

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
 DIR-2025-7039-CDO

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| LEAD CITY AGENCY City of Los Angeles (Department of City Planning) | CASE NUMBER ZA-2025-7040-CE |
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| PROJECT TITLE 21815 – 21819 West Sherman Way | COUNCIL DISTRICT CD 3 – Blumenfield |
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| PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 21815 – 21819 West Sherman Way | <input type="checkbox"/> Map attached. |
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PROJECT DESCRIPTION: Additional page(s) attached.

The request is for a Downtown Canoga Park Community Design Overlay Plan Approval for a change of use from an existing 4,360 square foot retail space to a café with associated tenant and exterior facade improvements. The project includes the removal of one existing pole sign, refacing of an existing 19 foot high, 30 square foot (60 total square feet accounting for both sides) double-faced pole sign, the addition of a new 68.9 square foot non-illuminated wall sign, addition of a 415 square foot outdoor patio, installation of landscaped planters totaling 86.3 square feet, the replacement of an existing 81 square foot storage structure with a new two-story, 1,146-square foot storage building reaching 23 feet and two inches in height with 4,910 square feet of rear vacant area to be used for loading and organized circulation, and the replacement of an existing six-foot chain link fence with a six-foot wrought iron fence and rolling gate along the perimeter of the property line in the [Q]C2-1VL-CDO Zone.

NAME OF APPLICANT / OWNER:
Robert Goldberg (Applicant) / FYH, LLC (Owner)

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| CONTACT PERSON (If different from Applicant/Owner above) Kimberlina Whettam & Associates | (AREA CODE) TELEPHONE NUMBER EXT. (213) 294-2275 |
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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 15301, Class 1 & 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

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:

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| CITY STAFF NAME AND SIGNATURE Courtney Yellen  | STAFF TITLE Planning Assistant |
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ENTITLEMENTS APPROVED
 Plan Approval for the Downtown Canoga Park Community Design Overlay (CDO)

Project Location: 21815 – 21819 West Sherman Way
Case No. ENV-2025-7040-CE
Parent Case No. DIR-2025-7039-CDO

Project Description

A Downtown Canoga Park Community Design Overlay Plan Approval for a change of use from an existing 4,360 square foot retail space to a café with associated tenant and exterior facade improvements. The project includes the removal of one existing pole sign, refacing of an existing 19 foot high, 30 square foot (60 total square feet accounting for both sides) double-faced pole sign, the addition of a new 68.9 square foot non-illuminated wall sign, addition of a 415 square foot outdoor patio, installation of landscaped planters totaling 86.3 square feet, the replacement of an existing 84 square foot storage structure with a new two-story, 1,146-square foot storage building reaching 23 feet and two inches in height with 4,910 square feet of rear vacant area to be used for loading and organized circulation, and the replacement of an existing six-foot chain link fence with a six-foot wrought iron fence and rolling gate along the perimeter of the property line.

CEQA DETERMINATION – CLASS 1 CATEGORICAL EXEMPTION APPLIES

The City of Los Angeles determined based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities) and Section 15303, Class 3 (Construction of Small Structures), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 3 consists of construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The scope is limited to a change of use from an existing 4,360 square foot retail space to a café with associated tenant and exterior façade improvements inclusive of signage, an outdoor patio, replacement of fencing and façade treatments. This project also involves the replacement of an 84 square foot storage structure with a new two-story, 1,146-square foot storage building reaching 23 feet and two inches in height.

CEQA Section 15300.2:

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in the State CEQA Guidelines Section 15300.2 that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

According to ZIMAS records, the subject site has no Biological Resource Potential, Mountain Lion Potential and is not located within the Santa Monica Mountains Zone. The site does not have Monarch Butterfly Potential. The subject site is not located within a 300-foot Habitat Buffer, not within a County-Designated Significant Ecological Area (SEA) or a Coastal Resource Area (CRA). Additionally, the site is not located within any United States Fish and Wildlife Service (USFWS)-designated Critical Habitat Areas (CHAs). Additionally, the subject site is not located within a Wildland Urban Interface (WUI) or a Criterion 1 Protected Area for Wildlife (PAWs). Therefore, the project is not located within an environmentally sensitive area.

According to the Tree Disclosure Statement submitted by the applicant and signed on November 21, 2025, there are no protected trees or shrubs on the subject site as defined in Ordinance No. 186,873. As shown on “**Exhibit A**” and indicated by the Tree Disclosure Statement, the site includes one existing street tree within the adjacent public right-of-way. No removals of street trees are proposed as part of this project or approved herein. Any removal of protected trees or shrubs, or any trees within the public right-of-way, will be subject to review and approval by the Board of Public Works and the Urban Forestry Division.

