

COUNTY CLERK'S USE

CITY OF LOS ANGELESOFFICE 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-2026-644-ZV

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2026-645-CE

PROJECT TITLE

13031 West Montana Avenue

COUNCIL DISTRICT

CD 11 – Park

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

13031 West Montana Avenue

☐ Map attached.

PROJECT DESCRIPTION:

The project involves the continued use and maintenance of an existing 6,370 square-foot non-residential structure in the R2-1 and R3-1 Zones along with its associated surface parking lot containing 10 vehicular parking spaces. The Applicant requests a change of use to retail and office within the existing, non-conforming commercial building, and also requests to add up to three (3) business identification signs, measuring up to 20 square feet each.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Karen Buttwinick, Buttwinick Family Trust

CONTACT PERSON (If different from Applicant/Owner above)

Josh Guyer

(AREA CODE) TELEPHONE NUMBER

310-802-4261

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 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 project is exempt because it involves the maintenance of an existing commercial building. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: 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 residential 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 Brentwood – Pacific Palisades Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of the Zone Variance. The project is not unusual for the vicinity of the site, and is similar in scope to other existing 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. (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.

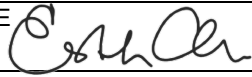
☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

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

Esther Ahn



STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Zone Variance

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