subject property is approximately 54,106 square foot (1.24 acre), rectangular-shaped, relatively flat, interior parcel of land consisting of six lots zoned [Q]C2-1-CDO, and designated for Community Commercial land use in the Mission Hills – Panorama City – North Hills Community Plan, with corresponding zones of CR, C2, C4, RAS3, RAS4, P, and PB with a -1 height district. The property is located on the southern side of Roscoe Boulevard between Lennox Avenue and Van Nuys Boulevard with approximately 390 feet of frontage along Roscoe Boulevard and with frontage along an alley to the west and south. The site is currently developed as two office buildings with surface parking lots that are planned to be demolished.

The site's C2 zone permits variety of commercial uses such as retail and restaurant uses. The "-1" height district on the zone limits the height of buildings and structures on the site to six stories and 75 feet. The Qualified Q Condition (Ordinance No. 175,550) is on the site which provides additional limitations to signage on the site no more than two square feet per linear foot of building frontage. Although the subject site is not located within any geographic specific plan area, the area is located within the boundaries of the Panorama City Community Design Overlay. The site is not located within a Hillside Area, a Bureau of Engineering designated Special Grading Area, or the Alquist-Priolo Fault Zone. The

nearest fault (Northridge) is located approximately 4.52 kilometers from the project site. The site is not located within 500 feet of a park or school zone.

Properties to the north, across Roscoe Boulevard, are zoned [Q]C2-1-CDO and [Q]PF-1-CDO and are developed as commercial uses and a public library. Property to the east, abutting the subject site, is zoned [Q]CR1-1-CDO and developed as a fast-food restaurant. Properties to the south, across from the alley, are zoned RS-1 and are developed as single-dwellings. Properties to the west, across from the alley, are zoned [Q]C2-1-CDO and developed as a mix of commercial uses such as retail, office buildings, restaurant and warehouse.

The proposed project consists of the demolition of two office buildings for the construction, use, and maintenance of a 3,523 square-foot fast-food restaurant (Raising Cane's) with a drive-through.

The subject request is for a Conditional Use for a drive through in conjunction with a new 3,523 square foot fast-food restaurant (Raising Cane's). The project also requests a Community Design Overlay Plan Approval for the demolition of two office buildings for the construction, use and maintenance of a new drive-through fast-food restaurant with signage with an approximately 54,107 square foot site in the [Q]C2-1-CDO Zone.

The proposed project would not have a significant effect on the environment. A "significant effect on the environment" is defined as "a substantial, or potentially substantial, adverse change in the environment" (CEQA Guidelines, Public Resources Code Section 21068). The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines which establish guidelines and thresholds of significant impact, and provide the methods for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from environmental review pursuant to Article 19, Section 15332 of the CEQA Guidelines and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The subject project has been issued a Notice of Exemption for a Class 32 Categorical Exemption.

CLASS 32 CATEGORICAL EXEMPTION

1. A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following five applicable conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:

The proposed project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations. The Mission Hills – Panorama City – North Hills Community Plan Map designates the property for Community Commercial land uses with the corresponding zone CR, C2, C4, RAS3, RAS4, P, and PB with a -1 height district. The project site is zoned [Q]C2-1-CDO and is thus consistent with the land use designation.

The proposed project consists of the demolition of two office buildings for the construction, use, and maintenance of a 3,523 square-foot fast-foot restaurant (Raising Cane's) with a drive-through.

The proposed project is consistent with the Goals, Objectives, and Policies, of the Mission Hills – Panorama City – North Hills Community Plan and Framework Element. The project is consistent with the following Framework objectives and policies:

GOAL 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3. 1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3. 1. 1: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

The project is consistent with the following goals and objectives of the Mission Hills – Panorama City – North Hills Community Plan:

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the unique commercial and cultural character of the community.

Objective 2-1.1.: New commercial uses shall be located in existing established commercial areas or existing shopping centers.

