

COUNTY CLERK'S USE

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LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines 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) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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
CPC-2020-5889-GPA-ZC-CPIOA-HD

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV—2020-5890-CE

PROJECT TITLE
Hauser / Jefferson GPA and ZC

COUNCIL DISTRICT
10 – Wesson

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
3031 South Hauser Boulevard and 5461 West Jefferson Boulevard, Los Angeles 90016

Map attached.

PROJECT DESCRIPTION:
The project proposes a city initiated change to the existing zoning and general plan land use designation for a private property (3031 S. Hauser Boulevard and 5461 W. Jefferson Boulevard) that was incorrectly designated as Open Space and zoned as OS-1XL in 2000, as part of the West Adams-Baldwin Hills-Leimert Community Plan update; and to amend the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District (West Adams CPIO) and modify and expand the Commercial Corridors Subarea boundary to include the subject site. The subject site is developed with a two-story 50,908 square foot warehouse building, and a surface parking lot. There are no physical changes or alterations as part of the project, and no project is proposed for the subject site.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
City of Los Angeles

CONTACT PERSON (If different from Applicant/Owner above)
Elizabeth Gallardo

(AREA CODE) TELEPHONE NUMBER | EXT.
213-978-1297

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 15301 / Class 1, Section 15305 / Class 5, Section 15332 / Class 32**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:
In-fill development meeting the conditions described in this section. (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.

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
Elizabeth Gallardo *Elizabeth Gallardo*

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED
General Plan Amendment, Zone Change, Height District Change, Community Plan Implementation Overlay Amendment

FEE: N/A RECEIPT NO. N/A REC'D. BY (DCP DSC STAFF NAME) N/A

DISTRIBUTION: County Clerk, Agency Record

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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VICE-PRESIDENT

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DANA M. PERLMAN
VACANT

City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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VACANT
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2020-5890-CE

As the designee of the Director of Planning, I have determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Sections 15301 (Class 1), 15305 (Class 5), and 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project proposes a city initiated change to the existing zoning and general plan land use designation for a private property (3031 S. Hauser Boulevard and 5461 W. Jefferson Boulevard) that was incorrectly designated as Open Space and zoned as OS-1XL in 2000, as part of the West Adams-Baldwin Hills-Leimert Community Plan update; and to amend the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District (West Adams CPIO) and modify and expand the Commercial Corridors Subarea boundary to include the subject site. The subject site is developed with a two-story 50,908 square foot warehouse building, and a surface parking lot. There are no physical changes or alterations as part of the project, and no project is proposed for the subject site. As the project involves the maintenance and continued use of an existing structure and facility, does not involve any expansion of use, does not result in any changes in the current land use of the subject site, does not change the density, and is an infill development site, the project qualifies for Class 1, Class 5, and Class 32 Categorical Exemptions.

CEQA Determination – Class 1 Categorical Exemption Applies

A project qualifies for a Class 1 Categorical Exemption if it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

The proposed project qualifies for the Class 1 Categorical Exemption because it involves the maintenance and continued use of an existing structure and facility. The proposed project does not involve any expansion of use.

CEQA Determination – Class 5 Categorical Exemption Applies

A project qualifies for a Class 5 Categorical Exemption if it involves a minor alteration in land use limitations in an area with an average slope of less than 20%, which does not result in any changes in land use or density.

The proposed project qualifies for the Class 5 Categorical Exemption because it involves a minor change in land use designation and zone, creating consistency with the historic and current use of the Site. Thus, the proposed project does not result in any changes in the current land use of the subject site and does not change the density.

CEQA Determination – Class 32 Categorical Exemption 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.**

The project is for the City-initiated ordinance to correct the zoning of private properties located at 3031 South Hauser Boulevard and 5461 West Jefferson Boulevard which was incorrectly redesignated and zoned OS-1-XL during the West Adams-Baldwin Hills-Leimert Community Plan update in 2000, despite the site's existing development, long-standing Commercial Manufacturing use and private ownership. The current development, use and ownership of the site are non-conforming under the current zoning.

The subject property is currently improved with a two-story manufacturing warehouse built in conformance with the land use and zone at the time of construction, in 1987. Prior to the 1990 and 2000 rezoning of the property, the subject site was designated for a general plan land use of Limited Manufacturing and Limited Manufacturing II, zoned M1-1 and P-1. After the property was developed with its current improvement, two subsequent zone changes occurred at the site. On March 6, 1990, an Ordinance to enact the 1986 General Plan Zone Consistency (AB283) Program became effective, which rezoned the northern portion of the property from P-1 to RD1.5, and the southern portion of the property from M1-1 to M1-1-VL. In this zoning update, the General Plan Land Use of the subject site remained unchanged, with the M1-1-VL zone designated as Limited Manufacturing and the RD1.5-1 zone designated as Limited Manufacturing II.

On January 12, 2000, an Ordinance to enact the adopted West Adams-Baldwin Hills-Leimert Community Plan update became effective, which rezoned the entire property to OS-1-XL. The 2000 update incorrectly identified the whole of the property with the RD1.5 zone, rather than the existing split zoning of M1-1-VL and RD1.5-1, and no portion of the ordinance memorialized or accounted for the change of the zone from M1-1-VL to OS-1-XL.

The last update to the West Adams-Baldwin Hills-Leimert Community Plan, on June 29, 2016, did not change or update the zoning for this site. Because the site has an existing use that is inconsistent with the current Open Space zone and land use designation, it is unlikely to redevelop without a redesignation and zone change. The site is also privately owned, which is inconsistent with the Open Space requisite that the property be publicly owned.

