

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-2024-7229-CU2/ Class 2 Conditional Use Permit for a change of use of an existing warehouse building into an Automobile Repair Shop in the M1 Zone.

**LEAD CITY AGENCY**

**City of Los Angeles (Department of City Planning)**

**CASE NUMBER**

ENV-2024-7230-CE

**PROJECT TITLE**

7501 Woodley Avenue, Van Nuys, CA

**COUNCIL DISTRICT**

6 - Padilla

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

7501 Woodley Avenue, Van Nuys, CA

Map attached.

**PROJECT DESCRIPTION:**

Class 2 Conditional Use Permit for a change of use of an existing warehouse building into an Automobile Repair Shop

Additional page(s) attached.

**NAME OF APPLICANT / OWNER:**

**Petros Shahriari**

**CONTACT PERSON** (If different from Applicant/Owner above)

**Frank Moassesfar**

**(AREA CODE) TELEPHONE NUMBER**

(818) 674-7844

**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) Section 15301, Class 1

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

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

**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**

Joanna Marroquin

*Joanna Marroquin*

**STAFF TITLE**

Planning Assistant

**ENTITLEMENTS APPROVED**

ZA-2024-7229-CU2/ Class 2 Conditional Use Permit for a change of use of an existing warehouse building into an Automobile Repair Shop in the M1 Zone.

**DISTRIBUTION:** County Clerk, Agency Record

Rev. 6-22-2021