The project site is located within an Urban Agriculture Incentive Zone and Liquefaction Zone. No agricultural uses are proposed as part of the project. Prior to the issuance of any building permits, the project shall be reviewed by the Los Angeles Department of Building and Safety (LADBS) during Plan Check for soil stability and geotechnical compliance. The project site is located approximately 12.16 km (7.5 miles) from the nearest fault (Santa Susana Fault). The project site is not located within an Alquist-Priolo Fault Zone, Preliminary Fault Rupture Study, or Tsunami Hazard. The project site is not located within a Coastal Zone and has no Coastal Bluff or Canyon Bluff potential. The site is not located on Farmland, Flood Zone, Methane Hazard Site, High Wind Velocity Area, or Sea Level Rise Area. There are no known oils wells on or adjacent to the site. As such, the project will not have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

- B. Cumulative Impact.** The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.

The subject property is located in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. Staff utilized a 1,000-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and confirmed no successive projects of the same type are actively in the vicinity; therefore, the change of use of an existing structure for commercial use located on a site designated Community Commercial will not contribute to a significant environmental impact over time.

- C. Significant Effect Due to Unusual Circumstances.** This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

The project site consists of one lot encompassing a total of approximately 10,249.6 square feet of lot area (approximately 0.23 acres). The subject property is a rectangular-shaped interior lot, fronting Sherman Way to the south with a street frontage of approximately 50 feet. The subject

site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan, which is one of the 34 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Community Commercial land uses corresponding to the CR, C2, C4, RAS3, and RAS4 Zones. The subject property is zoned [Q]C2-1VL-CDO and is consistent with the existing land use designation. The subject site is located within the boundaries of the Downtown Canoga Park Community Design Overlay District (CDO) (Ordinance No. 173,508 effective November 4, 2000) and Streetscape Plan. All properties in the CDO District are required to comply with the Downtown Canoga Park CDO District Design Guidelines and Standards.

The subject site is located within an established commercial corridor in Canoga Park. Surrounding properties to the east, west, and south are zoned [Q]C2-1VL-CDO with a land use designation of Community Commercial and developed with food service establishments, retail and postal services. To the north, the properties are zoned [Q]C2-1VL-CDO and R3-1-CDO with a land designation of Community Commercial are developed with multi-family residential structures.

The applicant is requesting a Downtown Canoga Park CDO review for a change of use from an existing 4,360 square foot retail space to a café with associated tenant and exterior façade improvements. The project includes the removal of one existing pole sign, refacing of an existing 19 foot high, 30 square foot double-faced pole sign, the addition of a new 68.9 square foot non-illuminated wall sign, addition of a 415 square foot outdoor patio, installation of landscaped planters totaling 86.3 square feet, the replacement of an existing 84 square foot storage structure with a new two-story, 1,146-square foot storage building reaching 23 feet and two inches in height with 4,910 square feet of rear vacant area to be used for loading and organized circulation, and the replacement of an existing six-foot chain link fence with a six-foot wrought iron fence and rolling gate along the perimeter of the property line.

A review of City records shows that the existing structure was initially constructed in 1946 (Certificate of Occupancy No. 1946LA05910) as a store building, with improvements such as an 81 square foot detached bathroom (now used as storage) in 1967 (Certificate of Occupancy No. 1967VN12131) and 19 foot high, 30 square foot pole sign in 1973 (Permit No. 1973VN92126).

The granting of the requested plan approval will allow for the change of use of an existing commercial structure initially constructed in 1946 (Certificate of Occupancy No. 1946LA05910) as a store building, with improvements such as an 81 square foot detached bathroom (now used as storage) in 1967 (Certificate of Occupancy No. 1967VN12131). Because the project retains the existing structure while introducing enhanced exterior façade improvements that comply with the **Downtown Canoga Park CDO Design Guidelines and Standards**, the proposal remains consistent with the **Community Commercial** land use designation. As proposed and conditioned, there are no unusual circumstances or features of the project that would result in a significant environmental impact.

- D. Scenic Highways.** This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

Based on a review of the California Scenic Highway Mapping System (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/), the subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways

located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. Hazardous Waste Sites.** Projects located on a site or facility listed pursuant to California Government Code 65962.5.

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- F. Historical Resources.** Projects that may cause a substantial adverse change in the significance of an historical resource.

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA website. The project will not cause a substantial adverse change in the significance of a historical resource.

In conclusion, since none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from CEQA requirements.