COUNTY CLERK'S USE

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LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Article III, Section 3, City CEQA Guidelines)

FORM RP 1-1-91

Submission of this form is optional. This form shall be filed with the County Clerk, 12400 East Imperial Highway, Norwalk, California 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21168(d), the filing of this notice starts a 35-day statute of limitation on Court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitation being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS: City of Los Angeles Department of Economic Development, 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012	**COUNCIL DISTRICT:** 2
PROJECT TITLE: Mofongos: Jedi Lankershim Façade Renovation Program	**LOG REFERENCE:** 13-0934-S2-NH8
PROJECT LOCATION: 5757 Lankershim Blvd., Los Angeles 91601	

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The proposed project consists of the renovation of the existing storefront, repaint the existing wall, sand and repaint existing awning, remove and existing sign, removal and replacement of signage, doors, windows, and outdoor lighting and furniture. Beneficiaries of owners of the building and the local community.

CONTACT PERSON:	AREA CODE	TELEPHONE NUMBER:	EXT.
ELENA MAGGIONI	213	482-6980	

EXEMPT STATUS: (Check One)

	CITY CEQA GUIDELINES	STATE CEQA GUIDELINES
☐ DECLARED EMERGENCY	Art. II, Sec. 2a(1)	ART. 18, Sec. 15269(a)
☐ EMERGENCY PROJECT	Art. II, Sec. 2(a)(2)(3)	ART. 18, Sec. 15269(b)(c)
☐ MINISTERIAL PROJECT	Art. II, Sec. 2b	ART. 18, Sec. 15268
☒ CATEGORICAL EXEMPTION	Art. II, Sec. 2(c) See Below	ART. 19, Sec. 15300 -15333
☐ GENERAL EXEMPTION	Art. II, Sec. 2(d)	ART. 18, Sec. 15262
☐ STATUTORY EXEMPTION	Art. II, Sec. 2(i)	ART. 18, Sec. 15282

Class	Category	(City CEQA Guidelines)		(State CEQA Guidelines)	
1	1	Art. III, Sec(s).	1(a)(1)	Art. 19, Sec(s).	15301(a)
1	4	Art. III, Sec(s).	1(a)(4)	Art. 19, Sec(s).	15301(d)
1	11(d)	Art. III, Sec(s).	1(a)(11)(d)	Art. 19, Sec(s).	15301(l)(4)
2		Art. III, Sec(s).	1(b)	Art. 19, Sec(s).	15302
		Art. III, Sec(s).		Art. 19, Sec(s).	

☐ OTHER (See Public Resources Code Sect. 21080(b) and set forth in state & city guidelines provisions)

JUSTIFICATION FOR PROJECT EXEMPTION:

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(a), 15301(d), 15301(l)(4) and 15302 of California CEQA Guidelines and Article III, Section 1, Class 1(a), Class 1(d), Class 1(11)(d) and Class 2 of City CEQA Guidelines.
None of the limitations set forth in State CEQA Guidelines 15300.2 apply, see attached narrative.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE: ELENA MAGGIONI Environmental Supervisor 	**DATE:** 02/28/2025

Mofongos: Jedi Lankershim Façade Renovation Program

FEE $75.00	**RECEIPT NO.**	**REC'D. BY:**	**DATE:**

Mofongos: Jedi Lankershim Façade Renovation Program
CATEGORICAL EXEMPTION NARRATIVE

I. PROJECT DESCRIPTION

The propose project consists of the renovation of the façade of an existing eatery. The project includes the following:

- Power-wash and cleaning the existing storefront;
- Sand and repaint existing awning structure
- Patch, repair and repaint the façade;
- Paint ground pavement;
- Glazing the windows and doors;
- Antigraffiti glazing;
- New outdoor lighting;
- Removal of existing sign
- Removal and replacement of existing door and windows, flag poles, fabric awning and outdoor furniture.

The project is located at 5667 Lankershim Blvd. in North Hollywood, in the North Hollywood Valley Village Community Planning Area (Fig.1).

II. ENVIRONMENTAL REVIEW

Basis for Categorical Exemption

The proposed Project consists of several activities which are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant Article 19 of California CEQA guidelines and Article III, Section 1 of City CEQA Guidelines.

