

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-2024-3788-CUB-CUX

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2024-3789-CE

PROJECT TITLE

AA-2024-3788-CUB-CUX

COUNCIL DISTRICT

CD 6 – Padilla

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

**16826 & 16828 West Saticoy Street**

Map attached.

PROJECT DESCRIPTION:

A Class 2 Conditional Use Permit for the sale and dispensing of a full line of alcohol beverages for on-site consumption, patron dancing, and live entertainment, all in conjunction with a new 3,744 square foot restaurant in an existing one-story structure (Garnachas and Beer) seating 91 patrons inside and a 1,353 square foot outdoor patio seating 64 patrons outside. The project proposes hours of operation from 8 a.m. to 10 p.m., Monday through Wednesday, and 8 a.m. to 12 a.m., Thursday through Sunday.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**Gabriela Sosa**

CONTACT PERSON (If different from Applicant/Owner above)

**Adam Alvarez**

(AREA CODE) TELEPHONE NUMBER

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 3)  
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

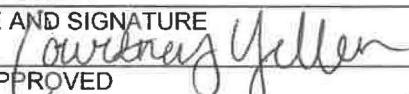
The new 3,744 square foot restaurant in an existing one-story structure with a 1,353-square-foot outdoor patio, including the sale of a full line of alcoholic beverages and live entertainment with dancing, is exempt from CEQA under Class 3 as a conversion of a small structure involving only minor expansion. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project site is not located within a hillside area or Santa Monica Mountains Zone, according to ZIMAS records, 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 NavigateLA, there are no concurrent approved or pending projects or haul routes within the same place as 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. Most adjacent lots are developed with various commercial uses, industrial uses and single and multi-family uses, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area within the Reseda – West Van Nuys 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 a Class 2 Conditional Use. 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. The project is not located within the Very High Fire Severity Zone according to ZIMAS records. The subject site is located within an Airport Hazard area (Horizontal Surface Area) due to the proximity to the Van Nuys Airport. The site will be reviewed for any Airport Hazard during Plan Check; however, this is an existing structure and no additional height or floor area is proposed. (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 Courtney Yellen 	STAFF TITLE Planning Assistant
ENTITLEMENTS APPROVED Class 2 Conditional Use (Alcohol and Entertainment)	

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