

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

ZA-2022-6361-ZAD / Zoning Administrator's Determination

LEAD CITY AGENCY

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

CASE NUMBER

ENV-2022-6362-CE

PROJECT TITLE

768 N. Avenue 50

COUNCIL DISTRICT

1 - Hernandez

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

**768 N. Avenue 50**

Map attached.

PROJECT DESCRIPTION:

The project proposes the continued use and maintenance of a nonconforming commercial use in the RD2-1 Zone in order to obtain a building permit for minor interior renovations. The renovations include the replacement of a structural beam, windows, doors, and accessories for compliance with the American Disabilities Act (ADA). The proposed project is related to Los Angeles Department of Building and Safety Order to Comply Case No. 936973 issued on November 8, 2021.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**Sam Ristich, Ristich, LLC**

CONTACT PERSON (If different from Applicant/Owner above)

**Alan Pinel**

(AREA CODE) TELEPHONE NUMBER

**(213) 573 - 5808**

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**

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities), and none of the exceptions to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies to the proposed project. The proposed project will not result in significant cumulative impacts from successive project 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 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 was found to be exempt based on the following:

Section 15301, Class 1 – (Existing Facilities) 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. (e) Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

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

Jonathan Hagar *Jonathan M Hagar*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Zoning Administrator's Determination

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

Please return to OZA:  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

I hereby certify and attest this to be a true and correct  
copy of the original record on file in the office of the  
Department of City Planning of the City of Los Angeles  
designated as *office assistant*  
*Mayra Cervantes 10/31/2024*  
Department Representative

City of Los Angeles that regulate the grading and construction of projects in these types of sensitive locations. Since the project does not involve any grading or new construction, no specific RCMs will be required.

Regarding Cumulative Impacts, there are no known successive projects of the same type in the same area.

Regarding Significant Effect, as mentioned, the project is proposing a Zoning Administrator's Determination to allow the continuation of a nonconforming commercial use of an existing 722 square foot building in a residential zone in order to obtain a building permit for minor interior renovations to the existing building, primarily the replacement of a structural beam. The site is an existing one-story commercial building. There are no unusual circumstances which may lead to a significant effect on the environment.

Regarding Scenic Highways, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The site is approximately 27 miles from the state park and would not have any potential damage to this scenic resource. Therefore, the subject site will not create any impacts within a designated as a state scenic highway.

Regarding Hazardous Waste Sites, according to Envirostor, the State of California's database of Hazardous Waste Sites, no sites were identified as a hazardous waste site within 1,000 feet of the vicinity.

Finally, regarding Historical Resources, the project site was built in 1947 per ZIMAS and is not listed on the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register. The project will therefore not result in a substantial adverse change to the significance of a historic resource.