CUDAHY
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Notice of Exemption

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

☑ County Clerk - County of Los Angeles
12400 E. Imperial Hwy. Room 101
Norwalk, CA 90650

From: City of Cudahy
Department of:
5220 Santa Ana Street
Cudahy, CA 90201

THIS NOTICE WAS POSTED
ON December 16 2025
UNTIL January 15 2026
REGISTRAR – RECORDER/COUNTY CLERK

Project Title/Case No(s): Conditional Use Permit No. 2025-01
Project Applicant: Edgar Garcia
Project Location – Specific: 4901 Patata Street (APN: 6224-034-033)

Project Location – City: CUDAHY **Project Location – County:** LOS ANGELES
Project Applicant & Address: Edgar Garcia; 3352 Juniper Circle, Lake Elsinore 92530
Project Description:

Conditional Use Permit No. 2025-01: A request to allow the expansion of an existing 9,600-square-foot health and fitness facility use into four (4) adjacent tenant spaces totaling approximately 9,600 square feet, resulting in a final floor area of approximately 19,200 square feet at 4901 Patata Street Suite(s) 101-108 in the LI (Light Industrial) zone.

2025 278168
FILED
Dec 16 2025
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by MAYA HEAD

Name of Public Agency Approving Project: City of Cudahy
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. Section 15301 - Class 1 Existing Facilities
- ☐ Statutory Exemptions.

Reason why project is exempt:

The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resource Code Sections 21000, et seq ("CEQA"), the state CEQA Guidelines (California Code of Regulations, Title 14, § 15000, et seq), and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301, Class 1. Class 1 applies to projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The proposed Project involves the expansion of an existing health and fitness facility use into existing tenant spaces and involves no expansion of the building footprint beyond the existing area. Therefore, the project is exempt from CEQA under a Class 1 Categorical Exemption and no additional environmental review is required.

Lead Agency Contact Person: Juan Arauz **Telephone:** (323) 773-5143

Signature:

Juan Arauz, AICP, Community Development Director

12/16/25
Date