

COUNTY CLERK'S USE
THIS NOTICE WAS POSTED

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

2026 078442



FILED
Apr 09 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ERIC CORREA

ON April 09 2026

UNTIL May 11 2026

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

REGISTRAR - RECORDER/COUNTY CLERK

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

APCNV-2025-3758-SPPE-CU2 / Specific Plan Exception, Class 2 Conditional Use Permit.

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-3759-CE

PROJECT TITLE

11364 - 11424 N. Ilex Avenue and 11447 - 11457 N. San Fernando Road

COUNCIL DISTRICT

7 - Rodriguez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

11364-11424 N. Ilex Avenue & 11447-11457 N. San Fernando Road (Ilex Avenue & San Fernando Road)

Map attached.

PROJECT DESCRIPTION:

The project proposes a change of use from truck related uses to auto & truck related uses on the existing 122,570 square-foot lot in the M1-1-CUGU zone.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Theresa Shepherd / 11400 Ilex, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jessica Pakdaman

(AREA CODE) TELEPHONE NUMBER

(818) 716-2797

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) 15301 / Class 1

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

Class 1 consists 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.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Joshua Ordonez

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Specific Plan Exception, Class 2 Conditional Use Permit.

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

I hereby certify and attest this to be a true and correct copy of the official record on file in the office of the Department of City Planning of the City of Los Angeles

designated as Joshua Ordonez

ENV-2025-379 *John Ordonez* 4/8/26
Department Representative

2026 078442



FILED

Apr 09 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ERIC CORREA

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

ORIGINAL FILED

APR 9 2026

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

LOS ANGELES, COUNTY CLERK

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

APCNV-2025-3758-SPPE-CU2 / Specific Plan Exception, Class 2 Conditional Use Permit.

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-3759-CE

PROJECT TITLE

11364 - 11424 N. Ilex Avenue and 11447 - 11457 N. San Fernando Road

COUNCIL DISTRICT

7 - Rodriguez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

11364-11424 N. Ilex Avenue & 11447-11457 N. San Fernando Road (Ilex Avenue & San Fernando Road)

Map attached.

PROJECT DESCRIPTION:

The project proposes a change of use from truck related uses to auto & truck related uses on the existing 122,570 square-foot lot in the M1-1-CUGU zone.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Theresa Shepherd / 11400 Ilex, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jessica Pakdaman

(AREA CODE) TELEPHONE NUMBER

(818) 716-2797

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) 15301 / Class 1

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

Class 1 consists 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.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

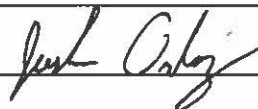
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Joshua Ordonez



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Specific Plan Exception, Class 2 Conditional Use Permit.

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

PRISCILLA CHAVEZ
MARTINA DIAZ
SARAH JOHNSON
PHYLLIS KLEIN
BRIAN ROSENSTEIN
JACOB SAITMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-3759-CE

The Planning Department determined that the City of Los Angeles Guideline for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15301, Class 1.

Project Description

The project involves a change of use from truck related uses to auto & truck related uses on the existing 122,570 square-foot lot developed with a detail area, two auto/truck washing areas, an industrial auto/truck repair & maintenance building, a one story office building, and an electrical room for a total of 12,691 square-foot existing auto related uses within the M1-1-CUGU zone, located at 11364 - 11424 N. Ilex Avenue and 11447 - 11457 N. San Fernando Road.

CEQA DETERMINATION – CLASS 1 CATEGORICAL EXEMPTIONS APPLY

The Class 1 Categorical Exemption is applicable to projects that consists 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. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use. Examples include but are not limited to:

- (e) Additions to existing structures provided that the addition will not result in an increase of more than:
 - (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
 - (2) 10,000 square feet if
 - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - (B) The area in which the project is located is not environmentally sensitive.

ENV-2025-3759-CE

2026 078442



FILED
Apr 09 2026

Page 1 of 3

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ERIC CORREA

The project involves a change of use from truck related uses to auto & truck related uses on the existing 122,570 square-foot lot developed with a detail area, two auto/truck washing areas, an industrial auto/truck repair & maintenance building, a one story office building, and an electrical room for a total of 12,691 square-foot existing auto related uses within the M1-1-CUGU zone, with a land use designation of Limited Manufacturing. The proposed project complies with the Arleta - Pacoima Community Plan.

CEQA Section 15300.2:

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in the State CEQA Guidelines Section 15300.2 that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The subject site is located on an irregular shaped 122,570 square-foot lot within the Arleta – Pacoima Community Plan and is zoned M1-1-CUGU. The site is currently developed, with approximately 12,691 square-feet of auto related uses, including a detail area, two auto/truck washing area, an industrial auto/truck repair & maintenance building, a one-story office building, and an electrical room. The site fronts San Fernadno Road and is located just east of where La Rue Street and Ilex Avenue intersect. The Proposed project does not propose any new construction nor demolition of existing buildings. As such this project does not create significant cumulative impacts.

- B. Cumulative Impact.** The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.

The subject property is located in the Arleta – Pacoima Community Plan, which aims to “Improve function, design, and economic vitality of commercial corridors.” The project substantially complies with the regulations, standards, and provisions of the Specific Plan.

There have been no other Area Planning Commission cases approved within a 500-foot radius of the project site for the construction or addition to commercial buildings in the last five years. As such this project does not create significant cumulative impacts.

- C. Significant Effect Due to Unusual Circumstances.** This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

The subject site is a flat, irregular shaped, lot in the Arleta – Pacoima Community Plan, which aims to “Improve function, design, and economic vitality of commercial corridors.”

The project site is in a developed and urbanized neighborhood. Surrounding properties are generally within the R1-1-CUGU, M1-1-CUGU, OS-1XL-CUGU, P-1-CUGU, A1-1XL-CUGU, PF-1XL-CUGU zone, and (T)(Q)RD6-1-CUGU Zones. The surrounding area is characterized by generally level topography and improved streets. The southern adjoining property is zoned M1-1-CUGU. Further south approximately 160 feet away of the subject site lies residential properties in the R1-1-CUGU and an undeveloped area in the (T)(Q)RD6-1-CUGU zone. On the east side of the property is the Pacoima Wash located in both the OS-1XL-CUGU zone and the A1-1XL-CUGU zone. On the north side of San Fernando Road there are a set of railroad tracks located in the PF-1XL-CUGU zone. To the west of La Rue Street there are business located in the M1-1-CUGU zone. Further West is the boundary with the City of San Fernando. The proposed project substantially complies with the regulations, standards, and provisions of the Community Plan. Therefore, there is no reasonable possibility that the project will have a significant impact due to unusual circumstances.

- D. Scenic Highways.** This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

The subject site is not located within the 500-foot Scenic Highway Viewshed Protection Area. Therefore, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. Hazardous Waste Sites.** Projects located on a site or facility listed pursuant to California Government Code 65962.5.

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- F. Historical Resources.** Projects that may cause a substantial adverse change in the significance of an historical resource.

The site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and the exemption does not apply.

In conclusion, since none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from CEQA requirement.