COUNTY CLERK'S USE

CITY OF LOS ANGELES
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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-2015-359-CUB-PA1

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2023-7792-CE
PROJECT TITLE The Edendale	COUNCIL DISTRICT 4 - Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
2838 West Rowena Avenue

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Plan Approval for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 5,500-square-foot restaurant consisting of 3,417 square feet of interior space, a 1,022-square-foot rear patio, and a 1,061-square-foot front patio . The applicant proposes to increase their interior and exterior seating from 112 existing seats (76 interior and 36 exterior) to a total of 134 seats (83 interior and 51 exterior). The existing hours of operation from 10:00 a.m. to 2:00 a.m., daily, will be maintained.

NAME OF APPLICANT / OWNER:
Eddie Ebell (Key of E Inc) / Station 56 LLC

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Manny Diaz (FE Design & Consulting)	(213) 545-7686

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.

☒ 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
Dominic Gonzalez Dominic H.	Planning Assistant

ENTITLEMENTS APPROVED
Plan Approval (Alcohol)

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

Department Representative 9/24/2021

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-7792-CE

The Planning Department has determined that the California Environmental Quality Act (CEQA) of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15301, Class 1 *(Existing Facilities)*.

Project Description

The project is the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and an increase in interior and outdoor seating from 112 seats (76 interior and 36 exterior) to 134 seats (83 interior and 51 exterior) in conjunction with an existing 5,500-square-foot restaurant consisting of 3,417 square feet of interior space, a 1,022-square-foot rear patio, and a 1,061-square-foot front patio (The Edendale) within the Silver Lake – Echo Park – Elysian Valley Community Plan area. The subject site is located at 2838 West Rowena Avenue. The proposed hours of operation are between 10 a.m. to 2 a.m. daily. As the restaurant is an existing commercial building with no alterations or additions proposed, the project qualifies for the Class 1 Exemption.

Exceptions Narrative for Categorical Exemption

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15303: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The site is zoned [Q]C2-1VL and is located in Silver Lake within the Silver Lake – Echo Park – Elysian Valley Community Plan area, with a General Plan Land Use Designation of Neighborhood Commercial. As shown in the case file, the project is consistent with the applicable Silver Lake – Echo Park – Elysian Valley Community Plan designation and policies and all applicable zoning designations and regulations. The project is a commercial use on a site zoned for commercial uses. It is currently developed with an existing single-story 5,500-square-foot building with a restaurant. No construction is proposed to change the exterior of the building. The subject site is wholly within the City of Los Angeles, on a site that is approximately 8,146 square feet.

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 proposes the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant of 5,500 square feet and would not result in any additional square footage to the existing structure or site. The existing building was built in 1924 and is one story which is not unusual for the vicinity of the subject site. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Lots adjacent to the subject site are developed with neighborhood commercial uses and residential uses in an urbanized area. The project 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. It is currently developed with an existing single-story building with an existing restaurant and is surrounded by development. Therefore, it is not, and has no value as, a habitat for endangered, rare or threatened species. No additional square footage is proposed for the project. 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. Therefore, the project meets all of the Criteria for Class 1.

The subject property is not located within a fault zone; however, it is approximately 0.88 kilometers from the Hollywood Fault Zone. The applicant is requesting a Plan Approval (PA) for the continued on-site consumption and dispensing of a full line of alcoholic beverages and an increase in indoor and outdoor seating from 112 seats to 134 seats at The Edendale restaurant, 2838 Rowena Avenue, with no alterations or additions proposed. 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 subject site is approximately 19 miles east of the Topanga Canyon State Scenic Highway. Therefore, the subject site will not create any impacts within a designated state scenic highway. 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. Thus, the location of the project will not result in a significant impact based on its location.

The project site is identified as a historic resource by local and state agencies as a Historic-Cultural Monument (LA-337) and listed on the California Register of Historical Resources with a 5S1 status code. It is not a contributor to a district determined eligible for the National Register. The proposed project, however, would not alter any architectural or design characteristics because it is an application to continue an existing use within the existing restaurant, and would not add or remove square footage, and would not alter the interior or exterior of the historic building in any way. 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.