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-2023-3523-CUB-CUX-ZV / Conditional Use – Alcohol, Live Entertainment; Zone Variance

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	**ENV-2023-3537-CE**
PROJECT TITLE	COUNCIL DISTRICT
6506 W Hollywood Blvd Restaurant and Entertainment Venue	**13 – Soto-Martinez**

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
6506 West Hollywood Boulevard

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The proposed project is the sale and dispensing of a full line of alcoholic beverages for on-site consumption at an 11,090-square foot restaurant and entertainment venue ("Bahia Hollywood") containing 199 indoor seats, along with live entertainment and patron dancing in conjunction with a disc jockey, live music, and dance lessons, in the C4-2D-SN Zone. Off-site parking is proposed within 750 feet of the project site. The proposed hours of operation are 10:00 a.m. to 12:00 a.m., daily, for the restaurant; 5:00 p.m. to 12:00 a.m., daily, for live entertainment and dancing; and 10:00 a.m. to 12:00 a.m., daily, for the sale and dispensing of alcoholic beverages.

NAME OF APPLICANT / OWNER:
Michael Higgins / 6506 Hollywood Holdings, LLC

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Yvette Mosquera	**(818) 400-4972**

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 exiting 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	STAFF TITLE
Dylan Lawrence	City Planning Associate

ENTITLEMENTS APPROVED
See Case No. ZA-2023-3523-CUB-CUX-ZV

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2023-3537-CE

The Director of Planning determined that, based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15301 (Class 1) and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

There are five (5) Exceptions which must be considered in order to find a project exempt under Section 15301: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

The project site is located at **6506 West Hollywood Boulevard**, within the Hollywood Community Plan. The project site is 0.2 acres and is currently improved with a two-story commercial building that most recently operated as a restaurant and nightclub. The proposed project includes the sale and dispensing of a full line of alcoholic beverages for on-site consumption, and the operation of the site for live entertainment and public dancing in conjunction with a disc jockey, live music, and dance lessons, within an existing 11,090-square-foot venue containing event space and dining space with 199 indoor seats. Within the existing venue, the hours of operation for alcohol sales would be 10:00am to 12:00am, daily, and the hours of operation for live entertainment and public dancing would be 5:00pm to 12:00am, daily. Exterior modifications are proposed along the northerly façade fronting Hollywood Boulevard and include the replacement of a security grille with new gates. No trees are proposed for removal and no grading is proposed. The project proposes 26 parking spaces at an off-site parking lot approximately 745 feet from the project site.

The project site is zoned both C4-2D-SN and has a General Plan Land Use Designation of Regional Center Commercial. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.2 acres. The surrounding area is characterized by level topography, improved streets, and commercial and multi-family residential developments. Adjacent properties to the north of the subject property, across Hollywood Boulevard are zoned C4-2D-SN and are improved with commercial retail uses in a two-story building. Properties abutting the project site to the south are zoned C4-2D and are improved with a 152-unit mixed use multi-family and commercial building. The abutting property to the west is zoned C4-2D-SN and is developed with two one-story commercial buildings containing retail and restaurant uses. The abutting property to the east is zoned C4-2D-SN and is improved with a one-story building containing commercial retail uses. The site fronts on the Hollywood Walk of Fame. The site is located within the Hollywood Signage Supplemental Use District. It is also located in an Adaptive Reuse Incentive Area, a Transit Priority

Area, the Hollywood Redevelopment Project Area, an Urban Agriculture Incentive Zone, the Los Angeles State Enterprise Zone, the General Restaurant Beverage Program Eligible Area, Fire District No. 1, the Los Angeles Promise Zone, the Hollywood JEDI Zone, an Opportunity Zone, the Hollywood Entertainment Business Improvement District, and is located 0.65 kilometers from the Hollywood Fault zone. The site fronts the Hollywood Walk of Fame (Historic Cultural Monument No. 194), which is a designated local historic resource, and is located within the Hollywood Boulevard Commercial and Entertainment District, which is listed on the California Register of Historic Resources and the National Register of Historic Places.

The proposed project includes the permitting of an existing building for alcohol sales and live entertainment. The proposal does not exceed the Department of Transportation Traffic Study exemption thresholds and no facts indicate cumulative impacts will likely occur. The subject building was previously permitted for alcohol sales and live entertainment under a prior operator. As such, the proposed project would not contribute to a cumulative impact.

According to SCAQMD, individual construction projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The proposed project involves minimal construction in the form of an outdoor patio. Construction-related daily emissions at the project site would not exceed SCAQMD's regional or localized significance thresholds. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project also would have a less-than-significant impact with regard to localized emissions.

As noise is a localized phenomenon and decreases in magnitude as distance from the source increases, only projects and ambient growth in the nearby area could combine with the proposed project to result in cumulatively considerable noise impacts. With the implementation of the Regulatory Compliance Measures mandated by the City of Los Angeles Noise Ordinance, the project would not result in significant impacts related to noise.

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. Furthermore, the project does not propose the removal of any trees. Note, no street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this CE, no approvals have been given for any tree removals on-site or in the right-of-way by BPW.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that it involves continued use of an existing building.

As mentioned, the project proposes the sale and dispensing of a full line of alcoholic beverages for on-site consumption, and the operation of the site for live entertainment and public dancing in conjunction with a disc jockey, live music, and dance lessons, within an existing 11,090-square-foot venue containing event space and dining space with 199 indoor seats. Within the existing venue, the hours of operation for alcohol sales would be 10:00am to 12:00am, daily, and the hours of operation for live entertainment and public dancing would be 5:00pm to 12:00am, daily. Exterior modifications are proposed along the northerly façade fronting Hollywood Boulevard and include the replacement of a security grille with new gates. No trees are proposed for removal and no grading is proposed. The project proposes 26 parking spaces at an off-site parking lot approximately 745 feet from the project site. The proposed project will not be unusual for the vicinity of the subject site, as its proposed uses are consistent with the types of uses on surrounding properties. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

As it relates to development along a Scenic Highway, 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. State Route 27 is located approximately 15 miles to the west of the subject property. Therefore, the subject site will not create any impacts within a designated state scenic highway. In regards to Hazardous Waste sites, 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. As such, the project would not be located on a site identified as a hazardous site pursuant to Section 65962.5 of the Government Code.

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. However, it is located within the Hollywood Boulevard Commercial and Entertainment District, which is listed on the California Register of Historic Resources and the National Register of Historic Places. It also fronts on the Hollywood Walk of Fame, which is designated as Historic Cultural Monument No. 194. In an email dated July 20, 2023, Department of City Planning, Office of Historic Resources staff confirmed that the proposed project would not result in any impacts related to historic resources. 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.

Therefore, the project meets all of the Criteria for Section 15301 (Class 1). As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.