

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
CPC-1989-26683-CU-PA2

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-5296-CE

PROJECT TITLE

CPC-1989-26683-CU-PA2

COUNCIL DISTRICT

CD 11 – Traci Park

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

590 South Burlingame Avenue

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The applicant has filed a Modification of Entitlement (Plan Approval) of Case No. CPC-1989-26683-CU-PA 1 to allow the replacement of an existing clubhouse and other improvements described above at the Brentwood Country Club. As part of the modification, the applicant requests the following: 1) a maximum zoning height of 71 feet for the clubhouse (to the architectural tower peak); 2) a 40-foot safety net on the north side of the new pool deck in lieu of 30 feet permitted in Height District 1-XL; 3) a new terrace; 4) eight replacement parking spaces; 5) an eight-foot tall fence; 6) resurfacing of existing parking lot; 7) replacement of entry security gatehouse all within the front yard setback; 8) six (6) new sports courts; and 9) replacement gatehouse to be permitted in the front half of the property in the A 1 zone.

NAME OF APPLICANT / OWNER:

Thorsten Loth, Brentwood Country Club Los Angeles

CONTACT PERSON (If different from Applicant/Owner above)

Matt Dzurec, Armbruster Goldsmith & Delvac LLP

(AREA CODE) TELEPHONE NUMBER

EXT.

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) CEQA Guidelines Section 15301 Class 1 and Section 15302 Class 2

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 modification of an existing country club. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15301 and 15302 apply to the proposed project. (a) Location: the project is not located within a hillside area, as verified on ZIMAS the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (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. Most adjacent lots are developed with single-family dwellings and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Brentwood – Pacific Palisades 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 modification of Entitlement. The project is not unusual for the vicinity as there is an existing country club at the site. 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 Stephanie Escobar		STAFF TITLE City Planning Associate
ENTITLEMENTS APPROVED Modification of Entitlement		

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**

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 Stephanie Escobar
Department Representative