



**NOTICE OF EXEMPTION**  
**CEQA – APPENDIX E**

To: **Office of Land Use and Climate  
Innovation (Planning and Research)**  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: **City of Crescent City**  
377 J Street  
Crescent City, CA 95531

**County of Del Norte**  
County Clerk  
981 H Street, Suite 160  
Crescent City, CA 95531

Project Title: **A Minor Site Plan & Architectural Design Review  
(Application AR25-01) for the exterior remodel of  
Burger King, located at 1250 9th Street (APN 118-  
370-010, -011).**

Document/Project Description: **Amir Sahlebalzamany (John Dodson) has  
submitted a Minor Site Plan & Architectural  
Design Review (Application AR25-01) for the  
exterior remodel of an existing Burger King  
within the C-2 zone (General Commercial  
District), located at 1250 9th Street (APN 118-370-  
010, -011).**

Name of Public Agency  
Approving Project: **City of Crescent City**

Name of Person or Agency  
Carrying Out Project: **John Dodson**

CONTACTS:	PUBLIC/LEAD AGENCY:	APPLICANT:
Name:	<b>Ethan Lawton</b>	<b>John Dodson</b>
Organization:	<b>City of Crescent City</b>	<b>Armet Davis Newlove Architects</b>

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Address:	<b>377 J Street Crescent City, CA 95531</b>	<b>1330 Olympic Blvd. Santa Monica, CA 90404</b>
Phone:	<b>707-464-7483</b>	<b>310-452-5533 x204</b>
Email:	<b><a href="mailto:elawton@shn-engr.com">elawton@shn-engr.com</a></b>	<b><a href="mailto:dodson@adnarch.com">dodson@adnarch.com</a></b>

Regions: **Citywide**

Counties: **Del Norte**

Cities: **Crescent City**

Project Location-Specific: **1250 9th Street Crescent City, CA 95531 (APN 118-370-010-000 & 118-370-011-000)**

Exempt Status: **Categorical Exemption**

Type, Section Number, or Code Number: **Class 1 § 15301(a) (Existing Facilities), Class 3 §15303 (New Construction), and Class 32 § 15332 (In-fill Development)**

Reasons why the project is exempt:

**Class 1 § 15301(a). Existing Facilities, consists of the proposed project:**

**1. Interior or exterior alterations:**

**The proposed project proposes remodel (an exterior/interior alteration) for existing structure/facility and existing/continuing use.**

**Class 3 §15303(c). Conversion of Small Structures, consists of the proposed project:**

**1. A restaurant, in an urbanized area, not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area on sites zoned for such use where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive:**

**The proposed project is located within an urbanized area, with no amounts of hazardous substances, not exceeding 2,415-sf of floor area, zoned for restaurants, with public services, and not surrounding environmentally sensitive areas.**

**Class 32 § 15332. In-Fill Development Projects, consists of the proposed project:**

**1. Is consistent with the applicable general plan designation, policies, and zoning designation and regulations:**

**The proposed project is consistent with the Crescent City General Plan’s Visitor & Local Commercial (VLC) land use designation and is consistent with the Crescent City’s General Commercial (C-2) Zoning Code (with Site Plan & Architectural Design Review);**

**2. Development occurs within city limits on a project site (<5 acres) substantially surrounded by urban uses:**

**The project site is located in the City of Crescent City, is approximately 0.27 acres, and is located adjacent to existing commercial uses;**

**3. Site has no value, as habitat for endangered, rare, or threatened species:**

**The project will be located on a site that has had past disturbances, is already developed and is surrounded by paved surfaces and contains no habitat for rare, threatened, or endangered species;**

**4. Approval would not result in any significant effects relating to traffic, noise, air quality, or water quality:**

**The project proposes commercial use in a developed commercial area that already services commercial use and has a limited potential to result in significant traffic, noise, air quality, or water quality impacts;**

**5. Site can be adequately served by all required utilities and public services:**

**The site is surrounded by and is already adequately served by utilities and public services.**

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Signature by Lead Agency:

**04/10/2025**

Date:

**Contract City Planner**

Title:

*Authority cited: Sections 21083 and 21110, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*

Date Received  
for filing at OPR: \_\_\_\_\_