

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-2025-5357-CU1	SCH NUMBER
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LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER ENV-2025-5358-CE
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PROJECT TITLE 1250 - 1252 North Capri Drive, 13570 West Sunset Boulevard, and 1303 North Jonesboro Drive	COUNCIL DISTRICT 11
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 1250 - 1252 North Capri Drive, 13570 West Sunset Boulevard, and 1303 North Jonesboro Drive	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: A Class 1 Conditional Use allow the reconfiguration, operation, and use of a new over-in-height main entrance security wall and rolling gate with pilasters and light fixtures atop the pilasters located in the A1-1XL and R1H1 Zones.	<input type="checkbox"/> Additional page(s) attached. A
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NAME OF APPLICANT / OWNER  
Megan Watanabe, The Riviera Gold and Tennis, Inc.

CONTACT PERSON (If different from Applicant/Owner above) Raul Cardenas, Dorado Design & Construction, Inc.	(AREA CODE) TELEPHONE NUMBER (818) 557-1225	EXT.
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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) Sections 15301 and 15305 / Classes 1 and 5

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))  
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JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached

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 use beyond that existing at the time of the lead agency's determination.

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

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 Louis Ortega Jr. <i>Louis Ortega</i>	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED  
Class 1 Conditional Use

DISTRIBUTION: County Clerk, Agency Record  
Rev. 1-30-2025