

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-2024-2160-ADJ / Adjustment	SCH NUMBER
--	------------

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2024-2161-CE
--	---------------------------------

PROJECT TITLE CNCA Burlington Campus Conexión	COUNCIL DISTRICT 1 - Hernandez
---	-----------------------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 653-697 South Burlington Avenue and 1812 West Wilshire Boulevard	☐ Map attached.
--	--

PROJECT DESCRIPTION: The site is part of the Camino Nuevo Charter Academy, Burlington Campus, comprising of eleven (11) lots within the C2-2, R4-2, and C4-2 Zones. The project site is limited to four R4 zoned lots on a rectangular-shaped parcel of land covering approximately 30,750 square-feet of net lot area. The subject site is improved with a school yard, parking lot, and single-family residence. The single-family residence located on Lot 16 is not operating as a school, however; the project requests a rear yard setback adjustment on Lot 16 to connect the school yard and elementary school to the pre-school and middle school. The project consists of 10-foot-wide covered pedestrian walkway with a maximum height of 13 feet and 8 inches in the rear yard setback, and eleven (11) over-in-height fences/walls with a maximum height of 10 to 13 feet within the front, side, and rear yard setbacks. The project does not propose demolition of existing buildings or tree removal. All buildings and trees will remain.	☐ Additional page(s) attached.
---	---

NAME OF APPLICANT / OWNER: Camino Nuevo Charter Academy (A) / GNLA 697 S Burlington, LLC and GNLA 669 S Burlington, LLC (O)	
---	--

CONTACT PERSON (If different from Applicant/Owner above) Ellen Castillo, Akerman, LLP	(AREA CODE) TELEPHONE NUMBER EXT. (213) 533-5981
---	--

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
- ☐ 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 of a 10-foot-wide covered pedestrian walkway with a maximum height of 13 feet and 8 inches in the rear yard setback, and eleven (11) over-in-height fences/walls with a maximum height of 10 to 13 feet within the front, side, and rear yard setbacks. 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 and within the Santa Monica Mountains Zone, as analyzed in the TITLE OF JUSTIFICATION REPORT (September 29, 2026). (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. All/Most adjacent lots are developed with commercial uses, public facilities, and 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 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 Adjustment. The project is not unusual for the vicinity of the site, and is similar in scope to other existing 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 and will 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.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

Sophia Kim

Sophia Kim

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Adjustment

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2025

**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 SAIMTAN
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-2024-2161-CE**

September 29, 2026

The Department of City Planning has determined that, based on the whole of the administrative record, that the project located at 653, 661, 663, 667, 669, 673, 681, 697 South Burlington Avenue and 1812 West Wilshire Boulevard with associated case file ENV-2024-2161-CE is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures) and that there is no substantial evidence demonstrating that an Exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Project Description

The site is part of the Camino Nuevo Charter Academy, Burlington Campus, comprising of eleven (11) lots within the C2-2, R4-2, and C4-2 Zones. The campus is developed with an elementary school, school yard, parking lot, single-family residence, pre-school, and middle school. The single-family residence located on Lot 16 is not operating as a school, however; the project requests a rear yard setback adjustment on Lot 16 to connect the school yard and elementary school to the pre-school and middle school via a pedestrian walkway. The campus has approximately 482.92 feet of street frontage along Burlington Avenue to the east and 150.09 feet of frontage along Wilshire Boulevard to the north.

The project site is limited to four R4 zoned lots on a rectangular-shaped parcel of land covering approximately 30,750 square-feet of net lot area. The subject site is improved with a school yard, parking lot, and single-family residence. The project site has approximately 205 feet of street frontage along Burlington Avenue to the east.

The project consists of the construction of new fences, walls, and a covered pedestrian walkway. The applicant is requesting a Director's Adjustment to allow the construction, use, and maintenance of a 10-foot-wide covered pedestrian walkway with a maximum height of 13 feet and 8 inches in the rear yard setback, and eleven (11) over-in-height fences/walls with a maximum height of 10 to 13 feet within the front, side, and rear yard setbacks. The project does not propose demolition of existing buildings or tree removal. All buildings and trees will remain. Since the project is for the construction of new fences, walls, a covered pedestrian walkway and no physical changes to the existing buildings are proposed, this project qualifies for the Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption.

The project site is zoned R4-2 and has a General Plan Land Use Designation of Community

Commercial and Regional Center Commercial. As shown in the case file, the project is consistent with the applicable Westlake 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 0.71 acres (30,750 square-feet of net lot area). The 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.

