CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

CEQA NO.: NOE-26-004-BE

LEAD CITY AGENCY AND ADDRESS:
City of Los Angeles c/o Bureau of Engineering
1149 S. Broadway, 6th Floor, MS 939
Los Angeles, CA 90015

PROJECT TITLE: Las Palmas Senior Citizen Center - Renovation (W.O. E1908358/ CIP No. G1163)

PROJECT LOCATION: 1820 N. Las Palmas Avenue on the southeast corner of Franklin Avenue and Las Palmas Avenue, in the Hollywood Community Plan Area of the City of Los Angeles, Figure 1: Project Vicinity, and Figure 2: Project Location. Thomas Bros. Map Page 593, Grid E4.

COUNCIL DISTRICT: 13

DESCRIPTION OF THE NATURE AND PURPOSE OF PROJECT: The Las Palmas Senior Citizen Center - Renovation project (Project) consists of renovating the interior of an approximately 5,504-square-foot senior community center, along with some exterior site improvements. Project beneficiaries include facility users, community members, and visitors who will have improved recreational facilities. Please see the Project description continuation in the narrative for more details.

On April 2, 2026, the Board of Recreation and Park Commissioners determined the Project is exempt under the California Environmental Quality Act (CEQA) and approved the final Project plans and specifications.

EXEMPT STATUS:

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guidelines Section(s) 15301/Classes (a)(d), 15303/Class (e), 15304/Class (a)
City CEQA Guidelines Class 1 Categories 1 & 4, Class 3 Category 6, Class 3 Category 6

JUSTIFICATION FOR PROJECT EXEMPTION: The Project is exempt because it involves the operation, maintenance, or minor alteration of existing public or private structures, facilities or topographical features, involving negligible or no expansion of use beyond current levels; replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; construction and location of limited numbers of new, small facilities or structures; and minor public or private alterations in the condition of land and/or vegetation which do not involve removal of healthy, mature, scenic trees. None of the limitations set forth in State CEQA Guidelines 15300.2 to the categorical exemption(s) apply to the Project and there is no unusual circumstance (see attached narrative).

CONTACT: Maria Martin, (213) 485-5753, maria.martin@lacity.org

SIGNATURE:

8/25/26

Maria Martin
Environmental Affairs Officer
Environmental Management Division

Date

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, California, 90650 and with the State Clearinghouse in the Governor's Office of Land Use and Climate Innovation, if filed with the County Clerk, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. DISTRIBUTION: (1) COUNTY CLERK, (2) STATE CLEARINGHOUSE, (3) AGENCY RECORD

