

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-2023-5871-CUB-SPP / Conditional Use Permit and Project Permit Compliance Review**

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

**ENV-2023-5872-CE**

PROJECT TITLE

**14537 Ventura Boulevard**

COUNCIL DISTRICT

**CD 4**

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

**14537 Ventura Boulevard**

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The project involves a change of use from retail to bar, façade alteration, and installation of a 13 square-foot Wall Sign, and a Conditional Use Permit request to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 762 square foot bar with 24 seats and hours of operation from 12:00 p.m. to 12:00 a.m., Sunday through Wednesday, and 12:00 p.m. to 2:00 a.m., Thursday through Saturday.

NAME OF APPLICANT / OWNER:

**Byron Valencia / First Ventura Realty LLC**

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT.

**(818) 488-6168**

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) **Section 15301 (Class 1), 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 1 consists of the 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 3 consists of construction and location of limited numbers 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.

Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities.

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  
Abraham Lamontagne

 1/11/2024

STAFF TITLE  
Planning Assistant

ENTITLEMENTS APPROVED  
Conditional Use Permit and Project Permit Compliance Review

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

Please return to OZA:  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012

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 Office Trainer  
Miguel Cervantes 3/19/2024  
Department Representative

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA



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## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-5872-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorical Exempt under Article 19, Section 15301, Class 1; Section 15303, Class 3; and Section 15311, Class 11.

The project is change of use from retail to bar, tenant improvement, façade alteration to replace the existing door with a roll-up door, and a Conditional Use Permit request to allow the sale and dispensing of beer and wine on-site consumption in conjunction with a proposed 726-square foot bar with 24 seats and proposed hours of operation from 12:00 p.m. to 12:00 a.m., Sunday through Wednesday, and from 12:00 p.m. to 2:00 a.m., Thursday through Saturday. The project also proposes one (1) Wall Sign. As tenant improvement, installation of signs, and a conditional use permit request, the project qualifies for the Class 1, Class 3, and Class 11 Categorical Exemptions.

The site is zoned C2-1L and has a General Plan Land Use Designation of Community Commercial. As shown in the case file, the project is consistent with the applicable Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.79 acres. Lots adjacent to the subject site are developed with commercial and parking uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Classes 3 or 11: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

While the subject site is located within a Liquefaction Zone, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a change of use from retail to bar, tenant

improvement, façade alteration, installation of one (1) Wall Sign, and a Conditional Use Permit request to allow the sale and dispensing of beer and wine on-site consumption in conjunction with a proposed 726-square foot restaurant with 24 seats and proposed hours of operation from 12:00 p.m. to 12:00 a.m., Sunday through Wednesday, and from 12:00 p.m. to 2:00 a.m., Thursday through Saturday, in an area zoned and designated for such development. Adjacent lots are developed with one to two-story commercial and residential buildings with associated parking lots, and the subject site is of a similar size and slope to nearby properties. The project does not propose any changes to the Floor Area Ratio and height and is not unusual for the vicinity of the subject site and is similar in scope to other existing Community Commercial land use in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park and is approximately 10 miles away from the project site. Therefore the subject site will not create any impacts within a highway designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource 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. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.