

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-2022-4893-CUB-PA1 / Plan Approval**

**LEAD CITY AGENCY**

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

**CASE NUMBER**

**ENV-2025-2934-CE**

**PROJECT TITLE**

**Mirate**

**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 in Case No. ZA-2022-4893-CUB to allow the continued sale of a full line of alcoholic beverages for on- and off- site consumption in conjunction with an existing 9,025 square-foot 2-level restaurant and bar with existing hours of operation from 6 a.m. to 12 a.m. Sunday to Thursday, and 6 a.m. to 1 a.m. Friday to Saturday. The request also includes to modify condition #7 to allow 99 indoor seats and 149 outdoor seats in lieu of 58 indoor seats and 149 outdoor seats, modify conditions #20 and #21 to allow ambient music within the interior and exterior areas, and remove conditions #11 to #15 within the Plan Approval 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 | EXT.**  
**661.221.9971**

**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