Per LAMC 12.04.05, the Open Space Zone purpose is “to provide regulations for publicly owned land in order to implement the City’s adopted General Plan, including the recreation, parks and open space designations in the City’s adopted district and community plans, and other relevant elements, including the Open Space, Conservation and Public Recreation Elements.” The project is a City Initiated correction, in response to a Motion brought forth by City Council on February 19, 2020, to reconcile the zoning and land use designation with the long-standing Commercial Manufacturing use and private ownership of the site.

The existing OS-1-XL Zone was designated in error and is inconsistent with the established use and private ownership of the property. The existing zone and designation prohibit uses beyond open space, yet the site does not meet the qualifications of desirable open space. As stated in the City’s Open Space element, “open space is land which is essentially free of structures and buildings and/or is natural in character...” qualities that the subject property does not possess.

The Project proposes to redesignate the property zone to CM-1VL-CPIO (Commercial Corridors Subarea), consistent with the intent and purpose of the Plan, bringing the site into conformance with its current use and private ownership. In addition to resolving the inconsistency with the current use, adding the subject site to the Commercial Corridors CPIO Subarea creates consistency with the adjacent Commercial Corridor along Jefferson. The project is in an urbanized area and characterized as in-fill development, which qualifies for the Class 32 Categorical Exemption. Therefore, the amendment would ensure that the development of the site is compatible and consistent with the objectives and policies of the General Plan, the Community Plan, and the Commercial Corridors CPIO Subarea.

(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 site is wholly within the City of Los Angeles, on a site that is approximately 2.379 acres (103,644.5 square feet) acres. Lots adjacent to the subject site are developed with urban uses. The project abuts RD1.5-1 zoned properties to the north and northwest, which are developed with multi-family residences, a Restaurant Depot to the east zoned CM-1VL-CPIO, the Los Angeles Department of Water and Power Distribution Station 56 to the south, and LADWP transmission lines abut the subject site on the west, zoned PF-1. The CM zoned properties are located within the Commercial Corridors CPIO Subarea. The subject site is located just north of the Metro E (Exposition) Line, which runs along Jefferson Boulevard.

(c) The project site has no value as habitat for endangered, rare or threatened species.

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 at 3031 South Hauser Boulevard and 5461 West Jefferson Boulevard is developed with a two-story 50,908 manufacturing warehouse built in 1987. On June 17, 1987, a Certificate of Occupancy was issued for a one-story warehouse with 70 parking spaces indicated on the Certificate of Occupancy (LA46023-86). A small

addition was added subsequently to create a 2nd story. There are no physical changes or alterations proposed as part of the project, and no project is proposed for the subject site. There are no protected trees on the project site, and therefore a tree report was not required. 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.**

There are no physical changes or alterations proposed as part of the project, and no project is proposed for the subject site. Thus, 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.**

There are no physical changes or alterations proposed as part of the project, and no project is proposed for the subject site. Thus, the project site will be adequately served by all public utilities and services, given that the project site is developed, surrounded by urban uses, served by existing infrastructure, and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

- (a) **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.*

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 a correction initiated by the City that will reconcile the zoning and land use designation with the long-standing Commercial Manufacturing use and private ownership of the site. The proposed zone change has been initiated in order to maintain consistency with the improvement of the project site and adjacent commercial manufacturing uses, in an area zoned and designated for such development. Lots adjacent to the subject site are developed with urban uses. The subject property abuts RD1.5-1 zoned properties to the north and northwest, which are developed with duplexes, single-family homes, and two-story multi-family buildings of five or more units. To the west and south, the site abuts City-owned properties zoned PF-1, including the Los Angeles Department of Water and Power Distribution Station 56 located to the south and LADWP transmission lines abutting the subject site to the west. Properties to the east are zoned CM-1VL-CPIO and located within the Commercial Corridor Subarea of the West Adams – Baldwin Hills – Leimert CPIO, consistent with the proposed zone change and CPIO Amendment, with commercial manufacturing uses. The proposed project is not unusual for the vicinity of the subject site, and is similar in scope to other existing Commercial Manufacturing zoned properties in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- (b) **Significant Effect Due to Unusual Circumstances.** *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 project proposes a city initiated change to the existing zoning and general plan land use designation for a private property (3031 S. Hauser Boulevard and 5461 W. Jefferson Boulevard) that was incorrectly designated as Open Space and zoned as OS-1XL in 2000, as part of the West Adams-Baldwin Hills-Leimert Community Plan update; and to amend the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District (West Adams CPIO) and modify and expand the Commercial Corridors Subarea boundary to include the subject site. The subject site is developed with a two-story 50,908 square foot warehouse building, and a surface parking lot. There are no physical changes or alterations as part of the project, and no project is proposed for the subject site. The Subject Site is of a similar size and slope to nearby properties. The Floor Area, Density, Height, Yards, and Open Space of the proposed project are consistent with the proposed zone change and CPIO Amendment, with commercial manufacturing uses. The project site is located in a Liquefaction Zone, and will be regulated by RCMs which will reduce any potential impacts to less than significant. The project is not located within a Fault Zone, Landslide Area, Methane Zone, Very High Fire Severity Zone, or a Special Grading Area (BOE Basic Grid Map A-13372). There are no known designated historic resources or cultural monuments on the subject site. Thus, there are no unusual circumstances, which may lead to a significant effect on the environment, and this exception does not apply.

- (c) **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. The project site is located approximately 12.3 miles from State Route 27. 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.

- (d) **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 65962.5 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. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

- (e) **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 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.

Therefore, determined based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Sections 15301 (Class 1), 15305 (Class 5), and 15332 (Class 32) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.