Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

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

From: (Public Agency): City of Gardena
1700 West 162nd Street
Gardena, CA 90247
(Address)

Project Title: Gardena WCCS - CUP #7-24, EA #17-24

Project Applicant: Matthew Farah

Project Location - Specific:
1608-1612 West 139th Street (APN: 6102-014-067 and -068)

Project Location - City: Gardena Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
A request for a Conditional Use Permit (CUP #7-24), to allow the operations of private vehicle storage facilities within two existing industrial buildings (totaling 23,334 square feet), located in the General Industrial (M-2) zone, in accordance with Gardena Municipal Code Section 18.46.030.C.9.

Name of Public Agency Approving Project: City of Gardena

Name of Person or Agency Carrying Out Project: Kevin La

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. State type and section number: Section 15301 (Class 1)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301 Class 1, Existing Facilities which exempts negligible or no expansions of use in existing facility from the provisions of CEQA. The building in which the project is proposed is existing. The project will not include any alterations to the existing building footprint but makes minor modifications to the exterior façade. The private vehicle storage facilities would be in two existing industrial buildings, originally constructed in 1963 for manufacturing and warehousing purposes. The applicant's request to operate private vehicle storage facilities within the existing industrial spaces are not an expansion of use.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of establishing private vehicle storage facilities is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The buildings where the private vehicle storage facilities will be located are not considered significant historical structures by any governmental body. Staff do not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project is eligible for categorical exemption from CEQA.

Lead Agency
Contact Person: Kevin La Area Code/Telephone/Extension: 310-217-9677

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: 8/20/2025 Title: Planning Assistant

- Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011