

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-2012-1655-CUB-ZV-PA2 / Plan Approval – Conditional Use and Zone Variance

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

CASE NUMBER
ENV-2022-7172-CE

PROJECT TITLE
Arts District Brewing Co.

COUNCIL DISTRICT
14 – de Leon

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
828 East Traction Avenue (814-830 East Traction Avenue), Los Angeles, CA 90013

PROJECT DESCRIPTION: Additional page(s) attached.
The proposed project is a Plan Approval as required by Condition No. 34 in Case No. ZA-2012-1655-CUB-ZV-PA1 to review condition compliance for the continued sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption, in conjunction with an existing brew pub featuring live entertainment. The project includes a request to modify Condition No. 7.a. in Case No. ZA-2012-1655-CUB-ZV-PA1 to allow an increase in patio square footage from 1,425 square feet to 5,073 square feet, an increase in seating from 312 seats (258 interior seats and 54 exterior seats) to 342 seats (258 interior seats and 84 exterior seats), an increase in hours of operation for the outdoor patios from 9:00 am to 10:00 pm, Sunday through Thursday, and 9:00 am to 12:00 am, Friday and Saturday, to 6:00 am to 2:00 am, daily, and an increase in amusement enterprises from 29 to 36 amusement enterprises.

NAME OF APPLICANT / OWNER:
Spirited Properties, LLC (Applicant) / F.O.C. Electronics Inc (Owner)

CONTACT PERSON (If different from Applicant/Owner above) (AREA CODE) TELEPHONE NUMBER | EXT.
FE Design & Consulting, Manny Diaz (213) 510-6174

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
The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities), and none of the exceptions to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies to the proposed project. The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. The project was found to be exempt based on the following:
Section 15301, Class 1 – (Existing Facilities) 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.
 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 Monique Acosta <i>Monique Acosta</i>	STAFF TITLE City Planner
ENTITLEMENTS APPROVED Plan Approval – Conditional Use and Zone Variance	

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 service assistant*
Margal Cervantes 7/17/2024
 Department Representative