



City of Elk Grove NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

From: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

| County Recorder Filing | State Clearinghouse Received |
|------------------------|------------------------------|
| (stamp here) | (stamp here) |

PROJECT TITLE: **Old Town Restaurant & Bar (PLNG22-034)**
PROJECT LOCATION - SPECIFIC: **8998 Elk Grove Boulevard**
ASSESSOR'S PARCEL NUMBER(S): **125-0221-004-0000**
PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Major Certificate of Appropriateness and Old Town Design Review Type 1 Design Review application for exterior improvements for an existing commercial historic building in the Old Town Historic District for a new restaurant. The requested improvements include:

1. convert the existing main building to a restaurant: replace all windows (like for like) and doors, paint, re-roof, install a single frame door on the west elevation, and add an ADA ramp access to the door;
2. convert the existing accessory structure into a restaurant and storage: replace all windows (like for like) and doors, paint, and re-roof;
3. install new outdoor seating areas and wood-grain stamped trellises; and
4. Install industrial storage containers to be used for outdoor food and beverage service and storage.

LEAD AGENCY: **City of Elk Grove**
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Joseph Daguman (916) 478-2283

APPLICANT: Judy Cuong
9993 Whirlaway Lane
Elk Grove, CA 95624
(916) 613-3339

- EXEMPTION STATUS:
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - Preliminary Review [Section 15060(c)(3)]
 - Consistent With a Community Plan or Zoning [Section 15183(a)]
 - Categorical Exemption [Section 15332]
 - Criteria for Subsequent EIR [Section 15162]
 - New Construction or Conversion of Small Structures [Section 15303]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15303 (e) applies to projects that consists of construction and location of limited numbers of new, small facilities, or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The Project consists of a Major Certificate of Appropriateness to add a single-frame door to the west elevation to provide access to a new outdoor patio area as well additional fire access for the new restaurant and bar. An ADA ramp access will be installed at the landing of the new door. The existing structures were built in the 1910's as a residence and later transitioned into a commercial use in the late 1980's. Even through the door is an addition to the historic building, the exterior alteration will not be detrimental to the character of the craftsman-style bungalow or any other historically significant resources on the site as the door will be located on a secondary elevation that does not directly face the street. The proposed door will complement design style of the front door. In addition, the windows will be replaced (like for like), along with the re-paint and re-roof of the main commercial building and accessory building. The Applicant proposes to add new outdoor seating areas with detached trellises to the property for dining and industrial storage containers to be used for an outdoor bar and storage for the proposed restaurant use.

The alterations would not present an adverse change to the historic character of the structures as there are no circumstances that would create the possibility of an adverse effect on the environment as the door will be towards the back of the building and needed for access.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph Daguman

Date: August 19, 2024