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-2025-359-CDP

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2025-360-CE
PROJECT TITLE	COUNCIL DISTRICT
Bacari PDR	CD 11 – Park

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
6805 South Vista Del Mar (Vista Del Mar / Culver Boulevard), Playa Del Rey, 90293

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The removal of four (4) parking spaces and the continued use and operation of a 983 square-foot Outdoor Dining Area comprised of an uncovered outdoor dining patio providing 64 outdoor seats utilizing the permanent Al Fresco Program resulting in a project site developed with a 1,579 square-foot restaurant and a 983 square-foot uncovered outdoor dining patio, providing 32 parking spaces off-site.

NAME OF APPLICANT / OWNER:
Daniel Kronfli, Bacari Operations / Stephen P. Mayer TR, Mayer Family Trust

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Sara Houghton, Three6ixty	(310) 204-3500

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; Section 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
The Class 1 Categorical Exemption is applicable to additions to existing facilities provided that the addition will not result in an increase of more than: 1) 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less; or b) 10,000 square feet if i) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and ii) the area in which the project is located is not environmentally sensitive. The project includes the removal of four (4) parking spaces and the addition of a 983 square-foot Outdoor Dining Area to an existing 1,579 square-foot restaurant in an area served by all public services and facilities and which is not environmentally sensitive. Therefore, the project qualifies for this exemption.

The Class 3 Categorical Exemption is applicable to accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The project includes an Outdoor Dining Area patio which is open to the sky and partially enclosed with wooden fencing. Therefore, the project qualifies for this exemption.

None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the mixed residential and commercial neighborhood is not identified as an environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject site is not located in a fault zone, flood zone, fire hazard area, wind hazard area, or watercourse, nor is it within a Tsunami Hazard Area. Although the project is located within the Dual Permit Jurisdiction Area of the Coastal Zone, a Methane Zone, a Special Grading Area, a Sea Level Rise Area, a Landslide Area, a Liquefaction Area, and within 7.6 kilometers from the Palos Verdes Fault Zone, the project is subject to compliance with the requirements of the Building and Zoning Code

that outline standards for commercial construction. In addition, any grading, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the project must comply with the California Building Code and the City's Landform Grading Manual. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the project will not result in a significant impact based on its location. (b) Cumulative Impact: The project is consistent with the type of development permitted for areas zoned [Q]C4-1VL with a Land Use Designation of General Commercial. Additionally, the surrounding lots are developed with similar commercial and residential structures, and there is not a succession of known projects of the same type and in the same place as the subject project. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances, and the project consists of activities typical of commercial development or commercial corridors. Most adjacent lots are developed with commercial and mixed-use buildings, or single-family dwellings, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Westchester – Playa Del Rey Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC and the permanent Al Fresco Program. The project is not unusual for the vicinity of the site, and is similar in scope to other existing commercial 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. The project site is not located in the Very High Fire Hazard Severity Zone. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage 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. Therefore, 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	STAFF TITLE
Caelan Rafferty	Planning Assistant

ENTITLEMENTS APPROVED
Coastal Development Permit

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