

CITY OF LOS ANGELES
 COMMUNITY INVESTMENT FOR FAMILIES DEPT.
 444 S. FLOWER ST., 14TH FLOOR
 LOS ANGELES, CALIFORNIA 90071-2915
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Hwy., 1st Floor, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Title 14, Chapter 3 of the California Code of Regulations (CEQA GUIDELINES) Section 15062 (d), the filing of this notice starts a 35-day statute of limitations on Court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS:	City of Los Angeles c/o Community Investment for Families Department (CIFD) 444 S. Flower St., 14th floor Los Angeles, CA 90071-2915	COUNCIL DISTRICTS: Council District 8
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PROJECT TITLE: Acquisition - Crenshaw Coffee Shop	COUNCIL FILE: 18-0968; 18-0968-S4
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PROJECT LOCATION: 10456 S Vermont Ave., Los Angeles, CA 90044 (APN: 6061-003-003)

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 The proposed project, "Acquisition - Crenshaw Coffee Shop," consists of the acquisition and rehabilitation of the property located at 10456 S Vermont Ave., Los Angeles, CA 90044 by the Crenshaw Coffee Co. LLC, a for-profit commercial enterprise. The property is located in a South Los Angeles community that has been identified as a food desert. The project will serve as a start-up business that supplies traditional and artisanal coffees, breakfast fare, sandwiches, and pre-packaged meals and which brings ethically sourced coffee and healthy food options to the neighborhood. Community Development Block Grant (CDBG) funds will be provided for the acquisition with the City of Los Angeles' Community Investment for Families Department (CIFD) serving as the CDBG Administrator and the Economic Workforce and Development Department (EWDD) serving as the Implementing Department. Property improvements and/or other associated construction costs will be paid from non-CDBG source(s), such as a construction loan provided by Genesis LA.

PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
 Crenshaw Coffee Co. LLC


CONTACT PERSON Ann Zald (Ann.Zald@lacity.org)	TELEPHONE NUMBER 213-564-7933
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

	<u>CITY CEQA GUIDELINES</u>	<u>STATE CEQA GUIDELINES</u>
GENERAL EXEMPTION	Art. II, Sec. 1	Sec. 15061(b)(3)
CATEGORICAL EXEMPTION	Art III, Sec 1(a)(k)	Sec. 15301 Class 1 / Sec 15311 Class 11

JUSTIFICATION FOR PROJECT EXEMPTION:
 This project consists of property acquisition and minor improvements to an existing facility. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Title 14, Division 6, Chapter 3, Article 5, Section 15061 (b)(3) and General Exemption Article II, Sec. 1 of the City CEQA Guidelines which state that "where it can be seen with certainty that there is no possibility that an activity in question may have a significant effect on the environment, the activity is not covered by CEQA and these Guidelines do not apply." The proposed project further qualifies for a Categorical Exemptions pursuant to State CEQA Guidelines Title 14, Division 6, Chapter 3, Article 19, Section 15301 (Existing Facilities) and Section 15311 (Accessory Structures) and Article III Sec. 1(a)(k) of the City CEQA Guidelines. The project is not subject to any of the exceptions to Categorical Exemptions listed in Section 15300.2 of the State CEQA Guidelines and no significant effects on the environment are identified. See Attached Narrative.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE: 	TITLE: Environmental Supervisor II CIFD Environmental Services Unit	DATE: June 27, 2025
RECEIPT NO.	REC'D BY	DATE

Attachment A: CEQA Exemption Narrative

Acquisition - The Crenshaw Coffee Shop

I. Project Description

The proposed project, "Acquisition - Crenshaw Coffee Shop," consists of property acquisition and rehabilitation/minor improvements to an existing facility located at 10456 S Vermont Ave., Los Angeles, CA 90044 (APN: 6061-003-003) by the Crenshaw Coffee Co. LLC, a for-profit commercial enterprise. The Crenshaw Coffee Co, will acquire and improve the subject property to serve as a start-up business/community-focused café offering traditional and artisanal coffees, breakfast fare, sandwiches, and pre-packaged meals. The Project will bring a unique combination of ethically sourced coffee and healthy food options to a historically underserved community that has been identified as a food desert. The project will help address the lack of healthy and affordable food options in the area and will transform a vacant storefront into a welcoming community space. Improvements will be completed so the subject property can serve as a coffee shop. These include, but are not limited to, reconfiguring the first floor into kitchen, café seating and office spaces and reconfiguring the second floor into storage space. From a structural standpoint, the only significant modification is the removal of a wall to create the open café space. Remaining minor renovations will consist primarily of buildout/accessory improvements to tailor the space to accommodate specific design and operational needs. Major systems (e.g., HVAC, electrical, plumbing) are in good condition with only a new security system required. Interior and exterior painting is anticipated along with new signage.

