

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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-2024-2949-CDP-ZV-CUB-SPPC

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-2950-CE

PROJECT TITLE

38 Market St

COUNCIL DISTRICT

11

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

28- 46 East Market Street, 90291

Map attached.

PROJECT DESCRIPTION:

A change of use from an existing one-story, 5,400 square foot light industrial building to a one-story, 5,400 square foot restaurant, serving a full line of alcoholic beverages, seating 85 patrons, with a 722 square-foot outdoor dining area seating 59 and 800 square-foot roof deck dining area seating 42, with hours of operation from 6 a.m. to 2 a.m. daily; providing 12 on-site parking spaces and eight off-site parking spaces along with a total of 54 bicycle parking stalls, all on property in the CM-1 Zone and the California Coastal Zone.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Sonnyboy Hospitality, LLC / Anthony Yerkovich

CONTACT PERSON (If different from Applicant/Owner above)

Laurette Healey

(AREA CODE) TELEPHONE NUMBER

(310) 968 - 7887

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) **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 Class 1 Categorical Exemption allows for 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 use. The project consists of the change of use from an existing one-story, 5,400 square foot manufacturing structure to a one-story, 5,400 square foot restaurant. Project is located in an urban and built-up area with full access to existing utilities and municipal infrastructure.

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.

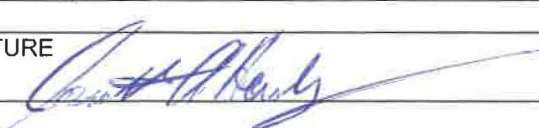
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jonathan A. Hershey



STAFF TITLE

Associate Zoning Administrator

ENTITLEMENTS APPROVED

Coastal Development Permit, Zone Variance, Conditional Use Beverage, and Project Compliance

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019