As detailed above, the project substantially conforms with the goals and policies of the Mission Hills – Panorama City – North Hills Community Plan and the General Plan.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The proposed development is wholly within the City of Los Angeles and is on a 54,106 square foot (1.24 acre), (i.e., less than five acres). The project site is surrounded by urban uses and is not located in a farmland or agricultural designated area. The neighborhood is fully built out with a variety of housing and commercial development, schools, community facilities, streets, and public transit infrastructure. The proposed project will be consistent with the developments in the area, in compliance with subsection b.

- (c) The project site has no value as habitat for endangered, rare or threatened species:**

The project site is located in an established and urbanized area within the Mission Hills – Panorama City – North Hills Community Plan area. The site is currently developed as two office buildings with surface parking lots that are planned to be demolished. The project site is located within the Panorama City neighborhood developed with a variety of residential, commercial, office, and public facility uses (i.e. community centers, religious institutions, cemetery, schools, and hospitals). Surrounding the neighborhood are other highly urbanized neighborhoods developed with similar land uses. The project site is not within or near any listed significant ecological areas, nor will it remove any protected trees. The owner of the project site completed and signed an Owner's Declaration of Biological Resources, dated December 12, 2024, confirming that the project site does not contain any water resources, protected trees and/or shrubs, or any other sensitive/special resources. Due to the project's existing improvements and location in an urbanized neighborhood, the project site is unlikely to have any value as natural habitat. Therefore, the project site has no value as habitat for endangered, rare, or threatened species.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:**

Traffic. A significant impact may occur if the project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. On July 30, 2019, pursuant to SB 743 and the recent changes to Section 15064.3 of the State's CEQA Guidelines, the City of Los Angeles adopted vehicle miles traveled (VMT)

as a criteria in determining transportation impacts under CEQA. The new Los Angeles Department of Transportation (LADOT), Transportation Assessment Guidelines (TAG) provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds. LADOT has established that any project resulting in a net increase of 250 or more daily vehicle trips requires a VMT analysis. LADOT's Transportation Assessment dated March 27, 2025, the project would generate a net increase of 277 vehicular trips. However due to the project size (less than 50,000 square feet of area) a VMT analysis was not required by LADOT. Therefore, it is concluded that implementation of the revised project would result in no significant VMT impact. Therefore, impacts relating to traffic are anticipated to be less than significant.

Noise. The project must comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances which prohibit the emission or creation of noise beyond certain levels. The Ordinances cover both operational noise levels (i.e. postconstruction), as well as any noise impact during construction. Section 41 .40 of the LAMC regulates noise from demolition and construction activities and prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturdays and holidays; all such activities are also prohibited on Sundays. Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. As the project is required to comply with the above ordinances and regulations, it will not result in any significant noise impacts. All construction-related noise impacts would be less than significant and temporary in nature.

A Noise Impact Analysis dated April 2025, prepared by Ganddini Group and attached to the subject environmental case file, concluded that no significant permanent operational or cumulative noise impacts are expected as a result of the proposed project (the Noise Study provides the full analysis). Given that the project would be required to comply with all existing and applicable noise regulations, the study concluded that the project would not result in any significant impacts and that no mitigation measures are necessary. Although noise arising from construction is unavoidable, the noise would be temporary and limited to the duration of the construction in any one location. The Noise Technical Report states that standard, industry-wide best practices for construction in urban or otherwise noise-sensitive areas would ensure that construction noise does not exceed the noise limit imposed by LAMC Section 112.05. These could include erecting temporary noise barriers around the project's perimeter, using mufflers to dampen noise from internal combustion engines, and warming-up or staging equipment away from sensitive receptors. Complete elimination of construction activity noise is technically infeasible; however, incorporation

of the best available noise reduction methods will minimize impacts on the residential uses bordering the project site. Compliance with the various local regulatory measure will further minimize any adverse construction noise impact potential. Through compliance with all existing regulations governing both construction and operational noise, any noise impacts resulting from the project will be less than significant.