II. Project History

The Project site is located in a South Los Angeles community of Vermont Vista with service areas of Manchester Blvd. to the North, the 110 Freeway to the East, the 105 Freeway to the South, and Western Ave. to the West. The rectangular site is approximately 0.057 acres and is located on the east side of Vermont Avenue within a mixed commercial and residential neighborhood. The project site is developed with a mixed-use (retail/office/residential) property that was constructed in 1946 and consists of one (1) two-story wood frame and stucco mixed-use building appraised as measuring 2,937 square feet. The ground floor had historically been used as a singletenant space but had been demised into three (3) units. The second floor is presently built as a two (2) bedroom residence and was renovated in 2023. There are four rear gated parking spaces. The property is currently vacant. The project site is zoned C2-1VL-CPIO with Neighborhood Commercial land use designation per the City's General Plan.

Community Development Block Grant (CDBG) funds will be provided to the Crenshaw Coffee Co. LLC for the acquisition with the City of Los Angeles' Community Investment for Families Department (CIFD) serving as the CDBG Administrator and the Economic Workforce and Development Department (EWDD) serving as the Implementing Department. Property improvements and/or other associated construction costs to convert the existing facility into a coffee shop will be paid from non-CDBG source(s), such as a construction loan provided by Genesis LA.

III. Environmental Review

1. Basis for General Exemption/Common Sense Exemption

General Rule and General Exemption, Title 14, Division 6, Chapter 3, Article 5, Section 15061(b)(3) of the State CEQA Guidelines and Article II, Section 1 of the City CEQA Guidelines state that "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not covered by CEQA and these Guidelines do not apply." This exemption applies to the proposed project for the following reasons:

The project qualifies for this General Exemption as a property acquisition may have no possibility of having a significant effect on the environment.

2. Basis for Categorical Exemption

The following Categorical Exemptions are outlined in Title 14, Division 6, Chapter 3 Article 19, Sections 15300-15333 of the State CEQA Guidelines and Article III, Section 1 of City CEQA Guidelines apply to the proposed project.

State CEQA Guidelines 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." A project qualifies for a Class 1 exemption under multiple circumstances which include: (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances).

State CEQA Guidelines Section 15311. Accessory Structures. "Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) On-premise signs."

The following specific City of Los Angeles categorical exemptions are set forth for use by City agencies, provided such categorical exemptions are not used for projects where it can be readily perceived that such projects may have a significant effect on the environment.

City CEQA Section 1 (a) Class 1. Existing Facilities. "Class 1 consists of the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features involving negligible or no expansion of use beyond that previously existing." A project qualifies for a Class 1 exemption under multiple circumstances which include: 1) Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use.

City CEQA Guidelines Section 1 (k) Class 11. Accessory Structures. "Class 11 consists of construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities." A project qualifies for a Class 3 exemption under multiple circumstances which include: 1) On-premise signs.

The project qualifies for this/these Categorical Exemptions as it meets the following specifications:

1. State Class 1 exemption and City Class 1 (Existing Facilities) exemption as the project proposes to make repairs and alterations to both interiors and exteriors with negligible or no expansion of use.
2. State Class 11 exemption and a City Class 11 (Assessory Structures) exemption as the project proposes to construct and/or place on premise signs.
3. It can be readily perceived that the project will not have a significant effect on the environment.

Consideration of Potential Exceptions to use of a Categorical Exemption

State CEQA Guidelines Section 15300.2. Exceptions. CEQA Guidelines limit the use of categorical exemptions in the following circumstances:

1. **Location.** Exemption Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may be significant in a particular sensitive environment. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The proposed project is not located in a particular sensitive environment; therefore, this exception has no application here.
2. **Cumulative Impact.** This exemption applies when, although a particular project may not have a significant impact, the cumulative impact of successive projects of the same type in the same place, over time is significant.

