

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-2022-4886-CUB-CUX-PA1/ Plan Approval

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-2933-CE

PROJECT TITLE

Hi Tops

COUNCIL DISTRICT

13 – Soto-Martinez

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

1710-1716 North Vermont Avenue, Los Angeles, 90027

Map attached.

PROJECT DESCRIPTION:

The proposed project is a Plan Approval pursuant to Condition No. 9 of Case No. ZA-2022-4886-CUB-CUX to allow the continued sale of a full line of alcoholic beverages for on-site consumption with live entertainment in conjunction with an existing 4,090 square-foot restaurant and bar (Hi Tops). The restaurant and bar will have existing hours of operation from 6 am. to 2 am., daily, and include 130 interior seats. The request also includes for the removal of dancing from the entitlement (CUX), as well as the removal of Conditions No. 11 through 15, which outline parking requirements in Case No. ZA-2022-4886-CUB-CUX in the [Q]C4-1XL Zone.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Brandon Makhani, Vermont Hollywood LP (A/O)

CONTACT PERSON (If different from Applicant/Owner above)

Elizabeth Peterson-Gower, Place Weavers Inc.

(AREA CODE) TELEPHONE NUMBER

661.221.9971

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:

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.

Additional page(s) attached

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 Approval

DISTRIBUTION: County Clerk, Agency Record