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-2022-8516-CUB / Conditional Use Permit

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2022-8518-CE
PROJECT TITLE	COUNCIL DISTRICT
El Buen Sabor restaurant	1 - Hernandez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
4306 N. Figueroa Street, Los Angeles, CA 90065

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Conditional Use Permit to allow the continued sales and dispensing of beer and wine only for on-site consumption in conjunction with an existing 2,725-square-foot restaurant with 76 seats in the [Q]C2-1VL-HPOZ Zone, and karaoke, live entertainment, and amplified sound. No exterior alterations are proposed to the building. Proposed operating hours are Monday to Thursday, 8:00 a.m. to 11 p.m., and Friday, Saturday, and Sunday from 8:00 a.m. to 2:00 a.m.

NAME OF APPLICANT / OWNER:
El Buen Sabor restaurant, Mario Menjiver / William Raymond Vasquez

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Rashad-Rucker Trapp (Uno Partners, Inc.)	(661) 753-4794

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

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.

☒ 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 lists 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	STAFF TITLE
Debbie Lawrence Debbie Lawrence	Project Planner

ENTITLEMENTS APPROVED
Conditional Use Alcohol (CUB)

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 Travel

Mayra Cervantes 7/12/2024

Department Representative

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
PHYLLIS NATHANSON
CHARLES J. RAUSCH JR.
CHRISTINE M. SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR
HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR

planning.lacity.org

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-8518-CE

The Department of City Planning (DCP) determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15301, Class 1, Existing Structures, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The parent case is ZA-2022-8516-CUB.

The project is a Conditional Use to authorize the continued sales and dispensing of beer and wine only for on-site consumption in conjunction with an existing 2,725-square-foot restaurant in the [Q]C2-1VL-HPOZ Zone, with seating capacity of 76 indoor seats; and authorize karaoke, live entertainment, and amplified sound on Friday, Saturday and Sunday. Proposed operating hours are Monday to Thursday, 8:00 a.m. to 11:00 p.m., and Friday, Saturday and Sunday from 8:00 a.m. to 2:00 a.m. The project is located at 4306 North Figueroa Street.

The property is a level, rectangular-shaped, interior parcel of land. The subject property has a total of 7,000 square feet and is developed with a one-story commercial building occupied by the subject restaurant (El Sabor) and by an unmarked business. Vehicular access to the adjoining 17-space shared surface parking lot is via a driveway on North Figueroa Street, directly north of the subject restaurant.

The land uses within a 500-foot radius of the property reflect a pattern of commercial uses along Figueroa Street with multi- and single-family uses located to the east and west of Figueroa Street along adjacent local streets. Properties to the north are zoned [Q]C2-1VL-HPOZ and are developed with one- to three-story commercial buildings, occupied by a variety of community serving retail stores and restaurants. Properties to the east are zoned RD2-1-HPOZ and are developed with a mix of one- to three-story single- and multi-family dwellings. Adjoining properties to the south are zoned RD2-1-HPOZ and are developed with a variety of one- to three-story single- and multi-family dwellings. Properties to the west, across Figueroa Street, are zoned [Q]C2-1VL-HPOZ and RD2-1-HPOZ and are developed with a one-story mini-shopping center

which is occupied by a variety of community-serving retail stores and restaurants, and with single- and multi-family dwellings beyond the shopping center.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15311: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The proposed project involves the continued sales of alcohol within an existing restaurant. No construction is proposed to the existing building, thus no new development will occur. Therefore, the project will not result in a significant impact based on its location, nor will there be any significant cumulative impacts. The property is located within the East Los Angeles State Enterprise Zone (ZI-2129), an Urban Agricultural Incentive Zone, the Highland Park-Garvanza Historic Preservation Overlay Zone (ZI-2440), a Freeway Adjacent Advisory area (ZI-2427), and is about 2.7 kilometers from the Upper Elysian Park fault. The project will not result in a significant impact based on its location, nor will there be any significant cumulative impacts.

As discussed, there are no changes to the Floor Area Ratio and height of the existing structure. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Topanga Canyon State Scenic Highway is about 22 miles west of the subject site. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site is identified as a historic resource, as a Contributor to the Highland Park-Garvanza HPOZ. However, the project will not make any changes to the existing building. HPOZ staff determined that the entitlement request is not a Project under the HPOZ ordinance unless exterior work is to occur, per the HPOZ Referral Form signed and dated January 17, 2023. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.