Air Quality. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. The 2016 Air Quality Management Plan (AQMP) was prepared by SCAQMD and adopted in April 2017 to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The project is not expected to conflict with, or obstruct, the implementation of the AQMP and SCAQMD rules. The project is consistent with current zoning regulations and policies within the City of Los Angeles, allowing for the proposed development on the subject site. The project would also comply with the 2020 Los Angeles Green Building Code (LAGBC), which builds upon and sets higher standards than those in the 2022 California Green Building Standards Code (CalGreen, effective January 1, 2023). Additionally, the project's infill location would promote the concentration of development in a long-established urban neighborhood with extensive infrastructure and access to public transit facilities, thus reducing the vehicle miles traveled for residents, and visitors. Therefore, project impacts related to air quality will be less than significant.

During construction, appropriate dust control measures would be implemented as part of the proposed project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas.

Best Management Practices (BMP) will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;

- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

By implementing BMPs, all construction-related impacts will be less than significant and temporary in nature. No permanent significant impacts are anticipated to occur from construction.

Furthermore, an Air Quality Study was prepared by Ganddini Consultants, dated April 2025, which is included in the subject case file. The study quantifies the estimated daily construction and operational emissions for various pollutants from the project site using CalEEMod simulations. Based on the simulation results, none of the construction and operational emissions are expected to exceed the South Coast Air Quality Management District (SCAQMD) air quality significance thresholds. Furthermore, the report finds that the project is consistent with all applicable aspects of the City's General Plan Air Quality Element. The study does not recommend any mitigation measures as all construction and operational emissions are expected to be below the thresholds considered by SCAQMD to be significant under CEQA guidelines. Potential impacts related to air quality from the project will therefore be less than significant.

Water Quality. The project is not adjacent to any water sources and construction of the project will not impact water quality. The project is located in a long-established and developed neighborhood and thus would not be expected to impact water quality. As a residential development, the project also will not generate, store, or dispose of substantial quantities of hazardous materials that could affect water quality. Construction activities would not involve any significant excavation near an identified water source. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70 and Low Impact Development (LID) Ordinance. Best Management Practices would also be required during general operation of the project to ensure that stormwater runoff meets the established water quality standards and waste discharge requirements. Therefore, development of the proposed project would not degrade the quality of stormwater runoff from the site and would not result in any significant effects relating to water quality.

(e) The site can be adequately served by all required utilities and public services:

The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the area for the past several decades. In addition, the California Green Code requires new construction to meet stringent

efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any substantial impact on existing utilities and public services through the net addition of a 3,523 square-foot drive-through fast-food restaurant at the subject site.

In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the project must comply with all City Regulatory Compliance Measures (RCMs) that apply. Therefore, the proposed project can be adequately served by all required utilities and public services.

EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed project listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project as described below:

- (a) **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

As the proposed project is not defined as a Class 3, 4, 5, 6 or 11 projects, this exception is non-applicable. The project site is in an urbanized area in the City of Los Angeles. The project site is not located in a particularly sensitive environment and would not be located on a site containing wetlands, endangered species, or wildlife habitats; therefore, this exception is not applicable.

- (b) **Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

This exception does not apply to the proposed project. The project involves the construction, use, and maintenance of a new 3,523 square-foot drive-through fast-food restaurant in an urbanized area developed with a variety of established uses. The project is entirely consistent with the existing General Plan designation and zoning. There is not a succession of known projects of the same type and in the same place as the subject project and any successive projects of the same type and nature would reflect a development that is consistent with the underlying land use designation and the LAMC, and thus would be subject to the same regulations and requirements, including development standards and environmental analysis.

As detailed above, the proposed project will not impose any significant impacts on traffic, noise, air quality, and water quality.

The threshold of significance for a cumulatively considerable contribution to traffic impact is the same as the threshold of significance for a project impact. Based on the scale of the proposed project and the number of daily trips that would result from the project, a VMT analysis was not required by LADOT as the project would unlikely have a significant traffic impact. Therefore, the project would have neither a project-specific significant impact nor the potential to result in a cumulatively considerable contribution to a significant traffic impact.

