

THIS NOTICE WAS POSTED

ON July 03 2023

UNTIL August 02 2023

REGISTRAR - RECORDER/COUNTY CLERK

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

2023 145045

FILED
 Jul 03 2023

Dean G. Logan, Registrar - Recorder/County Clerk

Electronically signed by ANNA MOVSIYAN

(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

APCSV-2019-1481-SPE-SPP-CU-ZV / Specific Plan Exception, Project Permit Compliance, Conditional Use, and Variance

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2019-1482-CE

PROJECT TITLE

Nader's Mobil Carwash

COUNCIL DISTRICT

2 - Krekorian

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

4801 - 4815 N. Laurel Canyon Boulevard; 12107 - 12111 W. Riverside Drive

Map attached.

PROJECT DESCRIPTION:

See attachment

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Nader Hattar, N&D Corporation

CONTACT PERSON (If different from Applicant/Owner above)

Ken Kang, MK Design

(AREA CODE) TELEPHONE NUMBER

(626)374-3834

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 15303, Class 3

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

Andrew Jorgensen

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Specific Plan Exception, Project Permit Compliance, Conditional Use Permit, Variance

FEE:

\$5,774

RECEIPT NO.

0202611515

REC'D. BY (DCP DSC STAFF NAME)

Sheila Toni

DISTRIBUTION: County Clerk, Agency Record

I hereby certify and attest that this is a true and correct copy of the official record on file in the office of the Department of City Planning of the City of Los Angeles designated as ENV-2019-1482-CE


 Department Representative

proposed project would not degrade the quality of stormwater runoff from the site and would not result in any significant effects relating to water quality.

Noise. Further, the project must comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances which prohibit the emission or creation of noise beyond certain levels, during both construction and ongoing operation. The Ordinances cover both operational noise levels (i.e. postconstruction), as well as any noise impact during construction. Section 41.40 of the LAMC regulates noise from demolition and construction activities and prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturdays and holidays; all such activities are also prohibited on Sundays. Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. As the project is required to comply with the above ordinances and regulations, it will not result in any significant noise impacts.

Further, per the CNEL (Community Noise Equivalent Level) Sound Study prepared by MK Design, dated January 7, 2021, "by averaging the peak noise levels (with the Recommended Regulatory Compliance Measures in place) against the measured existing ambient noise levels our site meets the Minimum Ambient Noise Level (Sec 111.01(a))." This study was voluntarily supplemented by the applicant with a Noise Study to supplement and clarify prior studies prepared by Omny Acoustics, dated December 7, 2021, which consisted of a detailed on-site noise survey and propagation modeling. In studying the existing ambient noise levels, the study found that on-site ambient noise levels from adjacent sources exceeded the composite limits generated by Omny based on several sources, including the LAMC and LA County Codes. The report notes that permanent future increases in operational noise when modeled shows full compliance with LAMC noise ordinances. Further, the report states that the Project's CNEL levels are "below existing ambient CNEL levels at all property adjacencies ... [resulting] in a CNEL increase well below CEQA significance thresholds at all locations." In further response to public comments received, the applicant has volunteered revised project features, which would be conditioned through entitlement approvals, such as operating standards to include daytime-only operations and the use of a vacuum system with sound dampeners. The site contains existing concrete masonry unit (CMU) walls of six feet in height (west property line) and four feet in height (north property line), which the project applicant voluntarily proposes to raise by two feet each, and which would further limit noise impacts. Thus, the project will not result in any significant effects relating to noise.

Therefore, the Project will not have a significant effect due to unusual circumstances.

- (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/), 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

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Dawn C. Legan, Registrar - Recorder/Clerk

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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.*

Neither the project site itself nor any of the existing structures on the project site have 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. Further, the project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Neither the State nor the City choose to treat the site as a historic resource, therefore, the proposed project cannot cause a substantial adverse change in the significance of a historical 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, Section 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.

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