

ZA-2021-112 *MCUP*

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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  
MASTER CONDITIONAL USE PERMIT (MCUP)

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)**

CASE NUMBER  
ENV-

PROJECT TITLE  
**WINNETKA ENTERTAINMENT CENTER**

COUNCIL DISTRICT  
**12 - JOHN LEE**

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**9229, 9243, & 9255 N. WINNETKA AVENUE, CHATSWORTH, CA 91311**

Map attached.

PROJECT DESCRIPTION:  
MCUP to allow the sale & dispensing of a full line of alcohol for on-site consumption, in conjunction with 8 establishments. Description attached.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**WINCAL, LLC**

CONTACT PERSON (If different from Applicant/Owner above)  
**MYCA TRAN, ART RODRIGUEZ ASSOCIATES**

(AREA CODE) TELEPHONE NUMBER | EXT.  
**(626) 683-9777**

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
- 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

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.

- 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 *Edwin Comu* STAFF TITLE *Planning Assistant*

ENTITLEMENTS APPROVED

FEE: *273.00*

RECEIPT NO.

REC'D BY (DCP DSC STAFF NAME)  
*Edwin Comu*

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 transfer

mayra cervera 3/27/2024  
Department Representative

**Categorical Exemption Project Description**

A Master Conditional Use Permit (MCUP) to allow the on-site sale and dispensing of a full line of alcoholic beverages, with the option to downgrade to beer and wine, at eight (8) establishments with an indoor floor area of 21,389 square feet with 1,426 interior seats, an outdoor floor area of 3,588 square feet with 511 exterior seats, and two shared common eating areas totaling 3,600 square feet with 514 shared exterior seats within an existing shopping center (Winnetka Entertainment Center). The applicant is also requesting that each establishment is allowed off-site privileges for beer and wine only and limited live entertainment. The proposed hours of operation are from 6:00 a.m. to 2:00 a.m., daily, in the [Q]M2-1 and P-1 zones.

Conforming to the terms and conditions of this MCUP, the applicant is requesting for the establishments to be subject to a condition clearance process. To utilize the grant, each establishment would be required to submit: 1) the type of alcohol application requested from the California Department of Alcoholic Beverage Control (ABC), 2) a table identifying all existing alcohol permits for the shopping center, 3) a site plan identifying the location of the establishment within the shopping center, and 4) a proposed floor plan of the establishment. Each establishment would be subject to the payment of the "Miscellaneous Clearance – Zoning Administrator" fee (LAMC § 19.01.E-3). Any application that does not comply with the terms and conditions of the approval would be required to either file a Plan Approval or Conditional Use Permit (LAMC § 12.24.X-2 or LAMC § 12.24.W-1).