

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-2025-1291-CUW / CONDITIONAL USE – WIRELESS

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-1292-CE

PROJECT TITLE

Archwood, Project ID: 15543933

COUNCIL DISTRICT

CD 3 – Blumenfield

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

21725 West Victory Boulevard (Victory Boulevard and Owensmouth Avenue)

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The installation, use, and maintenance of an unmanned wireless telecommunications facility (WTF) and associated equipment on the rooftop of an existing four-story parking structure associated with the Westfield Topanga Shopping Center in the Uptown District of the Warner Center 2035 Specific Plan.

The New WTF includes four sectors comprised of 16 panel antennas, eight remote radio units (RRUs), four raycaps, and one GPS antenna, as well as the installation of a 245 square foot rooftop equipment platform that includes three equipment cabinets and one 27 kw natural gas stand-by DC generator on the rooftop of an existing 82 foot, 8 inch tall parking garage.

NAME OF APPLICANT / OWNER:

Verizon Wireless / Westfield Property Management, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Peter J. Blied, Plancom, Inc.

(AREA CODE) TELEPHONE NUMBER

(714) 262-0651

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 15303 / Class 3

☐ 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 installation of wireless telecommunications facilities on the rooftop of an existing four-story parking structure associated with the Westfield Topanga Shopping Center. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within a hillside area and within the Santa Monica Mountains Zone. (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. All adjacent lots are developed with large commercial retail centers and retail storefronts, 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 Canoga Park – Winnetka – Woodland Hills – West Hills 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 Conditional Use. The project is not unusual for the vicinity of the site and is similar in scope to other existing residential and 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

Shane Strunk

Shane Strunk

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Class 2 Conditional Use - Wireless

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