Exterior alterations involving such things as electrical conveyances, glazing, patching, sanding and painting, are included in the exemptions in Section 15301(a) of California CEQA Guidelines and Class 1(1) of City CEQA Guidelines.

Rehabilitation of deteriorated structures falls under Section 15301(d) of California CEQA Guidelines Class 1(4) of City CEQA Guidelines.

Demolition of accessory structures like signs is exempt pursuant to Section 15301(l)(4) of California CEQA Guidelines and Class 1(11)(d) of City CEQA Guidelines.

Replacement of existing structures where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity are exempt from CEQA pursuant to Section 15302 of California CEQA Guidelines and Class 2 of City CEQA Guidelines.

Consideration of Potential Exceptions to Use of a Categorical Exemption

The State CEQA Guidelines (CCR Sec 15300.2) limit the use of categorical exemptions in the following circumstances:

1. Location. Exemption Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may be significant in a particularly sensitive environment. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated,

precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The proposed project falls under Class 1, and 2. Therefore, this exception has no application here.

2. Cumulative Impact. This exception applies when, although a particular project may not have a significant impact, the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed project consists of upgrading a storefront. Other seven (7) store fronts on Lankershim Blvd. are being upgraded, but the nature of the work is such that no other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed project. Therefore, this exception has no application here.

3. Significant Effect. This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

RAP is not aware of any unusual circumstances associated with this project. Therefore, this exception has no application here.

4. Scenic Highway. A categorical exemption shall not be used for a project that may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

The proposed project is not within sight of any state designated scenic highway, nor of any other historic and scenic resource. Therefore, this exception has no application here.

5. Hazardous Waste Site. This exception applies when a project is located on a site listed as a hazardous waste site under Government Code Section 65962.5.

As of February 28, 2025, the State Department of Toxic Substances Control (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (Geotracker at https://Geotracker.waterboards.ca.gov) have not listed any site within the project area. They listed case SL60379905, case T0603702554, case T0603702550 and case 19750073 in a 1,000 feet radius from the area. The first, was investigated in 2001, but was found not to be responsible for the groundwater contamination in the San Fernando Valley. The second and third were leaking underground storage tank. The Regional Water Quality Control Board closed the investigation in the former in 2000 and the latter in 1997. The fourth was a site screening for a Superior Court Site. The Department of Toxic Substances Control (DTSC) cleared the case in 2008. None of these cases would pose any threat to the proposed Project. Therefore, this exception has no application here.

