

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**  
 OFFICE OF THE CITY CLERK  
 200 NORTH SPRING STREET, ROOM 395  
 LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**

(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  
ZA-2024-3638-CU2 / Class 2 Conditional Use Permit

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER ENV-2024-3639-CE
--	---------------------------------

PROJECT TITLE 1330 West Pico Boulevard	COUNCIL DISTRICT 1
---	-----------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>1330 West Pico Boulevard (1308-1348 South Albany Street), Los Angeles, 90015</b>	<input type="checkbox"/> Map attached.
--	--

PROJECT DESCRIPTION:  Additional page(s) attached.  
 The proposed project is a Class 2 Conditional Use Permit to allow a change of use in a vacant building formerly used as a Los Angeles Unified School District police facility to a self-storage facility for household goods in the CM-1-HPOZ Zone within 500 feet of an R Zone. The proposed project includes interior tenant improvements to accommodate 1,280 storage units and 300 skyboxes. No new construction to expand the building floor area, footprint, or height is proposed.

NAME OF APPLICANT / OWNER:  
**Newman Investments, LLC, c/o Simon Newman (Applicant) / Next Gen Developments I, II, and III, LLC (Owner)**

CONTACT PERSON (If different from Applicant/Owner above) <b>Kathleen Hill, Alston &amp; Bird</b>	(AREA CODE) TELEPHONE NUMBER   EXT. (213) 576-1056
---	---

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) Section 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  
 The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities), and none of the exceptions to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies to the proposed project. The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. The project was found to be exempt based on the following:

Section 15301, Class 1 – (Existing Facilities) 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  
Monique Acosta

*Monique Acosta*

STAFF TITLE  
City Planner

ENTITLEMENTS APPROVED  
Class 2 Conditional Use Permit

DISTRIBUTION: County Clerk, Agency Record  
**Rev. 6-22-2021**

Please return to OZA:  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

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

Mayra Cervantes 8/30/2024  
Department Representative