Figure 1. Project Vicinity

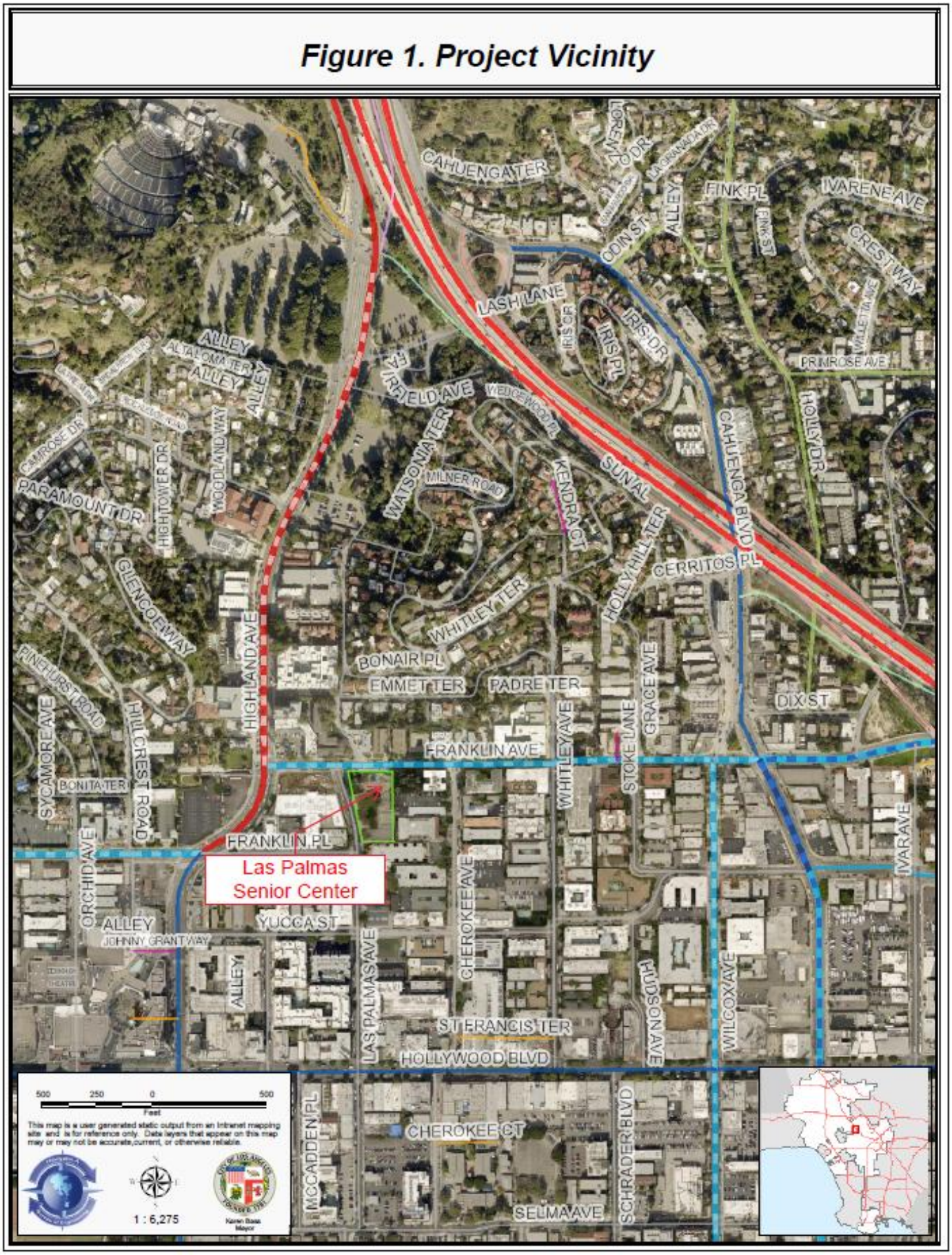
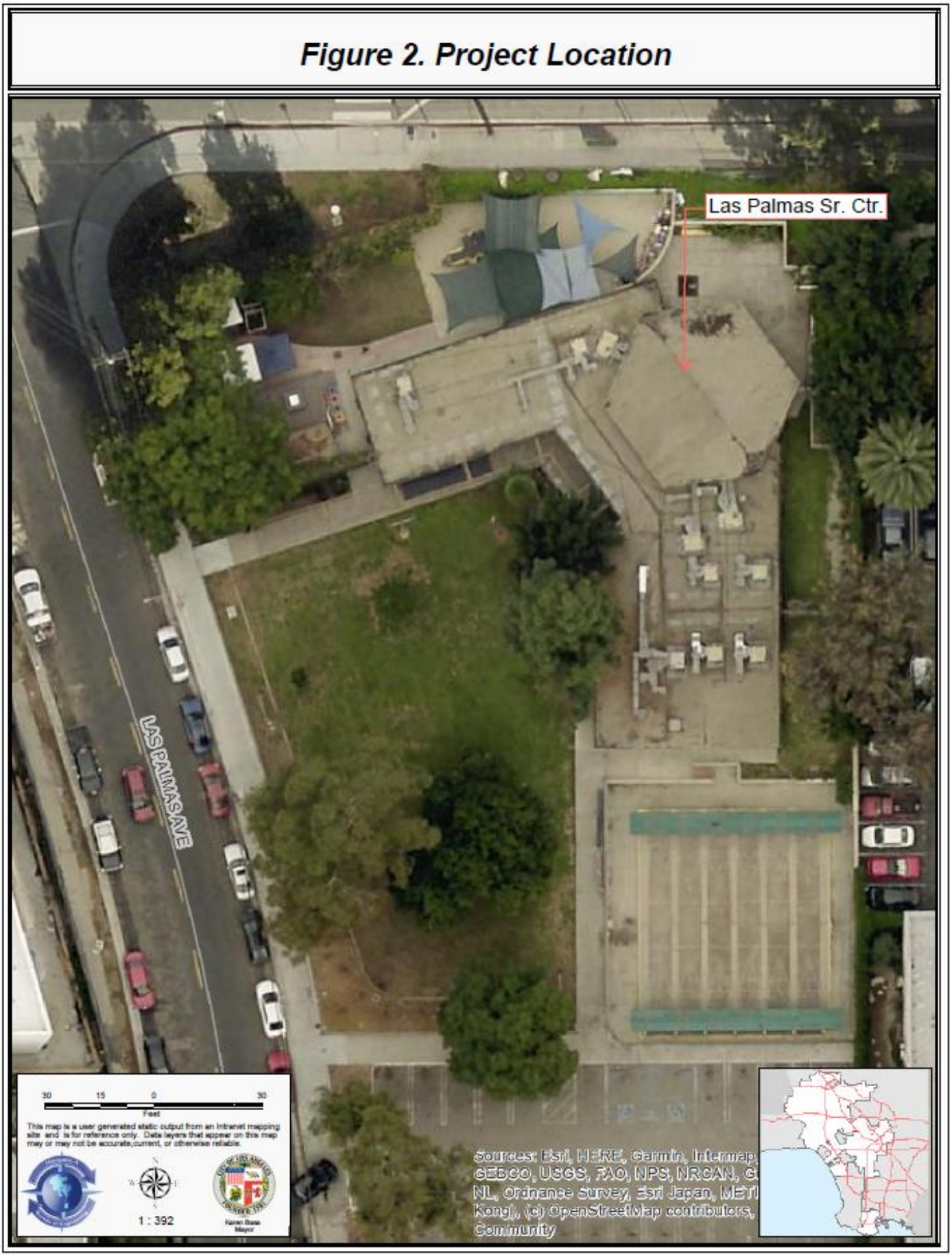


