

APCW-2020-1521-SPE-CDP-CUB-ZV

EXHIBIT C: Environmental Clearance

ENV-2020-1522-CE

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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

APCW-2020-1521-SPE-CDP-CUB-ZV

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2020-1522-CE

PROJECT TITLE

205, 207, 209 and 213 Ocean Front Walk

COUNCIL DISTRICT

11

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

205, 207, 209 and 213 Ocean Front Walk

Map attached.

PROJECT DESCRIPTION:

The expansion of an existing 3,288 square-foot restaurant to include the addition of a 918 square-foot storage area, and a two-story 1,792 square-foot addition comprised of 930 square feet of new Service Floor area, an outdoor recreation area, bar, office, and storage area. A total of 39 parking spaces are required for the addition. The project will maintain 16 parking spaces for the existing restaurant and will provide 3 new parking spaces and 40 bicycle parking spaces onsite for the proposed addition, 10 parking spaces will be provided at 250 Marine St. but do not satisfy the Los Angeles Municipal Code (LAMC) regulations for required parking spaces provided offsite.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

North Venice Boardwalk LLC

CONTACT PERSON (If different from Applicant/Owner above)

Bindu Kannan

(AREA CODE) TELEPHONE NUMBER

(213) 978-1290

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) Sec. 15301 (Class 1) and 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

A Categorical Exemption, ENV-2020-1522-CE, has been prepared for the proposed project consistent, with the provisions of the California Environmental Quality Act and the City CEQA Guidelines. The project consists of the expansion to an existing 3,288 square-foot restaurant located at 205, 207, and 209 Ocean Front Walk (The Waterfront) into an adjacent vacant lot located at 213 Ocean Front Walk. The 1,792 square-foot addition is comprised of 930 square feet of new Service Floor area (372 square foot outdoor dining patio and a 558 square-foot outdoor recreation area), bar, and a second story office and storage area. The project includes the after-the-fact addition of a 918 square-foot storage area located at 205 Ocean Front Walk, the proposed project will result in a 5,998 square-foot restaurant. The project also includes a request for the on-site sale and consumption of a full line of alcoholic beverages. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines Sections 15301 (Class 1) and 15303 (Class 3).

The Class 1, categorical exemption allows for interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use and includes additions to existing structures 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 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 not environmentally sensitive. The project proposes an expansion of existing 3,288 square-foot restaurant resulting in a 5,998 square-foot restaurant with a second story office and storage areas. The project is located in an area developed with commercial and residential uses, maintaining access to public services and facilities. Furthermore, the project is not located in an environmentally sensitive area. The site is approximately 200 feet from Venice Beach and is adjacent to Ocean Front Walk, a paved surface parking lot and commercial and residential structures.

The Class 3 categorical exemption allows for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This includes one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family dwellings and up to 10,000 square-feet of commercial floor area may be constructed under this exemption. The proposed project qualifies for a Class 3, categorical exemption because it consists of the construction of a two-story, 1,792 square-foot commercial structure comprised of restrooms, walk-up counter with outdoor seating, office, and storage areas.

Furthermore, the Exceptions outlined in the State CEQA Guidelines Section 15300.2. do not apply to the project:

- (a) Location. The project is not located in a sensitive environment. Although the project is located within the California Coastal Zone, the subject property and the surrounding area are 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 or flood zone, nor is it within a landslide or hazardous waste area. Although the project is located within a liquefaction area, methane zone, and tsunami inundation zone, the project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction.
- (b) Cumulative Impact. The project is consistent with the type of development permitted for the area zoned C1-1 and designated Community Commercial. The proposed addition and tenant improvements will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.
- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project consists of work typical of a commercial neighborhood, no unusual circumstances are present or foreseeable.
- (d) Scenic Highways. The project site is not located on or near a designated state scenic highway.
- (e) Hazardous Waste Sites. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.
- (f) Historical Resources. The project site and existing structure have not been identified as a historic resource or within a historic district (SurveyLA). The project is not listed on the National or California Register of Historic Places or identified as a Historic Cultural Monument (HCM).

- 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.

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| CITY STAFF USE ONLY: | | |
| CITY STAFF NAME AND SIGNATURE Bindu Kannan | STAFF TITLE Planning Assistant | |
| ENTITLEMENTS APPROVED | | |
| FEE: | RECEIPT NO. | REC'D. BY (DCP DSC STAFF NAME) |

DISTRIBUTION: County Clerk, Agency Record
 Rev. 3-27-2019