

**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

CPC-2020-6413-ZC

## LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

## CASE NUMBER

ENV-2020-6414-CE

## PROJECT TITLE

6400-6534 Platt Avenue

## COUNCIL DISTRICT

12

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

**6400-6534 Platt Avenue**☐ Map attached.

## PROJECT DESCRIPTION:

Zone Change from (T)(Q)C1-1VL, (Q)C1-1VL, C1-1VL, (Q)C4-1VL, C4-1VL, and P-1VL to (T)(Q)C4-1VL at an existing shopping center

☒ Additional page(s) attached.

## NAME OF APPLICANT / OWNER:

**Mick Meldrum**

## CONTACT PERSON (If different from Applicant/Owner above)

**Sheryl Brady**

## (AREA CODE) TELEPHONE NUMBER

818-427-1688

## EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

## STATE CEQA STATUTE &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)**Sections 15301, Class 1 and 15305 Class 5**

CEQA Guideline Section(s) / Class(es)

☐ 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

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**PROJECT ADDRESS:**

6400-6534 Platt 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 15305, Class 5 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 a Zone Change from (T)(Q)C1-1VL, (Q)C1-1VL, C1-1VL, (Q)C4-1VL, C4-1VL, and P-1VL to C4-1VL across an entire 11.7 acre existing shopping center development. The existing 142,771 square foot, approximately 32 feet in height shopping center includes 36 tenant spaces providing retail and service uses, 26,152 square feet of landscaping, and 630 parking spaces. No new construction is proposed.

**CEQA DETERMINATION – SECTION 15301, CLASS 1 and SECTION 15305, CLASS 5 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 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.

The proposed project is an existing shopping center that is not proposing any new construction. Under the proposed project, there will be no alteration or expansion of the current use. The subject site is relatively flat with a slope of less than 20 percent. The subject site is designated Community Commercial under the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan. The proposed change in zoning from (T)(Q)C1-1VL, (Q)C1-1VL, C1-1VL, (Q)C4-1VL, C4-1VL, and P-1VL to C4-1VL across the entire 11.7 acre site is consistent with the current Community Commercial land use designation. No tree removal is proposed or approved herein. The removal of any protected trees pursuant to Ordinance No. 186,873 and/or any street trees is subject to the review and approval of the Bureau of Street Services, Urban Forestry Division. As such, the project qualifies for a Categorical Exemption under CEQA Guidelines, Sections 15301 and 15305.

**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.*

Based on a review of the data reported on the Department of City Planning Zone Information and Map Access System (ZIMAS) for the subject property, the site is not located within an Airport Hazard, Coastal Zone, Very High Fire Severity Zone, Flood Zone, Hazardous Waste/Border Zone Property, Methane Hazard Site, High Wind Velocity Area, or BOE Special Grading Area. There are no oil wells on the subject site.

The subject site is located adjacent to a watercourse (South Fork Bell Creek and El Escorpion Creek, which are maintained by the Los Angeles County Flood Control District). However, the subject site is outside of a Flood Zone. The subject site is located within a liquefaction area. However, the site located is a distance of 13.5 km from the nearest fault (Malibu Coast Fault) and is not located with the Alquist-Priolo Fault Zone. The site is not located within an area of landslide, Preliminary Fault Rupture Study or Tsunami Inundation Zone. Furthermore, Regulatory Compliance Measures in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Furthermore, no new construction is proposed under the project.

Finally, the subject site is located within an Urban Agriculture Incentive Zone. No agricultural uses are proposed under the project.

- 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.*

Based on a review of databases including the City of Los Angeles Department of City Planning ZIMAS for nearby case approvals (<http://zimas.lacity.org/>), the Los Angeles Department of Building and Safety (LADBS) for recently issued permits, and Navigate LA for other entitlements requested on property in the surrounding area, there are no active projects in the vicinity, and as such, the cumulative impact of successive projects of the same type in the same place, over time, would not be significant. Furthermore, no new construction is proposed under the 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 shopping center. No new construction is proposed. Neighboring properties are developed with single- and multi-family dwellings, commercial uses, a City of Los Angeles branch library (Platt Branch Library), and a Los Angeles Department of Water and Power (LADWP) facility. There are no special districts or other known circumstances that indicate a special or sensitive surrounding environment. 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/](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. 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. SurveyLA identifies the LADWP Distribution Station No. 77 located directly across Platt Avenue at 6445 N. Platt Avenue as an Individual Resource. The proposed project will have no impact on LADWP Distribution Station No. 77. 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 15305 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.