Figure 2. Project Location



CATEGORICAL EXEMPTION NARRATIVE

I. DESCRIPTION OF THE NATURE AND PURPOSE OF PROJECT, CONTINUED

The Las Palmas Senior Citizen Center is operated by the City of Los Angeles Department of Parks and Recreation. The Project consists of a renovation of the building within the existing footprint, interior space (approx. 5,500 square feet) and a modernization of the exterior building envelope, Figures 1 – 3). Minor excavation and modification of grades may be needed for the patio area, trash enclosure, and Low Impact Development (LID) capture and reuse planters. Existing trees currently providing approximately 9,600 sq. ft. of shade are to be protected in place and not removed. The proposed photovoltaic shade structure will add approximately 1,600 sq. ft. of shade and an additional (6) 24-inch-box evergreen trees will add approximately 678 sq. ft. of shade canopy after five years. Redesign of the existing parking lot to accommodate ADA parking stalls and EV charging, resulted in the loss of four parking spaces (20, down from 24). New fencing will be installed along the north west corner perimeter and internally (approximately 214 linear feet).

The new shade structure will be built using cast-in-place concrete piles (not driven) set with boreholes excavated to a maximum depth of 25 feet. Although no known paleontological resources were identified within a 1-mile buffer of the Project site (Bargas Consulting, 2023), the Project site is considered to have a high paleontological sensitivity at depths of 15 feet and greater. There is a potential to encounter significant paleontological resources during drilling activities that extend to impact native Pleistocene-age deposits (i.e., drilling that exceeds a depth of 15 feet). Therefore, a Paleontological Resources Monitoring and Treatment Plan (PRMTP) must be prepared and implemented prior to any ground disturbance at a depth of greater than 15 feet. The plan should specify the levels and types of monitoring efforts during drilling activities and should also include a description of the professional qualifications required of key staff, communication protocols to be followed during construction, unanticipated discovery protocols, fossil recovery protocols, sampling protocols for microfossils (if required), laboratory procedures, reporting requirements, and curation provisions for any collected fossil specimens.

The scope of the contractor’s work includes:

- Implementation of PRMTP
- redesign interior spaces to add additional restrooms
- renovate floor and ceilings throughout
- upgrade existing roof (approx. 7,900 sq. ft.), lighting, mechanical systems, and electrify building
- upgrade existing windows
- redesign existing trellis
- renovate turf areas and irrigation system
- renovate existing concrete walkways and patio spaces to meet ADA requirements
- renovate existing shuffleboard area to multi-use exercise area with photovoltaic shade structure and reconfigure landscaping
- restripe existing parking lot

- construct a new trash enclosure at parking area
- add one dual EV charger, and one single EV charger (3 spaces) at the parking lot

The Project includes best management practices (BMPs) for compliance with applicable regulatory requirements that protect cultural resources and for implementation of applicable "Greenbook" Standard Specifications for Public Works Construction that protect cultural resources as follows:

BMP-CUL-1: In the event that unanticipated historical artifacts were encountered, Greenbook, Section 6-6.2, (Greenbook, 2021) states: "If discovery is made of items of archaeological or paleontological interest, the Contractor shall immediately cease excavation in the area of discovery and shall not continue until ordered by the Engineer." Therefore, during activities in which there will be ground disturbances (i.e., digging, drilling, etc.) if any evidence of archaeological, cultural, or paleontological resources are found, all work within the vicinity of the find shall stop until a qualified archaeologist can assess the finds and make recommendations. No excavation of any finds should be attempted by Project personnel unless directed by a qualified archaeologist. Construction activities may continue in other areas. If the discovery proves significant under CEQA (Section 15064.5f; Public Resources Code [PRC] 21082), additional work such as testing, or data recovery may be warranted.

BMP-CUL-2: The discovery of human remains is always a possibility during ground disturbances; State of California Health and Safety Code Section 7050.5 states that if human remains are encountered, no further disturbance shall occur until the Los Angeles County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Los Angeles County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Unless otherwise stated, the proposed project will be designed, constructed and operated following all applicable federal, state, and City laws, regulations and ordinances, and formally adopted City standards (on file with the Bureau of Engineering) including but not limited to:

- City of Los Angeles Municipal Code
- Bureau of Engineering Standard Plans
- Standard Specifications for Public Works Construction "Greenbook"
- Brown Book, City of Los Angeles Department of Public Works Additions and Amendments to the 2021 Edition of the Standard Specifications for Public Works Construction
- Work Area Traffic Control Handbook

II. PROJECT HISTORY

The Project site is comprised of one parcel, Assessor Parcel Number (APN) 5547-003-900, located in the Hollywood Redevelopment Area within the Hollywood Community Plan Area (CPA) of the City of Los Angeles. The legal description is Lot 10, Block 2 of the Hollywood Oceanview Tract. The Project site is improved with the Las Palmas Senior Citizen Center, a one-story municipal recreational building constructed in 1961 for the City of Los Angeles Department of Recreation and Parks (RAP). The property is not currently listed in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or designated as a City of Los Angeles Historical-Cultural Monument (LA HCM), nor was it previously identified in any historical resource surveys.

The purpose of the renovation is to enhance the enjoyment of stakeholders. The current building is outdated and requires various repairs. The proposed work includes updates to existing building infrastructure including roofing, HVAC, and electrical systems. Unused outdoor space will be renovated to new multi-use exercise area. Uneven outdoor surfaces will be repaired. Limited landscape and irrigation improvements will be provided. Interior space will be reconfigured for more efficient utilization of space and the addition of new restroom facilities. The interior and exterior finishes will be updated.

III. CONSIDERATION OF POTENTIAL EXCEPTIONS TO USE OF A CATEGORICAL EXEMPTION

The State CEQA Guidelines (CCR Sec 15300.2) limit the use of categorical exemptions in the following circumstances:

1. Location. Exemption 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 impact on the environment may be significant in a particularly sensitive environment. Therefore, these classes are considered to apply all instances, except 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.

This project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 *Existing Facilities* (a), (d); 15303 *New Construction or Conversion of Small Structures* (e); 15304 *Minor alterations to land* (a). However, it consists of renovation at an existing recreation facility in an area devoid of environmental resource of hazardous or critical concern. Therefore, the location exception does not apply.

2. Cumulative Impact. This exception applies when, although a project may not have a significant impact, the cumulative impact of successive projects of the same type in the same place, over time is significant.

As a preexisting structure, the Las Palmas Senior Citizens Center is not anticipated to need another renovation for another 30-40 years. Proceeding with this Project will not result in the renovation of many other related or similar or related projects within the City of Los Angeles. According to NavigateLA, which includes information from the Public Way Reservation System, no other similar projects are proposed within the Project site or vicinity. Therefore, this exception has no application to this Project.

3. Significant Effect. 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.

There is no unusual circumstance, but even if there were, as discussed below there is no reasonable possibility the project would result in a significant impact.

The community center has been in operation for at least 60 years. The facility will be closed during construction. This Project does not present any unusual circumstances. The borehole drilling for the shade structure will be actively monitored, and the spoils checked for paleolithic artefacts such as fossils, following the PRMTP.

The proposed Project consists of renovation to an existing building, landscaping, additional fencing, and addition of a shade structure. At the Project site, construction may require temporary traffic control.