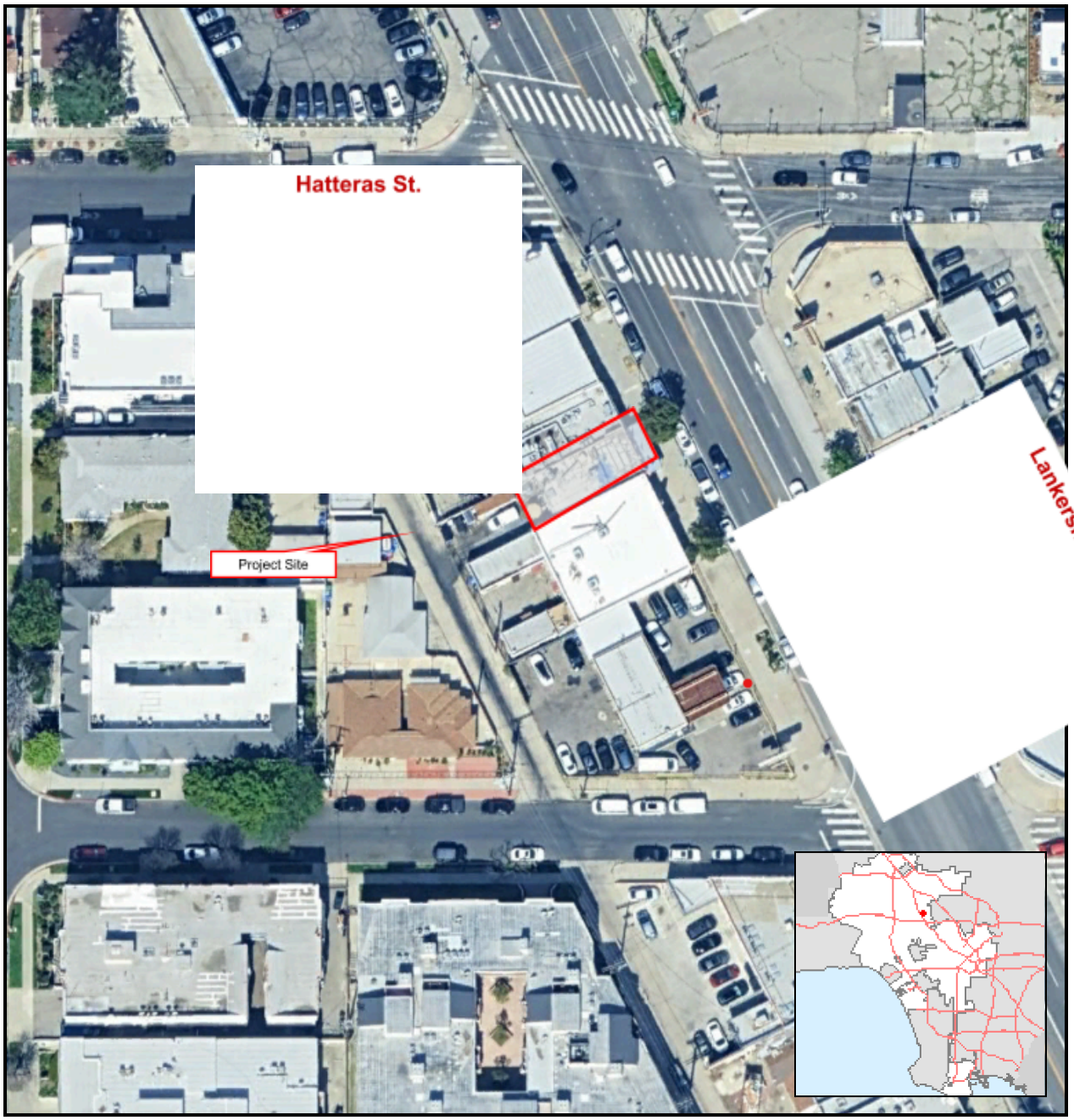
6. Historical Resources. This exception applies when a project may cause a substantial adverse change in the significance of a historical resource.

The proposed project is located within the Lankershim Commercial Corridor Historic District. According to the City Historic Structures Inventory, the area is a significant concentration of commercial - institutional and/or residential buildings located within a neighborhood or village center representing important patterns in commercial development. The period of significance is 1875-1980. The property is not one of the

contributing elements to the historic district, and the characteristics of the project are such that they will not affect the historic nature of the district. The proposed Project will not require any excavation and this office does not anticipate the disruption of archaeological or paleontological resources.

Therefore, this exception has no application here.

Figure 1. Project Location



List of References

California Regional Water Quality Control Board. *GeoTracker.* Retrieved, February 28, 2025, from https://geotracker.waterboards.ca.gov.

City of Los Angeles Department of Planning City Los Angeles Historic Resource Inventory. Retrieved on February 28, 2025, from https://historicplacesla.lacity.org

City of Los Angeles Department of City Planning Parcel Profile Report. Retrieved on February 28, 2025, from NavigateLA http://boemaps.eng.ci.la.ca.us/navigatela/

City of Los Angeles Department of Public Works Bureau of Engineering. *NavigateLA.* Retrieved on February 28, 2025 from http://boemaps.eng.ci.la.ca.us/navigatela/

City of Los Angeles Environmental Quality Act Guidelines.

Health and Safety Code Section 7050.5

Los Angeles Municipal Code.

Public Resources Code Section 5097.98

Standard Specifications for Public Works Construction. Greenbook, 2021 edition.

State CEQA Guidelines.

State Department of Toxic Substances Control. *EnviroStor*. Retrieved February 28, 2025, from www.envirostor.dtsc.ca.gov

State Department of Transportation. *California Scenic Highway Mapping System.*, from https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways