



Community and Economic Development Department – Planning Division

NOTICE OF EXEMPTION

To: County Clerk-Recorder, County of Contra Costa
555 Escobar Street
Martinez, CA 94553

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

Project Title/File No.: Lion’s Den Boxing Gym – Use Permit, AP-24-0029 (UP)

Project Location: 1150 Harbor Street, Pittsburg - Assessor Parcel No. 086-142-033

Project Description: This is a request for Zoning Administrator approval of a Use Permit to establish a boxing gym use within an existing, approximately 5,400-square foot (sq. ft.) structure located on a 0.51-acre parcel at 1150 Harbor Street, in the RS-5 (Single-Family Residential) District.

Name of approving public agency: City of Pittsburg, Planning Division

Lead Agency Name, Address, Telephone Number Alison Spells, Associate Planner, City of Pittsburg Planning Division, 65 Civic Avenue, Pittsburg CA 94565, aspells@pittsburgca.gov, (925) 252-6987

Project Applicant Name, Address, Telephone Number Wali Herawi, 1150 Harbor St. Pittsburg CA 94565, 925-775-9055, blendzino@yahoo.com

- Exempt Status:**
- Ministerial (Section 21080(b)(1); 15268);
 - Declared Emergency (Section 21080 (b)(3); 15269(a));
 - Emergency Project (Section 21080(b)(4); 15269(b)(c));
 - Categorical Exemption – Section: 15301 – Existing Facilities
 - Statutory Exemptions – Section:
 - General Rule Exemption – Section:

Reason(s) why Project is Exempt: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, “Existing Facilities,” of the CEQA Guidelines, Section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing, private structure and the applicant is not proposing any expansion of the existing structure. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

Lead Agency/Contact Person: City of Pittsburg/Alison Spells, 925-252-6987, aspells@pittsburgca.gov

Signature: Alison Spells

Date: 04/17/2024

Title: Associate Planner

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