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JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2019-1262-CE

Project Description

The proposed project involves the conversion of an existing one-story convenience food mart with auto service bays and two fueling stations to a one-story convenience food mart with retail rental spaces and two fueling canopies on a 30,930 square-foot lot in the C2-1VL-HPOZ zone at 2211 – 2219 South Hoover Street in the South Los Angeles Planning Area. The project scope includes a 1,375 square-foot addition to the mini-mart and the change of use of four existing auto repair bays to retail, and the continued use of a 24-foot pole sign. Proposed hours of operation are 24-hours, daily for the convenience food mart and fueling station and 7:00 a.m. to 11:00 p.m. for the retail rental spaces.

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

The City has considered whether the Proposed Project is subject any of the six (6) exceptions that would prohibit the use of a 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.

- 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 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 is wholly on an existing site currently developed with auto uses and a convenience store, therefore no environmental resource of hazardous or critical concern will be involved and this exception has no application here.

- b. **Cumulative Impact.** 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.

There are no pending Conditional Use Permit or Certificate of Compatibility applications within 500 feet of the project site. Based on this pattern of development it is not anticipated that the immediate surrounding properties will experience multiple successive projects of similar scale and type as the proposed project. The project is located in the South Los

Angeles Community Plan, which was adopted with the vision and framework by which the City's physical and economic resources are to be managed and utilized over time. The Community Plan further refines the General Plan and is intended to promote an arrangement of land uses, streets and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community.

- c. **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 site is not located within a Very High Fire Severity Zone, Hazardous Waste / Border Zone Properties, or within a Flood Zone or Watercourse.

The site is not located within or proximate to a High Wind Velocity Area, Oil Wells, Methane Hazard Site, Methane Buffer Zone, Landslide, Liquefaction or Tsunami Inundation Zone. In addition, the project is not located in the Coastal Zone or an Airport Hazard area. A Mitigated Negative Declaration prepared under Case No. ENV-2015-2215-MND does not contain substantial evidence of a significant impact and any impact identified in the MND is not supported by substantial evidence in the record.

- d. **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. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The subject site consists of eight parcels totaling approximately 30,580 square-feet with approximately 130 feet of frontage on the south side of 22nd Street, approximately 236 feet of frontage along the west side of Hoover Street and approximately 130 feet of frontage on the north side of 23rd Street. Hoover Street is designated by the Mobility Plan a Boulevard II and improved to a 110-foot width public right-of-way and an 80-foot roadway, with curbs, gutters and sidewalks. 22nd Street is designated by the Mobility Plan as a local street and improved to a 60-foot width public right-of-way and 36-foot roadway with curbs, gutters, and sidewalks. 23rd Street is designated by the Mobility Plan as a local street and improved to a 60-foot width public right-of-way and 36-foot roadway with curbs, gutters, and sidewalks.

The project is not located within, nor within the vicinity, of Scenic Highways. Therefore, the proposed project will not create any impacts to scenic resources located within a State Scenic Highway.

- e. **Hazardous Waste Sites.** 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 of the Government Code.

According to EnviroStor, the State of California's database of Hazardous Waste Sites, neither the subject property nor any other property in the vicinity is identified as a hazardous waste site.

- f. **Historical 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 property has not been identified as a historic resource by local or state agencies nor has it been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, Los Angeles Historic-Cultural Monuments Register, and/or any local register. It was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. The project is subject to the University Park Historic Preservation Overlay Zone (HPOZ).

CEQA Determination - Class 1; Class 3; and Class 32 Categorical Exemptions Applies

A Project qualifies for a Class 1 (Existing Facilities); Class 3 (Conversion of Small Structures); and Class 32 (Infill Development) Categorical Exemptions if it meets the conditions as follows: (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 project site is located in the South Los Angeles Community Plan and is zoned C2-1VL-HPOZ and P-1VL-HPOZ. The Community Plan map designates the property for General Commercial land uses with corresponding zones of C1.5, C2, C4, RAS3, and RAS4. The site is located in the South Los Angeles Alcohol Sales Specific Plan, a Transit Priority Area, a State Enterprise Zone, and the University Park Historic Preservation Overlay Zone (HPOZ).

The project proposes involves the conversion of an existing one-story convenience food mart with auto service bays and two fueling stations to a one-story convenience food mart with retail rental spaces and two fueling canopies on a 30,930 square-foot lot. The project scope includes a 1,375 square-foot addition to the mini-mart and the change of use of four existing auto repair bays to retail, and the continued use of a 24-foot pole sign. The proposed project will be consistent with the applicable land use designation, policies zoning designation and regulations of the General Plan, Community Plan, University Park Historic Preservation Overlay Zone and LAMC.

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

The subject property is 30,930 square-feet, or .71 acres, in total area and located wholly in the City of Los Angeles, surrounded by residential and commercial uses.

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

The surrounding area is developed a mixture of residential and commercial uses. Commercial uses are located primarily along the Hoover Street corridor, while multi-family

uses are located east and west on 22nd Street and 23rd Street beyond the commercial corridor. The project site is approximately 0.8 miles north of the University of Southern California and the University Village regional center. NavigateLA and the Los Angeles City Planning Department's Environmental and Public Facilities map for Significant Ecological Areas show that the subject site is not located in any of these areas. 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:

The project is required to comply with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. The project is beneath the threshold criteria established by LADOT for preparing a traffic study.

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

The subject site is located in the South Los Angeles Community Plan area, a well-established medium and high density residential and industrial area with public infrastructure that is fully improved. The site is currently being served adequately by the City's Department of Water and Power, the City's Bureau of Sanitation, the SoCal Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, and many others public services. The utilities and public services have been servicing the neighborhood continuously for over 50 years.