

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-2021-10057-ZV / Zone Variance; San Gabriel/Verdugo Mountains Scenic Preservation Plan Approval

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-10058-CE

PROJECT TITLE

Villa Terraza

COUNCIL DISTRICT

7 – Monica Rodriguez

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

9955 North Sunland Boulevard (Sunland Boulevard & Sombra Valley Drive)

Map attached.

PROJECT DESCRIPTION:

A zone variance application for the continued use of an existing restaurant/tavern, banquet room and two outdoor dining areas and the sale of beer and wine for on-site consumption

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Jorge Valladares

CONTACT PERSON (If different from Applicant/Owner above)

Fernando J. Diaz

(AREA CODE) TELEPHONE NUMBER

(562) 252-3316

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) 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 Class 1 exemption allows the alteration of existing public or private structures involving negligible or no expansion of existing or former use.

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

Joshua Ordonez



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Conditional Use & Community Design Overlay District Plan Approval

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 transfer
mayra cervantes 4/17/2024
Department Representative



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-10058-CE

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

Project Description

A zone variance for to allow the sale and dispensing of beer and wine for on-site consumption within two areas on a property located in the RE40-1-K Zone. Area 1 consists of an existing 1,475 square-foot ground-floor restaurant with 51 interior seats and a 1,500 square-foot outdoor dining area with a maximum of 28 seats. Area 2 consists of an existing 1,528 square-foot banquet room/tavern with 79 interior seats and a 1,500 square-foot outdoor dining area with a maximum of 60 seats. The applicant has also requested an increased outdoor seating within Area 1 from 28 seats max to 40 seats and within Area 2 from 60 seats max to 80 seats, on an irregular-shaped, sloping 47,157 square-foot lot, located at 9955 N. Sunland Boulevard.

CEQA DETERMINATION – CLASS 1 CATEGORICAL EXEMPTIONS APPLY

The Class 1 Categorical Exemption is applicable to projects that 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 existing or former use. The types of “existing facilities” itemized below are not intended to be all-inclusive of the of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use. Examples of this exemption include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

The Class 1 Categorical Exemption is applicable to....

The existing 4,500 square-foot restaurant and bar. The site has a land use designation of Very Low I Residential. The proposed project complies with the San Gabriel/Verdugo Mountains Scenic

Preservation Plan and the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan.

CEQA Section 15300.2:

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in the State CEQA Guidelines Section 15300.2 that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. Location.** 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 effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized 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 subject site is developed with an existing 4,500 square-foot restaurant and bar in the San Gabriel/Verdugo Mountains Scenic Preservation Plan. The adjacent properties to the north, east, and south are developed with residential buildings with similar zoning. The existing and proposed site plans show that no landscape will be removed or added. Therefore, the proposed project will not impact an environmental resource of hazardous or critical concern.

- B. Cumulative Impact.** The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.

The subject property is located in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan, which is "intended to preserve, protect, and enhance the unique natural and cultural resources of the Plan area." The project substantially complies with the regulations, standards, and provisions of the Specific Plan.

There have been no other Planning cases approved within a 1,000-foot radius of the project site for additions to a commercial building or multi-family dwelling.

- C. Significant Effect Due to Unusual Circumstances.** 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.

The subject site is an irregularly shaped, considerably sloped lot in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan, which aims to "preserve, protect and enhance" the natural resources in the area. The subject site is not located within a Prominent Ridgeline Protection Area and does not have protected Live Coast Oak trees onsite. The project is in the Equinekeeping "K" district and Scenic Highway Corridor Viewshed Protection Area.

The adjacent properties to the north, east, and south are developed with residential buildings in the RA-1-K and the RE40-1-K Zones. The proposed increase in seats and continued use of the property as a restaurant and bar substantially complies with the regulations, standards, and provisions of the San Gabriel/Verdugo Mountains Scenic Preservation Plan. The zone variance is to allow the continued sale of beer and wine

for on-site consumption. Therefore, there is no reasonable possibility that the project will have a significant impact due to unusual circumstances.

- D. Scenic Highways.** This exception applies when, although the project may otherwise be exempt, there may be 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 will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. Hazardous Waste Sites.** Projects located on a site or facility listed pursuant to California Government Code 65962.5.

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), The continued use sale of beer and wine for onsite consumption the subject site, will not result in a significant effect due to hazardous waste and this exception does not apply.

- F. Historical Resources.** Projects that may cause a substantial adverse change in the significance of an historical resource.

The existing restaurant received its certificate of occupancy in 1937. The site has been identified as a historic resource by local or state agencies, and the project site has been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register. There will be no changes to the existing structure. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and the exemption does not apply.

In conclusion, since none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from CEQA requirement.