While other similar projects are occurring elsewhere in the City, they have been determined to be happening in different neighborhoods, locations, and times. Given the nature of the proposed project, it is not anticipated to result in a cumulative impact when included with successive projects in the same place and over time.

3. **Significant Effect.** This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

Aesthetics

This exception applies when a project may cause a substantial adverse change in the significance of a visual resource. As stated in Section I (Project Description), the proposed project consists of the interior improvements to interior spaces, and cosmetic improvements to the exterior of the building improving the aesthetics of the property and the neighborhood. Further, the exterior signage will be attached to the footprint of the existing building. The proposed project will not adversely impact a visual resource and as such the exception does not apply.

Noise

Any noise generated during the period of construction activity shall be monitored by the City of Los Angeles, Department of Building and Safety to ensure that the proposed project implementation will be in full compliance with all applicable rules and regulations regarding noise control, including the City's Noise Ordinances 144,331 and 161,574. As such, this exception does not apply.

Biological Resources

The proposed project does not involve the loss or alteration to any biological resources inclusive of, but not limited to, coastal zones, endangered species habitats, important farmland, wetlands or wild and scenic rivers. There are no sole source aquifers or Williamson Act contracts within the City of Los Angeles. As such, this exception does not apply.

Traffic/Transportation

The proposed project would not have an impact on traffic/transportation in the neighborhood. The proposed project would implement minor improvements to an existing facility without significantly increasing capacity. As such, this exception does not apply.

4. **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. The nearest officially designated state scenic highway is State Route 27 (Topanga Canyon Blvd.) approximately twenty-four (23) miles away. The proposed project does not change any historical and scenic features or a scenic highway in the immediate vicinity of the project location, as such this exception does not apply.
5. **Hazardous Waste Sites.** This exception applies when a project is located on a site listed as a hazardous waste site under Government Code Section 65962.5. The State Department of Toxic Substances Control (DTSC) data management system does not list the site or adjacent sites as a Hazardous Waste and Substances Site and no recognized environmental conditions were identified in the Phase 1 Environmental Site Assessment completed by Partner Engineering and Science, Inc. on November 7, 2024. The project proponent has committed to disposing of any hazardous materials in the construction process, in accordance with all relevant State and Federal rules and regulations, subject to the review and approval of the City of Los Angeles Department of Building and Safety. Thus, no possibility that the proposed project may have a significant effect related to hazardous materials was identified. Therefore, this exception has no application here.
6. **Historical Resources.** This exception applies when a project may cause a substantial adverse change in the significance of a historical resource. The proposed project will not have an effect on any historical, architectural or archeological resources. The property is not located within an historic district nor is it listed on any historical website including the National Register of Historic Places website and the City of Los Angeles, SurveyLA website or the City of LA's Planning Department's Historic Preservation Overlay Zone

(HPOZ) database. Thus, the proposed activities at the project site will not impact historical resources. As such, this exception does not apply.

IV. REFERENCES

California Coastal Commission, [Local Coastal Program Areas](#), 2023.

[California Legislative Information, California Code of Regulations](#), Title 14, Division 6, Chapter 3 (State CEQA Guidelines).

[California Legislative Information, Public Resources Code](#), Div. 13, Sections 21000-21189 (CEQA).

California State Department of Toxic Substances Control. [Envirostor](#). Retrieved May 27, 2025

California State Department of Transportation. [California Scenic Highway Mapping System](#). Retrieved October 11, 2023.

City of Los Angeles Department of City Planning, [Historic Preservation Overlay Zones](#), Retrieved on May 22, 2025.

City of Los Angeles Department of City Planning, [Parcel Profile Reports](#). Retrieved on March 6, 2025.

City of Los Angeles, [Environmental Quality Act Guidelines](#), July 31, 2002.

City of Los Angeles, SurveyLA, [Historic Places Resources Inventory](#). Retrieved on May 22, 2025.

[National Wild and Scenic Rivers Association](#), 2023.

Phase 1 Environmental Site Assessment, Partner Engineering and Science, Inc., November 7, 2024.

United States Environmental Protection Agency, [NEPAssist Mapping Tool](#), Retrieved May 21, 2025.

United States Environmental Protection Agency, [Sole Source Aquifers \(SSAs\) Interactive United States Map](#), 2018.

United States National Park Service, [National Register of Historic Places](#), Retrieved on May 22, 2025.