

NOTICE OF EXEMPTION

Name of Person Carrying Out Project: Mark Wain (Caffe Luxxe)

Reason for Exempt Status: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 1, Existing Facilities, Section 15301 of the State CEQA Guidelines. Specifically, the request involves a change of use from one commercial use to another commercial use (restaurant), with the addition of indoor and outdoor seating, and a limited increase in the establishment's hours of operation, which represent a negligible expansion of use. There are no unusual circumstances or other applicable exceptions to the Class 1 exemption. Thus, no further environmental review is necessary.

Lead Agency Contact Person: Tari Kuvhenguhwa Phone: (310) 802-5511

Signature  Title: Associate Planner
Tari Kuvhenguhwa

Date: August 27, 2025