

COUNTY CLERK'S USE

CITY OF LOS ANGELESOFFICE 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-2025-5901-CUB

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-5902-CE

PROJECT TITLE

COUNCIL DISTRICT

CD 7 – Rodriguez

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

13943 North Balboa Boulevard

☐ Map attached.

PROJECT DESCRIPTION:

Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Chris Brooks (A) / Henry Harutunyan (R)

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT.

(805) 207-7775

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**☐ 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 project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301 (Class 1) because it involves the operation of an existing go-kart racing amusement arena and restaurant requesting a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption, with no new construction, expansion of floor area, or exterior improvements. None of the exceptions to the Categorical Exemption under CEQA Guidelines Section 15300.2 apply to the proposed project:

(a) Location: While the project is located within a Hillside Area and an Alquist-Priolo Earthquake Fault Zone, the request is strictly for the accessory sale of beer and wine within an existing building. The subject site does not contain an officially mapped environmental resource of hazardous or critical concern, nor is it located within the Santa Monica Mountains Zone.

(b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of 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. Adjacent lots are developed with a mix of industrial warehouses, commercial operations, and residential townhomes and apartments. The project site is located in a typical urbanized area of the Sylmar Community Plan, and the project would be consistent with the designated [Q]M1-1 zoning and would adhere to all requirements of the LAMC, with the approval of a Class 2 Conditional Use Permit. The project is not unusual for the vicinity of the site, and is similar in scope to other existing commercial and amusement 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. While the project site is located in a Very High Fire Hazard Severity Zone, the proposed alcohol sales will occur entirely indoors within an existing 660 square-foot restaurant space and will not involve any new construction, footprint expansions, or brush clearance.

(d) Scenic Highways: While there are State Scenic Highways in the greater vicinity, the project consists solely of indoor operations within an existing building and will not damage or alter any 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

DANG NGUYEN *Dang Nguyen*

STAFF TITLE

CITY PLANNER

ENTITLEMENTS APPROVED CONDITIONAL USE (BEVERAGE)

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