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	SCH NUMBER
ZA-2025-2593-CUB / Conditional Use	
LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2025-2594-CE
PROJECT TITLE	COUNCIL DISTRICT
3429 W. 8th Street	10 - Hutt

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
3417 – 3429 W 8th Street (3411, 3415, 3417, 3421, 3423, 3429) , 758, 764 S Harvard Blvd, 759 S Kingsley Drive

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The project requests a Conditional Use to permit the sale of beer and wine for on-site consumption and ancillary off-site consumption in conjunction with a 885 square-foot restaurant and a 289 square-foot outdoor patio with hours of operation from 7:00 a.m. to 2:00 a.m., daily and a total of 19 interior seats and 20 exterior seats. The project will not involve any demolition of the existing on-site structures, nor will it propose the removal of any protected or street trees or demonstrate any unusual circumstance.

NAME OF APPLICANT / OWNER:
Tyler Simmons, Reunion & Company

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Brett Engstrom, LiquorLicense.com	(626)993-7350

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

The project is exempt because it involves the sale of beer and wine for on-site consumption and ancillary off-site sales and consumption; the project does not involve the demolition or construction of any existing improvements on the project site. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within a hillside area nor does the subject site contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place as it involves the sale of alcoholic beverages in a commercial zone. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Most lots are developed with commercial, single- and multi-family structures, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Hollywood Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC. The project is not unusual for the vicinity of the site, and is similar in scope to other existing commercial uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

☒ 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
David Woon	Planning Assistant

ENTITLEMENTS APPROVED
Conditional Use

DISTRIBUTION: County Clerk, Agency Record
Rev. 1-30-2025