

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-2024-1023-MPA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-1024-CE

PROJECT TITLE

14154 West Riverside Drive, Unit A110

COUNCIL DISTRICT

4 – Nithya Raman

PROJECT ADDRESS

14154 West Riverside Drive, Unit A110 (14130 and 14154 West Riverside Drive; 4715-4745 North Hazeltine Avenue)

PROJECT DESCRIPTION:

Additional page(s) attached.

The proposed project involves a Main Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a new 15,400 square foot grocery store previously approved under Case No. CPC-2014-1361-ZC-MCUP-SPR as Building A. The proposed grocery store will consist of zero (0) interior seats and zero (0) exterior seats. Proposed hours of operation are from 8:00 a.m. to 9:00 p.m., daily.

NAME OF APPLICANT / OWNER:

Mitch Nadler, Trader Joe's Company

CONTACT PERSON (If different from Applicant/Owner above)

Dan Kramer, Dan Kramer Law Group

(AREA CODE) TELEPHONE NUMBER

(415) 795-2327

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) Sec. 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

Class 1 consists of 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 beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

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

Alice Okumura *Alice Okumura*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Main Plan Approval