

DEPARTMENT OF
CITY PLANNING

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CALIFORNIA



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August 23, 2018

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

CEQA APPEAL; 520-522 NORTH LA BREA AVENUE; CF 18-0166-S1

Enclosed herein for your consideration is a Notice of Exemption (Class 1, Category 22; Case No. ENV-2018-4683-CE), dated August 17, 2018, pursuant to California Environmental Quality Act Section 15062 for a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and patron dancing in conjunction with a proposed 3,516 square-foot theater with live entertainment with 128 seats, with hours of operation from 10:00 a.m. to 2:00 a.m., daily.

On August 17, 2018, the City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

In consideration of the CEQA appeal for the project located at 520-522 North La Brea Avenue, the Department of City Planning recommends that the Planning and Land Use Management Committee determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Oliver Netburn
City Planner

ON:JL

Enclosure:
Notice of Exemption - Case No. ENV-2018-4643-CE

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act 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). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles, Department of City Planning	COUNCIL DISTRICT 5 - Koretz
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PROJECT TITLE Lyric Theater	LOG REFERENCE ENV 2018-4643-CE
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PROJECT LOCATION 520 North La Brea Avenue
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DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and patron dancing in conjunction with a proposed 3,516 square-foot theater with live entertainment with 128 seats, with hours of operation from 10:00 a.m. to 2:00 a.m., daily.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
Kiyoshi Graves

CONTACT PERSON Kiyoshi Graves	AREA CODE 323	TELEPHONE NUMBER 401-6499	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>1</u> Category <u>22</u> (City CEQA Guidelines)		
<input type="checkbox"/> OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

JUSTIFICATION FOR PROJECT EXEMPTION: Granting or renewal of a variance or conditional use for a non-significant change of use in an existing facility.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE JOANN LIM	TITLE City Planning Associate	DATE 8/17/2018
FEE: \$373.00	RECEIPT NO. 010927372	REC'D. BY Danalynn Dominguez
		DATE 8/9/2018

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

Kiyoshi Graves, Agent for Owner/Applicant
NAME (PRINTED)


SIGNATURE

August 9, 2018
DATE