

Notice of Exemption

Appendix E

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) City of El Segundo
350 Main Street
El Segundo, CA 90245

To: County Clerk/Registrar/Recorder
County of Los Angeles
12400 E. Imperial Hwy., #2001
Norwalk, CA 90650

Project Title: Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01

Project Location – Specific: 139 Maryland Street

Project Location - City: El Segundo **Project Location - County:** Los Angeles

Description of Project: The applicant requests approval of a Conditional Use Permit (CUP) for a proposed new 9,595 gross square-foot fitness studio which will primarily offer personal training services similar to physical therapy and warm-up exercises tailored to golf. Additional features include six golf simulator bays and dedicated physical therapy services. The facility will also include retail space, cold plunge tubs, infrared sauna rooms, training areas for staff and bathroom/shower facilities for members. The facility will be open to the public (memberships will not be available) but reservations will be required for the use of amenities and services.

Name of Public Agency Approving Project: City of El Segundo

Name of Person or Agency Carrying Out Project: Urban Golf Performance c/o Brian Gallagher

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 Categorical Exemption. **§ 15303**
 Statutory Exemption.

Reasons why project is exempt: In accordance with the provisions of the California Environmental Quality Act ("CEQA"), staff determined this project to be categorically exempt under Class 3 ("New Construction or Conversion of Small Structures"). Class 3 exempts projects involving the conversion of existing small structures in an urbanized area from one use to another from the preparation of environmental documents. The proposed project involves minor modifications to the exterior of a 9,595 square-foot building, does not involve the use of hazardous substances, and the surrounding area is not environmentally sensitive. Therefore, no further environmental review is required.

Lead Agency

Contact Person: Jazmin Farias, Assistant Planner **Area Code/Telephone/Extension:** (310) 524-2342

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: Jazmin Farias **Date:** 7/10/2025 **Title:** Assistant Planner

- Signed by Lead Agency **Date received for filing at OPR:** _____
 Signed by Applicant