

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
DIR-2024-2609-DRB-SPPC

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-2610-CE

PROJECT TITLE

The Lawn

COUNCIL DISTRICT

11 - Park

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

11901 West San Vicente Boulevard, Los Angeles, 90049

Map attached.

PROJECT DESCRIPTION:

A Project Permit Compliance Review and Design Review for a sign program consisting of three (3) wall signs, seven (7) awning signs, one (1) monument identification sign, one (1) directional sign, one (1) information sign, and one (1) building identification sign..

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

11911 San Vicente LLC

CONTACT PERSON (If different from Applicant/Owner above)

Sienna Kuo

(AREA CODE) TELEPHONE NUMBER

(213) 978-1376

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) 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:

A Categorical Exemption, ENV-2024-2610-CE, has been prepared for the proposed project consistent with the provisions of the California Environmental Quality Act. The project consists of a sign program with three (3) wall signs, seven (7) awning signs, one (1) monument identification, one (1) directional sign, one (1) information sign, and one (1) building identification sign for 'The Lawn'. 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 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.

Additional page(s) attached

The Class 11 Categorical Exemption allows for the construction of minor structures accessory to an existing commercial facility including on-premise signs. The project is proposing a sign program with three (3) wall signs, seven (7) awning signs, one (1) monument identification sign, one (1) directional sign, one (1) information sign, and one (1) building identification sign and is thereby eligible for this exemption.

Furthermore, the Exceptions outlined in the CEQA Guidelines Section 15300.2 do not apply to the proposed project:

(a) Location. The project is not located in a sensitive environment. The project is in a commercial district of a developed, urban neighborhood and is consistent with the scale and uses proximate to the area. In addition, the Project does not propose any illumination that will exceed 20,000 lumens.

(b) Cumulative Impact. The project is consistent with the type of development permitted for the area zoned C4-1VL and designated Community Commercial use. The new signage will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.

(c) Significant Effect. A Categorical Exemption shall not be used for an activity where there is a reasonable possibility that the activity

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 ENV-2024-2610-CE

Sierra Kuo 6/18/25
Department Representative

will have a significant effect on the environment due to unusual circumstances. The proposed project consists of work typical of a commercial neighborhood. Thus, no unusual circumstances are present or foreseeable.

(d) Scenic Highways. The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of the Topanga State Park. The subject property is located approximately 6.44 miles from Topanga Canyon State Scenic Highway. Therefore, the proposed project will not create any impacts to scenic resources within a State designated Scenic Highway.

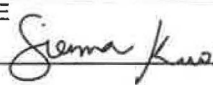
(e) Hazardous Waste Sites. According to the EnviroStor, the State of California's database of hazardous waste sites, neither the subject property nor any property in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the project site does not indicate the site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

(f) Historical Resources. The Project Site has not been identified as a historic resource Page 10 of 13 DIR-2024-2609-DRB-SPPC 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; 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. Finally, the City does not choose to treat the Site as a historic resource.

Therefore, the project is determined to be categorically exempt and does not require mitigation or monitoring measures. An appropriate environmental clearance has been granted.

- 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 Sienna Kuo 	STAFF TITLE Planning Assistant
ENTITLEMENTS APPROVED Design Review Board and Project Compliance Review	

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

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 ENV-2024-2610-CE

Shirley Kw 6/18/25

Department Representative