

**EXHIBIT C**  
**ENVIRONMENTAL DOCUMENTS**



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

# CATEGORICAL EXEMPTION – CLASS 1, 5, and 12

## 12910 West Culver Boulevard Project

Case Number: ENV-2025-5750-CE

Related Case Numbers: CPC-2025-5749-VZC-HD

**Project Location:** 12910 West Culver Boulevard

**Community Plan Area:** Palms – Mar Vista – Del Rey Community Plan

**Council District:** 11 – Traci Park

**Project Description:** The 12910 West Culver Boulevard Project (the “Project”) involves a Vesting Zone Change and Height District Change to change the zoning of the southern portion of the Project site from PF-1XL to M2-1. The project site is currently developed with an existing surface parking lot and was previously owned by the California Department of Transportation. The Project does not propose any new construction, additional improvements, or use change within the Project site. The Project will not remove any protected trees.

The Project requires the following:

Pursuant to Chapter 1A Section 13B.1.4 of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from PF-1XL to M2-1 for the southern portion of the Project site, and the following:

- a. A waiver of the street dedication and improvements along Culver Boulevard.

**PREPARED FOR:**  
The City of Los Angeles  
Department of City Planning

**April 2026**

April 2026

# JUSTIFICATION FOR PROJECT EXEMPTION

## CASE NO. ENV-2025-5750-CE

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The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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### **Implementation of the California Environmental Quality Act**

Pursuant to Section 21084 of the Public Resources Code, the Secretary for the Natural Resources Agency found certain classes of projects not to have a significant effect on the environment and declared them to be categorically exempt from the requirement for the preparation of environmental documents.

The Project meets the conditions for Class 1, 5, and 12 Exemptions found in CEQA Guidelines, Sections 15301 (Existing Facilities), 15305 (Minor Alterations in Land Use Limitations), and 15312 (Surplus Government Property Sales), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 apply.

### **Conditions for a Class 1 Exemption**

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 Project qualifies for a Class 1 Categorical Exemption as it consists of the continued operation and maintenance of an existing surface parking lot. Approval of the subject Zone and Height District Change would rezone the southern portion of the Project site to M2-1 and will not involve the construction of any new structures, additional improvements, or use change. The northern portion of the Project site (not within the scope of this Project) will continue to operate with an

existing two-story, commercial-office building and associated parking lot with no expansion of its existing use.

Conditions for a Class 5 Exemption

A project qualifies for a Class 5 Exemption if it 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, including but not limited to:

- a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel;
- b) Issuance of minor encroachment permits;
- c) Reversion to acreage in accordance with the Subdivision Map Act.

The Project qualifies for a Class 5 Categorical Exemption as it involves minor alterations in land use limitations which would not result in any changes in land use or density. The proposed Project will rezone the Project site from PF-1XL to M2-1 and will not involve the construction of any new structures, additional improvements, or use change. The southern portion of the Project site will continue to operate and be maintained as a surface parking lot.

Conditions for a Class 12 Exemption

A project qualifies for a Class 12 Exemption if consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4). However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if:

- a) The property does not have significant values for wildlife habitat or other environmental purposes, and
- b) Any of the following conditions exist:
  - i. The property is of such size, shape, or inaccessibility that it is incapable of independent development or use; or
  - ii. The property to be sold would qualify for an exemption under any other class of categorical exemption in these Guidelines; or
  - iii. The use of the property and adjacent property has not changed since the time of purchase by the public agency.

The Project qualifies for a Class 12 Categorical Exemption as it involves surplus government property sold to the Applicant not located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4) of the CEQA Statute & Guidelines (2026). The Project focuses on the southern portion of the site previously owned by the California Department of Transportation as a freeway right-of-way for the State Route 90 freeway. With the sale and acquisition of this surplus government property to the Applicant, the subject Zone and Height District Change would rezone the southern portion of the site to align with the zoning of the northern portion of the site. As indicated above, the Project would also qualify for a Class 1 and Class 5 categorical exemption.

Therefore, the Project meets all the Criteria for a Class 1 (Existing Facilities), 5 (Minor Alterations in Land Use Limitations), and 12 (Surplus Government Property Sales).

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### Exceptions to Categorical Exemptions

There are six (6) exceptions to categorical exemptions must be considered in order to find a project exempt from CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The Project is not located on or near any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The rezoning of the Project site from PF-1XL to M2-1 will not result in any significant cumulative impacts as it would not result in the construction of any new structures, additional improvements, or use change nor is there a succession of known projects of the same type and in the same place as the subject Project. The Project would not reasonably result in a significant effect on the environment due to unusual circumstances as it does not proposed the physical construction of any new structures or improvements on the site. The Project is not located near a State Scenic Highway. Furthermore, according to Envirostor and GeoTracker, the State of California's database of Hazardous Waste Sites and Water Resources Control Board, neither the subject site, nor any site in the vicinity is identified as an active hazardous waste site. 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 or 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. 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.

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