

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE 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
APCSV-2016-4655-ZC-CU-ZV-CDO

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

CASE NUMBER
ENV-2016-4656-CE

PROJECT TITLE
7217 N. Geysler Avenue, 91335

COUNCIL DISTRICT
3

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
7217 N. Geysler Avenue, 91335

Map attached.

PROJECT DESCRIPTION:
Continued use and maintenance of automotive and tow truck repair, storage, dispatch service with residential uses

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Michael Reiter

CONTACT PERSON (If different from Applicant/Owner above)
Elizabeth Fonvergne, Advance Engineering and Consulting

(AREA CODE) TELEPHONE NUMBER | EXT.
818.222.7982

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) **15301, 15303**
- 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

See attached

- 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
Laura Frazin Steele *Laura Frazin Steele*

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED Zone Change, Conditional Use, Zone Variance, Community Design Overlay Plan Approval

PROJECT ADDRESS:

7217 N. Geyser Avenue

JUSTIFICATION FOR PROJECT EXEMPTION:

The City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301, Class 1 and 15303, Class 3 and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following discussion.

PROJECT DESCRIPTION:

The applicant is proposing the continued use and maintenance of an automotive and tow truck repair, storage, and dispatch service with multi-family residential use all on an approximately 30,707 square foot lot. No new construction is proposed.

CEQA DETERMINATION – SECTION 15301, CLASS 1 and SECTION 15303, CLASS 3 CATEGORICAL EXEMPTION APPLIES

Class 1 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.

Class 3 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.

The applicant is requesting to legalize tow truck services uses (repair, storage, and dispatch) as an accessory to an existing automotive use with multi-family residential uses. No new structures are proposed. No modifications are proposed to the exterior of the structure.

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as a-f) set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the reasons discussed as follows.

- 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 effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized 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.*

ZIMAS shows that the subject site is not located in a Coastal Zone, Very High Fire Hazard Severity Zone, Flood Zone, Watercourse, Hazardous Waste/Border Zone, Methane Hazard Site, High Wind Velocity Area, or Special Grading Area (BOE Basic Grid Map A-13372). There are no known oil wells on site. The subject site is also located within an Urban Agricultural Incentive Zone, but no known agricultural uses are proposed herein.

Additionally, ZIMAS shows the nearest fault is the Northridge Fault which is located 10.7 kilometers from the subject site. The site is not located within an Alquist-Priolo Fault Zone or area of Landslide, Liquefaction, Preliminary Fault Rupture, or Tsunami Inundation.

Therefore, the environment is not particularly sensitive, and this exception (i.e., location) is not triggered.

- B. Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

The applicant is requesting the continued use and maintenance of an existing residential and automotive use with the addition of towing services. No new construction is proposed under the project. Because the facility is existing and currently in operation, there should be no cumulative impact due to this project.

- C. Significant Effect Due to Unusual Circumstances.** *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.*

The project is an existing urban area. No new construction is proposed. The area surrounding the subject site is developed with automotive, small scale medical and commercial office and retail, and multi- and single-family residential uses. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- D. Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be 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.*

Based on a review of the California Scenic Highway Mapping System (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/), the subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site.

While the subject site is approximately 500 feet to the north of sites located in the River Improvement Overlay District (RIO), which is designated under ZIMAS as ZI-2358, the subject site is approximately 1 mile north of the Los Angeles River and is not considered adjacent to the river. The subject site is approximately 75 feet east of the Los Angeles County Flood Control Channel (Aliso Canyon Wash), but the site is separated from the flood control channel by LADWP transmission lines.

Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

E. Hazardous Waste Sites. *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

F. Historical Resources. *Projects that may cause a substantial adverse change in the significance of an 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, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA website. HistoricPlacesLA is the City's new online information and management system created to inventory Los Angeles' significant historic resources. 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.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Sections 15301 and 15303 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.