

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 Imperial Hwy
Norwalk, CA 90650

From: (Public Agency): City of Gardena
1700 W 162nd St
Gardena, CA 900247
(Address)

Project Title: City of Gardena Conditional Use Permit #3-24

Project Applicant: Legends Cigar

Project Location - Specific:
14512 Crenshaw Blvd

Project Location - City: Gardena Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
A request for a conditional use permit, per section 18.32.030.B of the Gardena Municipal Code, to allow the sale of beer and wine for on-site consumption in an existing cigar lounge located in the General Commercial (C-3) zone with a Housing Overlay 5 (HO-5), and make a determination of public convenience or necessity.

Name of Public Agency Approving Project: City of Gardena Planning Commission

Name of Person or Agency Carrying Out Project: Kevin La

- Exempt Status: (check one):
[] Ministerial (Sec. 21080(b)(1); 15268);
[] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Existing Facilities Section 15301
[X] Statutory Exemptions. State code number: Section 15061(b)(3)

Reasons why project is exempt:
The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible or no expansions of use in existing facilities from the provisions of CEQA. The building in which the project is proposed already exists. The project will not include any exterior alterations to the existing building footprint facade as previously approved. There are interior tenant improvements, but are not in the scope of the conditional use permit application and will be subject to obtaining the proper permits from Gardena's Building and Safety Division. The business use retains the commercial use on the property and is merely the inclusion of ancillary sales of beer and wine for on-site consumption to a cigar lounge. Therefore, the sale of beer and wine for on-site consumption is seen as a negligible expansion of use.

The project is also categorically exempt from the provisions of CEQA pursuant to Guideline Section 15061(b)(3), which exempts projects where it can be seen with certainty that the activity in question does not have a significant effect on the environment. The sale of beer and wine consumed on-site is not an expansion of the existing use and will not create any environmental effects.


The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of the sale of alcoholic beverages incidental to a cigar lounge is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the sale of alcohol is taking place is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project is categorically exempt from CEQA.

Lead Agency
Contact Person: Kevin La Area Code/Telephone/Extension: 310-217-9524

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 8/22/2024 Title: Planning Assistant

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011