

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-2023-6445-ZV-CU-SPR-WDI

| | |
|--|---------------------------------|
| LEAD CITY AGENCY City of Los Angeles (Department of City Planning) | CASE NUMBER ENV-2022-6446-CE |
|--|---------------------------------|

| | |
|---|--------------------------------|
| PROJECT TITLE 215 West Pacific Coast Highway | COUNCIL DISTRICT 15-McOsker |
|---|--------------------------------|

| | |
|---|--|
| PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 215 West Pacific Coast Highway and 1402-1410 North Fries Avenue, Wilmington, CA 90744 | <input type="checkbox"/> Map attached. |
|---|--|

| | |
|--|---|
| PROJECT DESCRIPTION: The proposed project is for the demolition of an existing commercial building and the construction of a new one-story, 22-foot tall, 1,112 square foot, drive-through restaurant located in the [Q]C2-1VL-O-CUGU and R1-1XL-O-CUGU. The project will have hours of operation of 24 hours, daily and will provide 12 on-site parking space. | <input type="checkbox"/> Additional page(s) attached. |
|--|---|

NAME OF APPLICANT / OWNER:
Evan Farahnik, 219 W. PCH Properties, LLC

| | |
|--|--|
| CONTACT PERSON (If different from Applicant/Owner above) Daisy Benicia | (AREA CODE) TELEPHONE NUMBER EXT. (213) 978-1320 |
|--|--|

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 3)
CEQA Guideline Section(s) / Class(es) **Section 15303 Class 3**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

| | |
|--|--|
| JUSTIFICATION FOR PROJECT EXEMPTION: Class 1 consists of a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. <input checked="" type="checkbox"/> None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project. <input type="checkbox"/> 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. | <input type="checkbox"/> Additional page(s) attached |
|--|--|

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 Daisy Benicia | STAFF TITLE City Planning Associate |

ENTITLEMENTS APPROVED
Zone Variance, Conditional Use Permit, Site Plan Review and Waiver of Dedication Improvement

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 France

Mayra Cervantes 3/21/2024
Department Representative

Please return to OZA:
200 N. Spring Street, Room 763
Los Angeles, CA 90012