NOTICE OF EXEMPTION

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

From: City of South Gate
8650 California Ave.
South Gate, CA 90280

☒ County Clerk, County of Los Angeles
12400 East Imperial Highway, Room 2001
Norwalk, CA 90650

Project Title/File No.: Conditional Use Permit (CUP 25-03)

Project Applicant: Ben Borukhim

Project Location: 4433 and 4433 Tweedy Blvd

Project Description: A request for approval of a Conditional Use Permit (CUP) for the operation of a medical and dental facility with urgent care services.

Name of approving public agency: City of South Gate

Project Sponsor: City of South Gate Community Development Department

Exempt Status:

☐ Ministerial (Sec.21080 (b)(1); 15268);

☐ Declared Emergency (Sec. 21080 (b)(3); 15269(a));

☐ Emergency Project (Sec 21080 (b)(4); 15263 (b)(c));

☒ Categorical Exemption. State type and section number: Section 15301 and Section 15332

☐ Statutory Exemptions. State code number:

☐ Other:

Reason(s) why Project is exempt: The project site is already developed with a building; the development consist ony of improvements to the existing structure with no expansions being proposed, and the surroudning area is developed with similar commerial uses.

Lead Agency/Contact Person: Joshua Valdez **Telephone Number:** (323)563-9514

Signature: Joshua Valdez **Date:** 12/2/2025 **Title:** Associate Planner

Date received for filing and posting: