COUNTY CLERK'S USE

CITY OF LOS ANGELES

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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
DIR-2025-7065-CDO / Community Design Overlay Director's Determination

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2025-7066-CE
PROJECT TITLE 4034 North Verdugo Road	COUNCIL DISTRICT CD 13 – Hugo Soto-Martinez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
4034 North Verdugo Road

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
A change of use from a 937 square-foot business/residence to a 1,988 square-foot preschool. The project consists of the demolition of 663 square feet of the existing building and the construction of a two (2)-story addition, for a total building floor area of 1,988 square feet.

NAME OF APPLICANT / OWNER:
Suraiya Daud, Daud Designs, LLC (Applicant/Owner)

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Farhat Daud, Glass Associates, Inc.	(510) 710-4844

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 15332 Class 32**

☐ 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 change of use of a business/residential use to a preschool. 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 or within the Santa Monica Mountains Zone and does not contain an officially mapped environmental resource of hazardous or critical concern, per ZIMAS. (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 commercial buildings and multi-family structures, 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 Northeast Los Angeles 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 Community Design Overlay Plan Approval. 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 located in the Very High Fire Hazard Severity Zone and will comply with the specific requirements for landscaping and brush clearance. (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
Nashya Sadono-Jensen *Nashya Sadono-Jensen*	City Planning Associate
ENTITLEMENTS APPROVED CDO Director's Determination	

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

DEPARTMENT OF
CITY PLANNING

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(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-7066-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 15301, Class 1 and Section 15332, Class 32. The proposed project is located at 4034 North Verdugo Road.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
2) The proposed developed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
3) The project site has no value as habitat for endangered, rare or threatened species;
4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
5) The site can be adequately served by all required utilities and public services.

Project Description:

The project is for the change of use from a 937 square-foot business/residence to a 1,988 square-foot preschool, the demolition of 663 square feet of the existing building, and the construction of a two (2)-story addition, for a total building floor area of 1,988 square feet, with four (4) vehicle parking spaces. The project requires five (5) cubic yards of fill. The project site does not contain any Protected Trees or Shrubs. There is one (1) tree in the adjacent public right-of-way that will be maintained. The building will have a maximum building height of 29 feet and two (2) inches.

The project requires the following:

1. Pursuant to LAMC Chapter 1, Section 13.08 and the Cypress Park and Glassell Park Community Design Overlay (CDO), a CDO Director's Determination for the change of use from a 937 square-foot business/residence to a 1,988 square-foot preschool, the demolition of 663 square feet of the existing building, and the construction of a two (2)-story addition, for a total building floor area of 1,988 square feet.

The project is located within the Northeast Los Angeles Community Plan which designates the project site for Neighborhood Commercial land uses with corresponding zones of C1, C1.5, C2, C4, and RAS3. The project site is zoned [Q]C1.5-1VL-CDO. The project is consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The project site is wholly within the City of Los Angeles, on a site that is approximately 0.12 acres in size. Lots adjacent to the project site are developed with the following urban uses: commercial, single-family, and multi-family developments. The site is currently developed with a business/residence and the new use will be a preschool. The site is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. In addition, there are zero (0) Protected Trees on-site.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

The project site will be adequately served by all public utilities and services given that the change of use from a one (1)-story business/residence to a two (2)-story preschool totaling 1,988 square feet, with four (4) automobile parking spaces, will be on a site that has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions to Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (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 project site. As mentioned, the project proposes a change of use from a one (1)-story business/residence to a two (2)-story preschool totaling 1,988 square feet, with four (4) automobile parking spaces, in an area zoned and designated for such development. All adjacent lots are developed with commercial, single-family, and multi-family structures, and the project site is of a similar size and slope to nearby properties. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

According to the data pulled from both Navigate LA and the Haul Route Table on the LADBS Website on July 15, 2026, there are no other properties with active haul routes within 500 feet of the subject property.

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. The proposed project is located over 24 miles away from Topanga State Park. Therefore, the project site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the project site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the

project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. 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.