

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-2025-4595-CUB / CLASS 2 CONDITIONAL USE PERMIT

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2025-4596-CE
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PROJECT TITLE CIGAR LOUNGE	COUNCIL DISTRICT CD 10 - HUTT
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
5201 West Adams Boulevard, #102 (5201-5207 West Adams Boulevard, 2539-2599 South Alsace Avenue), 90016

PROJECT DESCRIPTION: Additional page(s) attached.
The proposed project is for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction a proposed 1,507 square-foot private membership club with 26 indoor seats in the C2-2D-CPIO Zone. The proposed hours of operation are from 10:00 am to 10:00 pm, daily. No new construction is proposed to expand the existing building floor area, footprint, or height.

NAME OF APPLICANT / OWNER:
The W Luxury Cigar Lounge LLC (Applicant) / 5201 Adams LA OZ LLC (Owner)

CONTACT PERSON (If different from Applicant/Owner above) Steve S. Kim, GSD Partners	(AREA CODE) TELEPHONE NUMBER	EXT.
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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 15303 / Class 3

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 development of a commercial use not involving the use of significant amounts of hazardous substances and not exceeding 10,000 square feet in floor area in an urbanized area. 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 or within the Santa Monica Mountains Zone, the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (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 mixed-use buildings, 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 West Adams – Baldwin Hills - Leimert 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 Class 2 Conditional Use Permit. The project is not unusual for the vicinity of the site and is similar in scope to other existing mixed-use developments 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. The project site is located in the Very High Fire Hazard Severity Zone. (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

MONIQUE ACOSTA

Monique Acosta

STAFF TITLE

CITY PLANNER

ENTITLEMENTS APPROVED

CLASS 2 CONDITIONAL USE PERMIT

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