

NOTICE OF EXEMPTION

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95814

From: City of Rosemead
8838 E. Valley Boulevard
Rosemead, CA 91770

County Clerk
County of Los Angeles
12400 E. Imperial Highway
Norwalk, CA 90650

Project Title: Conditional Use Permit 24-03

Project Applicant: Mohsen Pournazari

Project Location – Specific: 8735 Garvey Avenue (APN: 5289-010-028)

Project Location – City: City of Rosemead Project Location – County: County of Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: Mohsen Pournazari has submitted a Conditional Use Permit application, requesting to add automobile painting services to an existing, legal-nonconforming automative repair shop. The project would consist of the installation of a 303 square foot, prefabricated paint spray booth within the 1,988 square foot automative repair shop and include new site improvements pertaining to landscaping, lighting, fencing, and solid waste and recyclable material collection. No additional square footage is proposed. Per Rosemead Municipal Code 17.72.030 F (2), a use lawfully existing without the approval of a discretionary permit that would be required by this Zoning Code shall be deemed conforming only to the extent of its previous lawful use (e.g., maintaining the same site area boundaries, hours of operation, etc.). Any change in use would require the approval of the appropriate discretionary permit in accordance with the provisions of the current Zoning Code. The subject site is located at 8735 Garvey Avenue in the Light Industrial (M-1) zone and consists of one parcel (APN: 5289-010-028) that totals 20,889 square feet.

Name of Public Agency Approving Project: City of Rosemead Planning Commission

Name of Person or Agency Carrying Out Project: City of Rosemead

Exempt Status: **(check one)**

- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(c)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c);
- Categorical Exemption. State type and section number: Class 1, Section 15301
- Statutory Exemptions. State code number:


Reason why project is exempt: Section 15301 of the California Environmental Quality Act (CEQA) guidelines exempts projects consisting 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. Accordingly, CUP 24-03 is classified as a Class 1 Categorical Exemption, pursuant to Section 15301 of the CEQA guidelines.

Lead Agency

Contact Person: Annie Lao Area Code/Telephone/Extension: 626.569.2144

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project Yes No

Signature:  Date: 06/03/2025 Title: Senior Planner
 Signed by Lead Agency Signed by Applicant