The project site is not located in a Hillside and BOE Special Grading Area. The site is not located in a Very High Fire Hazard Severity Zone, within the Santa Monica Mountains Zone, and outside of a flood zone. The site is also not located on a Watercourse, Methane Hazard Site, High Wind Velocity Area, within a Coastal Zone, or an area of Airport Hazard. There are no known oil wells on site. The site is located approximately 0.68 kilometers from the nearest fault (Puente Hills Blind Thrust) and is not located within an Alquist-Priolo Fault Zone, Liquefaction zone, Landslide area, Preliminary Fault Rupture Study Area, or Tsunami Hazard Area. The site is located within an Urban Agriculture Incentive Zone, State Enterprise Zone (ZI-2374), Redevelopment Project Area: Westlake Recovery (ZI-2488), Housing Element Sites (ZI-2512), Transit Priority Area in the City of Los Angeles (ZI-2452), and Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density (ZI-2534).

CEQA Determination – Class 3 Categorical Exemption Applies

15303. New Construction or Conversion of Small Structures.

Class 3 CEQA Categorical Exemption 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. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and Fences.*

The Project involves the construction, use, and maintenance of a 10-foot-wide covered pedestrian walkway with a maximum height of 13 feet and 8 inches in the rear yard setback, and eleven (11) over-in-height fences/walls with a maximum height of 10 to 13 feet within the front, side, and rear yard setbacks. No demolition of existing buildings or removal of trees is proposed; all buildings and trees will remain. Since only minor physical changes are proposed, the project qualifies for a Class 3 Categorical Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a Class 3 categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

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 impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in 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.

The Project involves the construction, use, and maintenance of new fences, walls, and a covered pedestrian walkway without expanding the existing use. The project site is not located in any sensitive locations listed in ZIMAS.

Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The Project involves the construction, use, and maintenance of new fences, walls, and a covered pedestrian walkway without expanding the existing use. There is not a succession of known projects of the same type and in the same place as the subject project, therefore, this exception does not apply.

Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The subject site is improved with a school yard, parking lot, and single-family residence. The applicant is requesting a Director's Adjustment to allow the construction, use, and maintenance of a 10-foot-wide covered pedestrian walkway with a maximum height of 13 feet and 8 inches in the rear yard setback, and eleven (11) over-in-height fences/walls with a maximum height of 10 to 13 feet within the front, side, and rear yard setbacks. The project does not propose demolition of existing buildings or tree removal. All buildings and trees will remain.

Surrounding properties are developed with commercial uses, public facilities, and residential uses. The lots immediately to the north along Wilshire Boulevard are zoned C2-2, C4-2, R4P-2, R5P-2, improved with a parking lot, commercial offices, and shopping center uses, designated Community Commercial and Regional Center Commercial land use by the Westlake Community Plan. Lots immediately to the east of the project site are zoned C4-2, [T][Q]C2-2, R4-2, and C2-2, designated Community Commercial and Regional Center Commercial, developed with a parking lot, commercial offices, commercial store, multi-family residential, and single-family residences uses. Lots immediately to the south of the project site along 7th Street are zoned C2-2, designated Community Commercial, developed with commercial offices, commercial store, and shopping center uses. Lots immediately to the west of the project site along the alley are zoned C2-4, PF-1XL, C2-2, and C4-2, designated Community Commercial, Public Facilities, and Regional Center Commercial, developed with a fire station, commercial store, industrial light manufacturing, hospital, and commercial office building.

This type of project is not unusual for the vicinity of the project site and is similar in scope to other existing uses 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.

Scenic Highways. *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 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, located approximately 20 miles to the west of the site. Therefore, the Project will not result in damage to

any 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, and this exception does not apply.

Hazardous Waste. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

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 within 1,000 feet of the project site.

Historic Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The subject site has not been identified as a historic resource by local or state agencies, but a portion of the site (669 South Burlington Avenue) has been identified as a potential historic resource based on the City's HistoricPlacesLA website and SurveyLA, the citywide survey of Los Angeles, per the email dated June 12, 2025, from the Los Angeles City Planning Office of Historic Resources. Since the proposed project only involves the construction of a covered pedestrian walkway in the rear yard setback, and over-in-height fences within the front yard, side yard, and rear yard setbacks, and does not propose any physical changes to the existing buildings, the Project will not result in a substantial adverse change to the significance of a historical resource. Therefore, this exception does not apply.