

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-2023-4240-CU-CUB-SPP / Conditional Use Permit and Project Permit Compliance

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-4241-CE

PROJECT TITLE

Casa Vega

COUNCIL DISTRICT

CD 4

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

13301-13307 Ventura Boulevard, 13300-13302 Woodbridge Street☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The project involves a 557 square foot addition, landscaping improvements, and a Conditional Use Permit request to allow the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption at an existing 3,193 square-foot restaurant (Casa Vega) with 110 indoor and 103 outdoor seats, hours of operation from 11:30 a.m. to 2:00 a.m., daily, and speakers and background music within an Outdoor Dining Area.

NAME OF APPLICANT / OWNER:

Maria Christina Fowler (A) / My Decade LLC and Meadows 13300 LLC (O)

CONTACT PERSON (If different from Applicant/Owner above)

Manny Diaz (FE Design & Consulting)

(AREA CODE) TELEPHONE NUMBER

(213) 545-2646

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), Section 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

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 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

Abraham Lamontagne

Jordann F. D. Turner

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Conditional Use Permit and Project Permit 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

Maura Cervantes 7/29/2024
Department Representative



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-4241-CE

The Planning Department 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 15303, Class 3.

The project is a 557 square foot addition, landscaping improvements, and a Conditional Use Permit request to allow the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption at an existing 3,193 square-foot restaurant (Casa Vega) with 110 indoor and 103 outdoor seats, hours of operation from 11:30 a.m. to 2:00 a.m., daily, and speakers and background music within an Outdoor Dining Area.

The site is zoned C2-1VL and R3-1-RIO and has General Plan Land Use Designations of General Commercial and Medium Residential. As shown in the case file, the project is consistent with the applicable Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.37 acres. Lots adjacent to the subject site are developed with commercial and residential uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species.

There are five (5) Exceptions which the City is required to consider before finding a project exempt under Class 1: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project requests a 557 square foot addition, landscaping improvements, and a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption at an existing 3,193 square-foot restaurant (Casa Vega) with seating for 110 patrons indoors and 103 patrons outdoors and hours of operation from 11:30 a.m. to 2:00 a.m., daily, in an area zoned and designated for such development. Adjacent lots are developed with one- to two-story commercial and one- to four-story residential buildings with associated parking, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.40:1 on a site that is permitted to have a maximum FAR of 1.0:1. The project does not propose any changes to the height and is not unusual for the vicinity of the subject site and is similar in scope to other existing General Commercial and Medium Residential land use in the area. 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 and is approximately 11 miles away from the project site. Therefore the subject site will not create any impacts within a highway 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 was found to be a potential historic resource based on the City's HistoricPlacesLA website and SurveyLA, the citywide survey of Los Angeles. However, the historic resources comprise the existing restaurant use, building, and sign, all of which are unchanged by the project. 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.