

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-2024-39-CUB / Conditional Use - Alcohol

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| LEAD CITY AGENCY City of Los Angeles (Department of City Planning) | CASE NUMBER ENV-2024-40-CE |
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| PROJECT TITLE EI Super Supermarket | COUNCIL DISTRICT 14 - de León |
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| PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 5610 East York Boulevard (5600-5624 East York Boulevard, 5601-5637 East Buchanan Street) | <input type="checkbox"/> Map attached. |
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| PROJECT DESCRIPTION: The continued sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 32,720-square-foot grocery store with interior alcohol display areas totaling 183 square feet. Proposed hours of operation are 7:00 a.m. to 11:00 p.m. daily. The grocery store will maintain the existing 141 parking spaces. No new construction to expand the existing grocery store is proposed. | <input type="checkbox"/> Additional page(s) attached. |
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NAME OF APPLICANT / OWNER:
Richard N. Phegley (Applicant) / Robert H. Schwab, Trustee (Owner)

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|---|---|
| CONTACT PERSON (If different from Applicant/Owner above) Maria Impala, Art Rodriguez Associates | (AREA CODE) TELEPHONE NUMBER EXT. (626) 683-9777 |
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

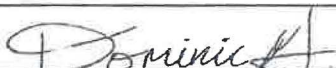
STATE CEQA STATUTE & GUIDELINES

- 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) 15301 / Class 1
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

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| JUSTIFICATION FOR PROJECT EXEMPTION: Section 15301, Existing Facilities. 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 existing or former use. <input checked="" type="checkbox"/> None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project. <input type="checkbox"/> 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. | <input checked="" type="checkbox"/> Additional page(s) attached |
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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:

| | | |
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| CITY STAFF NAME AND SIGNATURE Dominic Gonzalez |  | STAFF TITLE Planning Assistant |
|---|--|-----------------------------------|

ENTITLEMENTS APPROVED
Conditional Use for Beverages - 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,

mayra cervantes 9/29/2024

Department Representative

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-40-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 of a full line of alcoholic beverages for off-site consumption in conjunction with an existing grocery store (El Super) within the Northeast Los Angeles Community Plan area. The subject site is located at 5610 East York Boulevard (5600 East York Boulevard, 5601-5633 East Buchanan Street). Proposed hours of operation are between 7 a.m. to 11 p.m. daily. The existing 32,720-square-foot grocery store proposes interior alcohol display areas totaling 183 square feet consisting of refrigerated shelving, dry shelving, and a temporary display area on a site that is approximately 99,000 square feet in size. As the supermarket 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]C2-1XL and is located in Highland Park within the Northeast Los Angeles Community Plan area with a General Plan Land Use Designation of General Commercial. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles 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 building with a supermarket and 141 surface parking spaces. 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 99,000 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 of a full line of alcoholic beverages

for off-site consumption in conjunction with an existing full-service grocery store of 32,720 square feet and would not result in any additional square footage to the existing structure or site. The existing building was built in 1967 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 grocery store 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.

While the subject property is located within the Raymond Fault Zone, the Alquist-Priolo Fault Zone, and Special Grading Area (BOE Basic Grid Map A-13372), specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles will apply. The applicant is requesting a Conditional Use Permit (CUB) for the continued off-site sale of alcoholic beverages including beer, wine, and distilled spirits at El Super supermarket, 5610 East York Boulevard 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 23.5 miles east of a portion of the Topanga Canyon State Scenic Highway. Therefore the subject site will not create any impacts within a designated as a 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 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. The subject property was found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the proposal would not alter any architectural or design characteristics deemed potentially historically significant resources because it is an application to continue an existing use within the grocery store, would not add or remove square footage, and would not alter the structure's interior or exterior 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.