

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-2024-4556-CUB-SPPC / Conditional Use Permit and Project Compliance

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2024-4557-CE

PROJECT TITLE
11001 Ventura Boulevard

COUNCIL DISTRICT
4 – Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
11001 Ventura Boulevard 91604

Map attached.

PROJECT DESCRIPTION:
The project involves a Conditional Use Permit request to allow the continued and expanded sale and dispensing of beer and wine for off-site consumption at an expanded 2,038 square foot convenience store with hours of operation of all day daily. The project also includes the installation of one (1) wall sign and the refacing of one (1) existing non-conforming pole sign.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Jeff Keller (Ralphs Grocery Company) / Bruce Natanzi (Archland Enterprises)

CONTACT PERSON (If different from Applicant/Owner above)
Wil Nieves (Nieves and Associates)

(AREA CODE) TELEPHONE NUMBER | EXT.
(310) 634-4553

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 and 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:
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.

Additional page(s) attached

Class 11 consists of construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities.

- 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
Adrineh Melkonian *Adrineh Melkonian*

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED
Conditional Use Permit and Project Compliance

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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MAYOR

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-4557-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 15301, Class 1 and Section 15311, Class 11.

The project is the installation of one (1) wall sign, the refacing of one (1) pole sign, and a Conditional Use request to allow the continued and expanded sale and dispensing of beer and wine for off-site consumption in conjunction with an existing 1,950-square foot convenience store with proposed hours of operation of all day, daily.

The site is zoned C2-1VL-RIO and has a General Plan Land Use Designation of General Commercial. 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 0.48 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 six (6) Exceptions which the City is required to consider before finding a project exempt under Classes 11: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

While the subject site is located within 0.8 kilometers of the Hollywood Fault Zone, in an Urban Agriculture Incentive Zone, and in a Liquefaction Area, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

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 the installation of one (1) wall sign, and the refacing of two (2) pole signs, and a Conditional Use to allow the continued and expanded sale and dispensing of beer and wine for off-site consumption in conjunction with a 2,038 square-foot expanded convenience store with proposed hours of operation of all day, daily, in an area zoned and designated for such development. Adjacent lots are developed with one- to two-story

commercial buildings with associated parking and a multi-story apartment building, and the subject site is of a similar size and slope to nearby properties. The project does not propose any changes to the FAR or height and is not unusual for the vicinity of the subject site and is similar in scope to other existing Community Commercial 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 14 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.