

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-2024-1207-MCUP

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-1208-CE

PROJECT TITLE

928 South Western Avenue #132

COUNCIL DISTRICT

CD 10 - Hutt

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

☐ Map attached.**928 South Western Avenue #132 (900 - 936 South Western Avenue; 3455 - 3481 West San Marino Street; 901 - 939 South Oxford Avenue; 3450 - 3456 James Wood Boulevard)**

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

a Main Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with six (6) restaurants within a food court consisting of a total of 12 restaurants with shared seating, within an existing shopping center in the C2-1 Zone.

NAME OF APPLICANT / OWNER:

Young J. Kim, INI Investment Corp.

CONTACT PERSON (If different from Applicant/Owner above)

Steve Kim, GSD Partners

(AREA CODE) TELEPHONE NUMBER

213.268.8787

EXT.

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) **CEQA Guidelines 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 alcohol service within an existing with six (6) restaurants within a food court consisting of a total of 12 restaurants with shared seating. 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 and it is not within the Santa Monica Mountains Zone, and there is no construction proposed. (b) Cumulative Impact: The proposed project does not include construction. The approval includes a conditional use permit to allow alcohol service within six (6) restaurants within a food court consisting of a total of 12 restaurants with shared seating. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with commercial buildings and residential structures. The project site is located in a typical urbanized area of the Wilshire Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of the main conditional use permit. The project is not unusual for the vicinity of the site and is similar in scope to other existing residential and commercial uses in the area. (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; no unusual circumstance is found.

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
Michelle Carter 

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED
MAIN CONDITIONAL USE PERMIT

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**