

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
**ZA-2024-167-ZV / Zone Variance**

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)**

CASE NUMBER  
**ENV-2024-168-CE**

PROJECT TITLE  
**Premier Pool Plastering**

COUNCIL DISTRICT  
**CD 7**

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**14518-14520 West Foothill Boulevard**

Map attached.

PROJECT DESCRIPTION:  
The project involves the continued use and maintenance of a contractor's office and storage yard and the parking of vehicles with a gross vehicle weight in excess of 5,600 pounds.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**Daniel and Miguel Preciado (Premier Pool Plastering)**

CONTACT PERSON (If different from Applicant/Owner above)  
**Robert Amond (Pauline Amond & Associates)**

(AREA CODE) TELEPHONE NUMBER | EXT.  
**(818) 307-0472**

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

- STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) **Section 15301 (Class 1)**
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE  
Abraham Lamontagne

STAFF TITLE  
Planning Assistant

ENTITLEMENTS APPROVED  
Zone Variance

DISTRIBUTION: County Clerk, Agency Record  
Rev. 6-22-2021

Please return to OZA:  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

I hereby certify and attest this to be a true and correct  
copy of the original record on file in the office of the  
Department of City Planning of the City of Los Angeles

designated as OFFICE Trainee  
AUSTON, E 12/2/2014  
Department Representative

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

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## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-168-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3.

The project is the continued use and maintenance of a contractor's office and storage yard and the parking of vehicles with a gross vehicle weight in excess of 5,600 pounds.

The site is zoned RD3-1XL and has a General Plan Land Use Designation of Low Medium I Residential. As shown in the case file, the project is consistent with the applicable Sylmar Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.53 acres. Lots adjacent to the subject site are developed with residential and freeway uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species.

There are five (5) Exceptions which the City is required to consider before finding a project exempt under Class 1: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project requests the continued use and maintenance of a contractor's office and storage yard and the parking of vehicles with a gross vehicle weight in excess of 5,600 pounds. Adjacent lots are developed with one- to two-story residential buildings with associated parking and Interstate 210 (Foothill Freeway), and the subject site is of a similar size and slope to nearby properties. The project does not propose any changes to the height or Floor Area Ratio (FAR) and is not unusual for the vicinity of the subject site and is similar in scope to other existing Low Medium I Residential land use in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park and is approximately 19 miles away from the project site. Therefore the subject site will not create any impacts within a highway designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site was found to be a potential historic resource based on the City's HistoricPlacesLA website and SurveyLA, the citywide survey of Los Angeles. However, the historic resources comprise the existing restaurant use, building, and sign, all of

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which are unchanged by the project. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.