CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

NOTICE OF EXEMPTION

TO: County Clerk's Office/Public Services Division
P.O. Box 238
Santa Ana, CA 92702

CC: Office of Planning and Research
Through website

PROJECT TITLE: GENERAL PLAN AMENDMENT (GPA) 25-02
ZONING ORDINANCE AMENDMENT (ZOA) 25-05
CONDITIONAL USE PERMIT (CUP) 26-04

LOCATION: 11021 Winners Circle, APN 222-021-15

APPLICANT: Karen Hillman
MHS Investments, LLC
6261 Katella Avenue, Suite 250
Cypress, CA 90630

LEAD AGENCY: City of Los Alamitos - 3191 Katella Ave., Los Alamitos, CA 90720

PROJECT DESCRIPTION: Approval of General Plan Amendment 25-02, Zoning Ordinance Amendment 25-05, and Conditional Use Permit 26-04. These actions requested approval to change the General Plan Designation from Planned Industrial to Professional Office, a change of the Zoning District from Planned Light Industrial (P-L-I) to Commercial Professional Office (C-O), and also included approval of an alternate parking agreement to make the first two actions possible for a parcel with an office building at 11021 Winners Circle, APN 222-021-15. (Applicant: Karen Hillman).

EXEMPT STATUS (CHECK ONE)

☐ **Statutory Exemption**
- ☐ Section:
- ☐ Ministerial (Section 15073)
- ☐ Declared Emergency Project (Section 15071 (a))
- ☐ Emergency Project (Section 15071 (b) and (c))

X **Categorical Exemption**
- X Class: 5, Section 15305 and Section 15061(b)(3)

EXEMPT STATUS EXPLANATION: The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and Section 15061(b)(3). The changes involve only minor alterations to land-use limitations, and the activity is covered by the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

CONTACT PERSON: Tom Oliver, Senior Planner, 562-431-3538, x303

Tom Oliver, Senior Planner
Development Services Department
City of Los Alamitos

10/28/25
Date