Motorists will be notified of traffic changes via temporary street signing and traffic control devices per the WATCH. It is anticipated that traffic in both directions will remain open.

The Project shall be performed in accordance with applicable WATCH as required by the California Manual on Uniform Traffic Control Devices (CA MUTCD) published by Caltrans, imposed on projects of this nature. City construction crews will coordinate with schools and the Department of Transportation according and provide flaggers when required. When the activity site encroaches upon a sidewalk, walkway or crosswalk area, pedestrians shall be provided advance warning if they are detoured away from the activity construction site.

The proposed Project shall be constructed following any or all the applicable measures below:

1. Construction could occur from 7 a.m. to 9 p.m. Monday through Friday and on Saturday from 8 a.m. to 6 p.m. as allowable by *LAMC § 41.10 - Construction Noise*.
2. Notify all adjacent property owners and land users of the construction length, duration, and hours of noise and vibration producing construction activities, in writing.
3. Provide and make available contact information for sidewalk and street repairs and replacement concerns, on construction activities, prior to and on-site during construction.

The equipment used on site will be tested to maintain noise levels at or below the City standard. Standard conditions and construction practices will be implemented for this Project. No unusual construction noise or traffic effects are anticipated. No reasonable possibility has been identified that the Project will have a significant effect due to unusual circumstances. As such, this exception does not apply.

4. Scenic Highway. A categorical exemption shall not be used for a project which may result in 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.

The proposed project is not within a state designated scenic highway or within sight of any state designated scenic highway. Therefore, this exception has no application to this project.

5. Hazardous Waste Site. This exception applies when a project is located on a site listed as a hazardous waste site under Government Code Section 65962.5.

As of August 25, 2026, the project site was not listed as a hazardous waste site. Therefore, this exception has no application to this project.

6. Historical Resources. This exception applies when a project may cause a substantial adverse change in the significance of a historical resource.

GPA Consulting (GPA) submitted a technical cultural study which concludes that the Las Palmas Senior Citizens Center is not a historical resource for the purposes of CEQA. A paleontological memo authored by Bargas Environmental Consulting reports that no known paleontological resources were identified within a 1-mile buffer of the Project. The upper 15 to 20 feet of sediments consist of unmapped artificial fill, which have a low potential to contain significant paleontological resources due to their disturbed nature. However, the artificial fill is underlain by Pleistocene-age older alluvial sediments, which have a high paleontological potential since numerous vertebrate fossil-bearing localities have been recovered from Pleistocene-age sediments elsewhere in the vicinity of the Project. As indicated in the project description, a PRMTP will be prepared and implemented prior to ground disturbance.

The Project does not cause a substantial adverse change in the significance of a historical resource. This exception has no application to this project.

IV. REFERENCES

California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines), available from http://leginfo.legislature.ca.gov/

California Regional Water Quality Control Board, *Geotracker*. Accessed February 12, 2024, December 4, 2025, and August 25, 2026 from https:// geotracker.waterboards.ca.gov.

California Department of Transportation (Caltrans). *California State Scenic Highway System Map*. Retrieved February 12, 2024 and August 25, 2026 from https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways.

City of Los Angeles Department of Public Works Bureau of Engineering. *NavigateLA.* Retrieved on February 6, 2024, December 4, 2025, and August 25, 2026 https://navigatela.lacity.org/navigatela/

City of Los Angeles Department of Public Works Bureau of Engineering. Standard Plans. https://apps.engineering.lacity.gov/techdocs/stdplans/

City of Los Angeles Environmental Quality Act Guidelines available from https://planning.lacity.org/EIR/CEQA_Guidelines/City_CEQA_Guidelines.pdf.

City of Los Angeles Municipal Code. https://lacity.gov/government/city-charter-rules-and-codes

Historical Resource Evaluation Report for 1820 N. Las Palmas Avenue Los Angeles, California. Prepared by GPA Consulting. pp 1-82. January 2024.

Paleontological Recommendations Memorandum for the Las Palmas Senior Citizen Center Renovation (G1163) Project located in the City and County of Los Angeles, California. Courtney Richards. Bargas Consulting. pp 1-13. June 30, 2023.

Public Resources Code, Div. 13, Sections 21000-21189 (CEQA), available from http://leginfo.legislature.ca.gov/

Public Resources Code. Section 5097.98.

Standard Specifications for Public Works Construction. Public Works Standards Inc, “Green Book”.

State of California Health and Safety Code Section 7050.5.