

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: SPR #2-25 EA #3-25

Project Applicant: Franz Nalenzy

Project Location - Specific:

15541 South Western Ave

Project Location - City: Gardena

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

A request to approve Site Plan Review (SPR) #2-25, to allow a modification to an existing motor vehicle dealership to add a 4,260 square-foot building for an auto repair facility, located in the General Commercial (C-3) zone, in accordance with Gardena Municipal Code Section 18.44.010.B.

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 15303 (Class 3)

☐ 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 15303 Class 3, New Construction of Small Structures, which exempts construction and location of limited numbers of new, small facilities, or structures where in urban areas, up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive within the provisions of CEQA. The project consists of the construction of a new 4,260 square foot building for auto repair facilities ancillary to an existing motor vehicle dealership. The improvements to the site would be within the developed area of a commercial use property and would be consistent with the existing land use. The building is not located on any environmentally sensitive land, has all necessary utility connections in place, and is less than 10,000 square feet in floor area of new construction where it will not involve the use of significant amounts of hazardous substances.

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 constructing an accessory auto repair facility on an existing motor vehicle dealership property is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The surface parking lot where the auto repair facility will be located is not considered as a significant historical structure 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: 10/20/2025 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