

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** 20032 West Ventura Boulevard

Lead Agency: City of Los Angeles - City Planning

Contact Person: Adrineh Melkonian

Mailing Address: 6262 Van Nuys Boulevard Room 430

Phone: 213 978 1301

City: Los Angeles

Zip: 91401

County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Los Angeles

Cross Streets: Ventura Boulevard and Quakertown Avenue Zip Code: 91364

Longitude/Latitude (degrees, minutes and seconds): T ° 2 ' N " N / R ° 16 ' W " W Total Acres: 0.023

Assessor's Parcel No.: 2166001014

Section: S

Twp.: T2N

Range: R16W

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: US 101, State route 27

Waterways: None

Airports: None

Railways: None

Schools: Taft High School

**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: \_\_\_\_\_**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Commercial: Sq.ft. 1,300

Acres 0.023

Employees X

 Transportation: Type \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Cultural, Tribal, Haz**Present Land Use/Zoning/General Plan Designation:**

Commercial and parking/C1.5-1VLD/Neighborhood Office Commercial

**Project Description:** (please use a separate page if necessary)

The Project includes the demolition of the existing auto body repair shop for the construction, use, maintenance of a new 1,300-square-foot restaurant with drive through window, 203-square foot ancillary trash enclosure, and associated parking lot. The building would be one (1) story tall (a maximum building height of 26 feet 6 inches). The project proposes to plant 11 trees of which four (4) are Street trees in accordance with the City's tree replacement requirements. The Project would require the grading of 376 cubic yards of soil and material during the grading phase.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date July 25, 2024 Ending Date August 26, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>RS Herman Architects</u>	Applicant: <u>Richard Hicks</u>
Address: <u>1725 Gardena Avenue</u>	Address: <u>831 E. Huntington Drive</u>
City/State/Zip: <u>Glendale, CA 91204</u>	City/State/Zip: <u>Monrovia CA 91016</u>
Contact: <u>Richard Herman</u>	Phone: <u>626 357 9201</u>
Phone: <u>323 465 7066</u>	

Signature of Lead Agency Representative: *Adrinsh Melkonian* Date: 7/17/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.