

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-2024-5471-CU2-CUB-SPPC / Class 2 Conditional Use Permit-Project Compliance Review

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-5472-CE

PROJECT TITLE

10974 Ventura Boulevard

COUNCIL DISTRICT

CD 4 – Raman

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

10974 Ventura Boulevard (10972 & 10980 Ventura Boulevard)

Map attached.

PROJECT DESCRIPTION:

The project is an addition of 768 square feet of floor area to an existing 1,189 square-foot building, interior/exterior alterations, construction of 200 square-foot trash enclosure, and installation of two (2) wall signs. The project also includes a request to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with an expanding gas station convenience store which will operate 24-hour daily.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

RADC Enterprises, Inc / 10974 Ventura Blvd., LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jennifer Oden

(AREA CODE) TELEPHONE NUMBER

(310) 822-9848

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) CEQA Guidelines Section 15303 / Class 3 & Section 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:

Additional page(s) attached

Class 3 consists of construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel.

Class 11 consists of construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: a) On-premise signs;

The project is exempt because it involves the addition of 768 square feet of floor area to an existing 1,189 square-foot building, interior/exterior alterations, construction of 200 square-foot trash enclosure, and installation of two (2) wall signs. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: the project is located within commercially developed area, as analyzed in the justification, the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects within the same place of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with commercial commercial buildings and multi-family structures, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential & commercial uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is not located in the Very High Fire Hazard Severity Zone. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

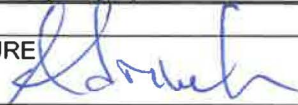
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Adrineh Melkonian



STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Class 2 Conditional Use Permit-Project Compliance

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**