

**CITY OF LOS ALAMITOS**  
3191 Katella Avenue  
Los Alamitos, CA 90720  
**NOTICE OF EXEMPTION**

**TO:** County Clerk's Office/Public Services Division  
P.O. Box 238  
Santa Ana, CA 92702

**CC:** Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

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**PROJECT TITLE:** Conditional Use Permit 21-02

**LOCATION:** 3357 Katella Avenue, Los Alamitos, CA 90720

**APPLICANT:** William Tetsch  
Leon Jiu Jitsu  
3351 Katella Avenue  
Los Alamitos, CA 90720

**LEAD AGENCY:** City of Los Alamitos - 3191 Katella Ave., Los Alamitos, CA 90720

**PROJECT DESCRIPTION:** Consideration of a Conditional Use Permit for approval of a massage establishment to be located at 3357 Katella Avenue in the General Commercial (C-G) Zone, APN 242-202-29 (Applicant: William Tetsch).

**EXEMPT STATUS (CHECK ONE)**

- Statutory Exemption**
- Section:
  - Ministerial (Section 15073)
  - Declared Emergency Project (Section 15071 (a))
  - Emergency Project (Section 15071 (b) and (c))
- X **Categorical Exemption**
- X Class: 1 Section 15301(a)

**EXEMPT STATUS EXPLANATION:** The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301(a), the proposed project is exempt under the Class 1 (Existing Facilities) exemption since the proposed project involves the occupation and operation of an existing building in a manner that includes no expansion of the building footprint beyond the existing area, and would at the most include only interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. All necessary public services and facilities are already available to the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

**CONTACT PERSON:** Tom Oliver, Associate Planner, 562-431-3538, x303

  
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Tom Oliver, Associate Planner  
Development Services Department  
City of Los Alamitos

9/1/2021  
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Date