

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

APCNV-2019-4521-ZC-SPE-ZV-SPP-CU

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2019-4522-CE

PROJECT TITLE

COUNCIL DISTRICT

7

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

☐ Map attached.**8842 West Foothill Boulevard (primary); 8800-8850 West Foothill Boulevard, 8950 West Fenwick Street, 10455-10521 North Sunland Boulevard**

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The proposed project is for signage, hours of operation, and landscaping at an existing commercial center comprised of retail and restaurant uses and associated surface parking. Signage includes two pole signs, two monument signs, and a maximum of 36 wall signs.

NAME OF APPLICANT / OWNER:

GFGK, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jonathan Lonner, Burns & Bouchard, Inc.

(AREA CODE) TELEPHONE NUMBER

(310)

802-4262

EXT.

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, and Section 15311, Class 11**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: See Attachment "A".

☒ Additional page(s) 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

STAFF TITLE

ENTITLEMENTS APPROVED

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

ENV-2019-4522-CE

ATTACHMENT "A"

Project Address: 8842 West Foothill Boulevard (primary); 8800-8850 West Foothill Boulevard, 8950 West Fenwick Street, 10455-10521 North Sunland Boulevard

Project Description: The project is the removal of an existing pole sign, and the construction, use, and maintenance of two double-sided, 40 feet in height pole signs with areas of 427 square feet per side (854 square feet total) and 402 square feet per side (804 square feet total) and two 8 feet in height, double-sided monument signs with an area of 31.6 square feet per side. Additionally, the project includes a signage plan comprised of 36 wall signs at an existing shopping center. The signage plan proposes four 300-square foot signs, six 200-square foot signs, seven 150-square foot signs, and 19 75-square foot signs. The project site is 9.5 acres (413,996 square feet) in area and located in the C2-1L and P-1L Zones. The site is currently improved with a two-story, 159,154 square-foot commercial shopping center, two restaurant buildings, and a surface parking lot. No changes to the existing buildings are proposed. The existing, legal non-conforming pole sign adjacent to Coco's Restaurant will remain. The applicant is proposing hours of operation for the entire site of 24 hours a day seven days a week. There are no trees proposed for removal. Less than 500 cubic yards of soil will be graded. The site is located within Major Activity Area No. 1 of the Foothill Boulevard Corridor Specific Plan.

Notice of Exemption

The City of Los Angeles determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1), Section 15305 (Class 5), and Section 15311 (Class 11) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The project was found to be exempt based on the following:

- CEQA Guidelines, Section 15301, 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.
- CEQA Guidelines, Section 15305, Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use or density.
- CEQA Guidelines, Section 15311, Class 11 consists of the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs.

There are five exceptions which must be considered in order to find a project exempt under Class 11: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

None of the exceptions to the Categorical Exemption(s) under CEQA Guidelines Section 15300.2, applies to the proposed project. The project consists of the construction of signage, relief from landscaping requirements, hours of operation of 24 hours a day seven days week. The project does not propose any changes to the existing shopping center, two detached restaurant buildings, or associated surface parking lot. The project has been conditioned to reconstruct broken or uneven portions of the public right-of-way to meet American with Disabilities Act (ADA) standards. The project is also conditioned to prohibit any of the prohibited uses as enumerated by the Foothill

Boulevard Corridor Specific Plan. Per City records, the site has operated with hours of 24 hours a day seven days a week for at least 25 years. The project has been further conditioned to regulate the use and operation of the site to ensure its continued compatibility with surrounding uses, including maintaining a complaint hotline, hiring uniformed security, and the requirement to file a plan approval to ensure compliance with the conditions of approval. Due to the configuration of the site, the majority of the commercial store fronts of the shopping center are set back at least 100 feet from the public right-of-way. Adjacent residential uses are further removed approximately 60 feet across Fenwick Street and approximately 100 feet across Foothill Boulevard and Sunland Boulevard.

The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource.

The project is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state or local law. The project is not located within a geographic overlay.

The site is located within a Very High Fire Hazard Severity Zone, High Wind Velocity Area, Special Grading Area (BOE Basic Grid Map A-13372), Liquefaction Zone, and within the Verdugo Fault Zone. However, the project is subject to any applicable regulatory compliance measures.

Therefore, it can be found that the project meets the qualifications of the exemptions covered by CEQA Guidelines Section 15301 (Class 1), Section 15305 (Class 5), and Section 15311 (Class 11).