

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-2023-4909-DRB-SPPC-CUB

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-4910-CE

PROJECT TITLE

Grass Fed Wagyu

COUNCIL DISTRICT

11 – Park

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

11777 San Vicente Boulevard

Map attached.

PROJECT DESCRIPTION:

New 4,285 square-foot restaurant with 203 square foot outdoor patio with sales and dispensing of full line of alcoholic beverages for on-site conjunction. Additionally, façade improvements, one business sign, and associated landscaping.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Grass Fed Wagyu LLC.

CONTACT PERSON (If different from Applicant/Owner above)

Brett Engstrom-Liquor License.com

(AREA CODE) TELEPHONE NUMBER

(626) 993-7350

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 and 15311/Class 11

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 Categorical Exemption allows for the 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 Class 11 Categorical Exemption allows for the construction of minor structures accessory to an existing commercial facility including on-premises signs.

The project is proposing façade improvements, new awnings with copy, one (1) new Business Identification wall sign, the addition of 196 square feet of floor area and landscaping in conjunction with a new restaurant tenant and is eligible for these exemptions.

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

Sienna Kuo *Jordann F. D. Turner* for Sienna Kuo

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Class 2 Conditional Use, Project Compliance

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 assistant
Mayra Cervantes 11/14/2024
Department Representative