

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-2019-2977-CUB-PA1/ Plan Approvals - Alcoholic Beverages

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-2404-CE

PROJECT TITLE

Convenience store

COUNCIL DISTRICT

13 - Soto-Martinez

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

Map attached.

4600 West Melrose Avenue (651 and 655 North Normandie), Los Angeles, 90004

PROJECT DESCRIPTION:

Additional page(s) attached.

The proposed project is an approval of plans pursuant to Condition No. 9 in Case No. ZA-2019-2977-CUB to allow the continued sale of beer and wine for off-site consumption in conjunction with an existing 1,626 square-foot gas station and convenience store. The proposed hours of operation of the store will be 24 hours, and the sale of alcohol hours will be from 6 am to 2 am daily., in the C2-1 / R3-1 Zone.

NAME OF APPLICANT / OWNER:

Vladmir Vardanian, Glenrose Inc. (A) / Melrose Land Investments, LLC (O)

CONTACT PERSON (If different from Applicant/Owner above)

Jennifer Oden, Solomon, Saltsman and Jamieson

(AREA CODE) TELEPHONE NUMBER

310.822.9848

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) 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

Section 15301, Class 1 – (Existing Facilities) 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 existing or former use.

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

Andres Gutierrez *Andres Gutierrez*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Plan Approvals - Alcoholic Beverages

DISTRIBUTION: County Clerk, Agency Record