

## PROPOSED ENVIRONMENTAL DETERMINATION

---

**DETERMINATION DATE:** September 7, 2023  
**PROJECT NUMBER:** 2023-002651  
**PERMIT NUMBER(S):** Non-Conforming Review RPPL2022011055  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 19000 S. Vermont Avenue, West Carson  
**OWNER:** Lucan Stan  
**APPLICANT:** Paul Klukas  
**CASE PLANNER:** Elsa M. Rodriguez, Principal Planner  
elsarodriguez@planning.lacounty.gov

---

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1 Categorical Exemption under State CEQA Guidelines Section 15301 because the continued operation and maintenance of an existing non-conforming shoe store does not include any new intensification of use or any expansion in floor area. A condition of Project approval allowing the tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone is also not an intensification of use. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources onsite, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean up sites..