



NOTICE OF EXEMPTION

October 25, 2024

Los Angeles County Clerk
Attention: Environmental Filing/Registration
12400 Imperial Highway, Suite 2001
Norwalk, CA 90650

Governor's Office of Planning and
Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT:

Title and Case No.: P2024-0144-AUP

Address/Location: 12300 Washington Blvd

Project Description: A 2,165 square foot permanent glass structure and a 659 square foot outdoor dining area at an existing office that is being converted to a by-right restaurant use.

APPLICANT: Ladan Zolfarghari

CULVER CITY APPROVAL ACTION:

1. The Planning and Development Director on October 10, 2024, administratively approved the Administrative Use Permit for the subject property. The Director, in approving the project described above, determined that the project is exempt from further environmental impact assessment per the CEQA guidelines:

Type of Exemption: Categorical Exemption
CEQA Section: 15303
Class: Class 3 – New Construction of Small Structures

2. Reason why project is Exempt (brief): The proposed project qualifies for exemptions under Class 3 (Construction of New Small Structures) because the project is a minor expansion to include an 2,165 square foot permanent glass structure and a 659 square foot outdoor dining area at an existing office that is being converted to a by-right restaurant use.


Narek Mkrtooumian, Planning Technician