

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-2023-7180-SPP / Specific Plan Project Permit Compliance Review

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-7181-CE

PROJECT TITLE

Adult Day Health Care

COUNCIL DISTRICT

CD 1 – Hernandez

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

620 S. Union Street

☐ Map attached.

PROJECT DESCRIPTION:

The change of use of 15,329 square feet of floor area from ground floor parking area to adult day care facility and the installation of two (2) new illuminated signs up to 75 square feet each on the first floor of an existing three-story commercial building in the Central City West Specific Plan (CCWSP).

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Calvin Chun

CONTACT PERSON (If different from Applicant/Owner above)

Joseph Park

(AREA CODE) TELEPHONE NUMBER

(213) 381-0091

| 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 15301 and 15311, Class 1 and Class 11**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: See attached CE Justification ☒ Additional page(s) attached
☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

The project is exempt because it involves the change of use of ground floor parking area to adult day care center. 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 does not contain an officially mapped environmental resource of hazardous or critical concern, per ZIMAS. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site. 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. Most adjacent lots are developed with commercial 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 Westlake 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 Specific Plan Project Permit Compliance. 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. (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.

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

Marie Pichay 

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Specific Plan Project Permit Compliance Review

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

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-7181-CE

The Department of City Planning has determined that, based on the whole of the administrative record, that the project located at 620 South Union Avenue with associated case file ENV-2023-7181-CE is exempt from CEQA pursuant to CEQA Guidelines, Section 15311, Class 11 and 15332, Class 32 (Infill Development Project), and that there is no substantial evidence demonstrating that an Exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (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.

The proposed project is for the change of use for approximately 15,329 square feet of floor area from ground floor parking for an existing three-story spa to adult day care, in addition to the installation of two (2) signs. The proposed project is an adult day care facility that will provide non-medical, day-time activities for adults. In addition, the project proposes the installation of two (2) new signs with a maximum total sign area of 150 square feet. The first sign will be installed on the façade fronting Union Avenue and will have a maximum area of 75 square feet. The second sign will be installed on the façade fronting Shatto Street and will have a maximum area of 75 square feet.

The project site is located within the Central City West Specific Plan (CCWSP), within the South Subarea's Wilshire Corridor District. It is zoned C2(CW)-U/2 with a General Plan Designation of

Community Commercial. Per the Westlake Community Plan, the corresponding zones for Community Commercial land uses are CW, C4, C1, CR, P and PB. Therefore, the zoning of the project site is consistent with the General Plan Designation. Additionally, the site is located within a Transit Priority Area (ZI-2452), State Enterprise Area (ZI-2374), Urban Agriculture Incentive Zone, Methane Zone, and Special Grading Area (BOE Basic Grid Map A-13372). Additionally, the site is eligible for reduced parking per AB 2097, is located within 500 feet of John Liechty Middle School and Esperanza Elementary School and is 0.933 km from the Puente Hills Blind Thrust Fault.

The subject property is wholly within the City of Los Angeles, on a site that is approximately 0.894 acres (38,937.8 square feet) which is less than 5 acres. Lots adjacent to the subject property are predominantly developed with residential, commercial, automotive, and parking uses. Lots to the north of the site across Union Avenue are outside the bounds of the Central City West Specific Plan and are zoned R4P-2, R5P-2, and C2-2, and are developed with a mix of automotive, commercial, parking and residential uses. Lots abutting the site to the northeast are developed with faith-based institutional uses and commercial uses. Lots to the south of the site, across Shatto Street, are developed with commercial uses.

The subject property is previously disturbed and surrounding by development and therefore is not, and had no value as, a habitat for endangered, rare or threatened species. No trees are proposed to be removed from the subject site. 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. The project site will be adequately served by all public utilities and services given that the proposed project is for the change of use from ground floor parking to adult day care for approximately 16,633 square feet of floor area in an existing three (3) story building in addition to the installation of two (2) signs. The subject project site has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

There are five (5) Exceptions which the City is required to consider before finding a project exempt under Section 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the proposed project. As mentioned, the project includes the change of use for approximately 16,633 square feet of floor area from ground floor parking for an existing three-story spa to adult day care, in addition to the installation of two (2) signs. Staff conducted a ZIMAS Case Number Report using a 500-foot radius to assess the number of the same type of projects in the same place. At the time of writing this report, there were no other concurrent projects of the same type within a 500-foot radius of the project. Additionally, the proposed project is subject to Regulatory Compliance Measures (RCMs) related to air quality, noise, hazardous materials, geology, water quality and transportation. Those RCMs would ensure the project impacts are less than significant. Since the project impacts are less than significant, the project's contribution to

cumulative impacts would not be cumulatively considerable and therefore would be less than significant.

All adjacent lots are developed with residential, commercial, automotive, and parking uses, and the subject site is of a similar size and slope to nearby properties. The existing building is three (3) stories, which is not unusual for the vicinity of the subject site, and is similar in scope to other existing commercial buildings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

Additionally, 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 proposed project is located approximately 29.5 miles southeast from State Route 27. Therefore, the project site will not result in any damage to any scenic resources, including but not limited to, trees, historic buildings, rock, outcropping or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the project site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the project site does not indicate the site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

Lastly, 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. 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.