Regulatory Compliance Measures (RCMs) in the City of Los Angeles and California state guidelines regulate impacts related to Transportation/Traffic, Construction and Operational Noise, Air Quality, and Water Quality. Numerous Los Angeles Municipal Code Sections provide requirements for construction and operation activities, and ensure impacts related to noise and water quality are less than significant. LAMC Sections 41.40, 111.03, 112.02, 112.04, 112.05 regulate noise thresholds from project-specific construction and operational uses by regulating the time which such activities can occur and restricting noise levels from exceeding specific thresholds relative to the project's proximity to sensitive land uses. In addition, the CEQA Guidelines Section 15064.3 evaluates traffic impact by screening the number of vehicle trips and VMT generated by the project. The South Coast Air Quality Management Plan regulates air pollutant emissions from project-related construction and operations activities, including those emitted from asbestos containing materials (ACMs) and lead based paint (LBP). Fugitive dust emissions are regulated through SCAQMD Rule 403. VOC emissions resulting from the application of architectural coatings would be regulated by SCAQMD Rule 1113. Projects would also be required to comply with the City's stormwater management provisions per LAMC 64.70 and LID Ordinance ensure water quality impacts are minimized from runoff and stormwater pollution. There is insufficient evidence to conclude that significant impacts will occur based on past project approvals or in progress entitlement applications and that the proposed project will have adverse impacts on the cumulative in the area surrounding the project site. All future successive projects will be individually evaluated and any potential impacts of each subsequent project will be mitigated if necessary. Therefore, this exception does not apply.

- (c) **Significant Effect Due To Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

This exception does not apply to the proposed project. The project site is approximately 54,106 square-foot (1.24 acre) of lot area located in an urbanized area within the City of Los Angeles. The project consists of residential uses and operations that are compatible with the surrounding urban development and consistent with the underlying zone. The project site is in a long-established neighborhood surrounded by multi-family residential buildings, commercial businesses, offices, schools, and other community-serving establishments.

Therefore, the site does not demonstrate any unusual circumstances, and the project will not generate significant impacts regarding traffic, noise, air quality, or water quality. There are no unusual circumstances that indicate this project would reasonably result in a significant effect on the environment.

- (d) **Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Based on a review of the California Scenic Highway Mapping System, the project site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site. The proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, therefore this exception does not apply.

- (e) **Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the State Water Resources Control Board's GeoTracker database and the Department of Toxic Substance Control (DTSC) EnviroStor database, the project site is not listed for cleanup, permitting, or investigation of any hazardous waste contamination.

- (f) **Historical Resources.** *Projects that may cause a substantial adverse change in the significance of an historical resource.*

Databases of historic resources in the City of Los Angeles include SurveyLA and Historic Places LA, in addition to State and Federal databases of historic resources. According to these databases, no structures on or adjacent to the property have been designated as a historic cultural monument or historic resource. As there are no eligible historic resources on or adjacent to the property, demolition of the existing residential structures will not result in a significant adverse impact on any historic resource.

Additionally, a Historic Resource Assessment Report prepared by Andrew Rodriguez, M.A. and Carrie Casteen, M.S. at Chronicle Heritage, dated November 20, 2025, has found the project will not result in any impacts to a historical 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.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15300.2 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

Conclusion

The proposed project involves the demolition of two office buildings for the construction, use, and maintenance of a 3,523 square-foot fast-food restaurant (Raising Cane's) with a drive-through. The project is compatible with the surrounding residential, commercial, and community facility uses in the vicinity and is consistent with the General Plan designation, zoning, and requirements of the LAMC. The project will contribute to a less than significant impact on traffic, noise, air quality and water quality in the neighborhood. Also, the project is located in an urbanized area and thus will be adequately served by public utilities and services.

Since the project meets all the requirements of the categorical exemption set forth by CEQA Guidelines Section 15332 (Class 32 Exemption) and none of the applicable exceptions in Section 15302.2 to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.