

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			
APCNV-2023-8011-ZC-ZV- CU-WDI-SPP-DRB			
LEAD CITY AGENCY		CASE NUMBER	
City of Los Angeles (Department of City Planning)		ENV-2023-8012-CE	
PROJECT TITLE		COUNCIL DISTRICT	
Denny's Car Wash		CD 12 – Lee	
PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)		☐ Map attached.	
10125 and 10113 North Balboa Boulevard; 17022 West Romar Street			
PROJECT DESCRIPTION:		☐ Additional page(s) attached.	
The upgrade, continued use, and continued maintenance of an existing car wash (5 self-service wash bays, 1 automated car wash tunnel, and 6 vacuum stations). The proposed project includes replacing the existing fabric shade covers with durable shade structures; demolition of a 400 sqft office and storage area; the construction of a 495 sqft equipment housing area; and removal and replacement of a 300 sqft equipment housing area. Proposed hours of operation for the car wash tunnel and vacuums are 7 a.m. to 7 p.m. daily; self-serve wash bays 6 a.m. to 9 p.m., daily. Vehicle queuing is proposed within the RE11 (Residential Estate) zoned portion of the site.			
NAME OF APPLICANT / OWNER:			
Dennis Metcalf, Balboa Car Washes, Inc. dba Denny's Car Wash			
CONTACT PERSON (If different from Applicant/Owner above)		(AREA CODE) TELEPHONE NUMBER EXT.	
Kevin K. McDonnell, Esq., Jeffer Mangels Butler & Mitchell LLP			
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) <u>CEQA Guidelines Section 15303 and 15301 / Class 3 and 1</u>			
☐ 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 The project is exempt because it involves the addition of a small structure to an existing car wash use not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area and is for the addition of accessory (appurtenant) structures to an existing car wash use. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Adjacent lots fronting Balboa Boulevard are developed with commercial buildings and the subject site is of similar size to nearby properties. The project site is located in a typical urbanized area of the Northridge Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of the Zone Change, Zone Variance, Conditional Use, Waiver of Dedication, Specific Plan Project Permit Compliance with Design Review. The project is not unusual for the vicinity of the site and is similar in scope to other existing commercial uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is not located in the Very High Fire Hazard Severity Zone. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.			
☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.			
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		STAFF TITLE	
Renata Ooms		City Planner	
ENTITLEMENTS APPROVED			
Zone Change, Zone Variance, Conditional Use, Waiver of Dedication, Specific Plan Project Permit Compliance with Design Review			
DISTRIBUTION: County Clerk, Agency Record Rev. 9-17-2025			