

COUNTY CLERK'S USE

CITY CLERK'S USE

**CITY OF LOS ANGELES**  
 OFFICE OF THE CITY CLERK  
 200 NORTH SPRING STREET, ROOM 360  
 LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**  
 (California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, 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. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT 14
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PROJECT TITLE 755 South Los Angeles Street	LOG REFERENCE ENV-2016-4963-CE
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PROJECT LOCATION  
755 South Los Angeles Street

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
Change of use from manufacturing, retail, accessory office, and storage uses to office and food hall/restaurant uses. Net increase of 6,856 square feet of floor area.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:  
755 South Los Angeles Street, LLC

CONTACT PERSON Stephen Kia, Urban Concepts	AREA CODE 323	TELEPHONE NUMBER 966-2610	EXT. x109
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EXEMPT STATUS: (Check One)

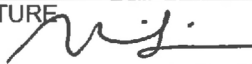
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 1 and 32 Category \_\_\_\_\_ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION:  
 Class 1: Operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing.  
 Class 32: In-fill development meeting the conditions described in CEQA Guidelines 15332: (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. (e) The site can be adequately served by all required utilities and public services.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE CITY PLANNING ASSOCIATE	DATE 1/11/2018
FEE: \$2,280	RECEIPT NO. 34065	REC'D. BY
		DATE 12/29/2016

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
 Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

NAME (PRINTED) \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**DEPARTMENT OF  
CITY PLANNING**

CITY PLANNING COMMISSION

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RENEE DAKE WILSON  
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**CITY OF LOS ANGELES**  
CALIFORNIA



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<http://planning.lacity.org>

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2016-4963-CE

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On January 11, 2018, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorical Exempt under Article III, Section 1, Class 1 and Class 32, Case No. ENV-2016-4963-CE.

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 project is comprised of improvements to an existing 79,793 square-foot light manufacturing building with a 15,879 square-foot basement currently used for storage. The improvements would include a change of use from clothing manufacturing, retail, accessory office, and storage uses to office, food hall/restaurant, and storage uses; and a 9,541 square-foot rooftop restaurant addition, resulting in a net floor area increase of 6,856 square feet and a total floor area of 86,649 square feet. As a project that involves the adaptive reuse of an existing structure, and a project which is characterized as in-fill development, the project qualifies for the Class 1 and Class 32 Class 32 Categorical Exemptions.

The site is zoned M2-2D and has a General Plan Land Use Designation of Light Manufacturing. As shown in the case file, the project is consistent with the applicable Central City 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 18,024 square feet. Lots adjacent to the subject site are developed with the following urban uses: light industrial, commercial/retail, office, restaurant, parking, and residential. 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 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. The traffic study, prepared by Crain & Associates, dated March 2017, concluded the proposed project is not expected to result in any significant traffic impacts at the thirteen study intersections identified for detailed analysis. A subsequent Trip Generation Analysis was prepared by Crain & Associates, dated January 2018, to account for a change in the mix of uses of the proposed project, and it found that the project would have even less trip generation than originally calculated. 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 change of use of an existing light manufacturing building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

#### Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 1 and 32: (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 subject project. As mentioned, the project proposes the change of use of an existing light manufacturing building into office and restaurant uses in an area zoned and designated for such development. Office and restaurant uses are permitted by right in the M2 Zone. All adjacent lots are developed with light industrial, commercial/retail, office, restaurant, parking, and/or residential uses, and the subject site is of a similar size and slope to nearby properties. The project would have a maximum of six stories and a maximum height of 94 feet. The proposed building envelope would be consistent with existing buildings in the vicinity of the site. While there are neighboring buildings that are two stories, a number of buildings in the area range from five to nine stories. Additionally, a building located to the northeast of the site is 11 stories. Therefore, the project size and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing light industrial, commercial/retail, office, and restaurant uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. 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 project is located within Downtown Los Angeles, which is not within proximity of this resource. 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, is identified as a hazardous waste site. 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. Finally, the City does not choose to treat the site as a historic 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.