

**M.T.O. SHAHMAGHOUDI SCHOOL OF ISLAMIC SUFISM**  
18009 – 10827 West Sherman Way; 7220 – 7228 North Hesperia Avenue  
**CHC-2026-2689-HCM**  
**ENV-2026-2690-CE**

## **FINDINGS**

- The M.T.O. Shahmaghsoudi School of Islamic Sufism, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its role in the social and cultural development of the Sufi community in Los Angeles.

## **DISCUSSION OF FINDINGS**

The M.T.O. Shahmaghsoudi School of Islamic Sufism meets one of the Historic-Cultural Monument criteria for designation under the Cultural Heritage Ordinance. It “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its role in the social and cultural development of the Sufi community in Los Angeles.

For the Sufi community, *khaneghahs* such as the subject property are central to their identity and social interaction. Early gatherings and teachings of the M.T.O. Shahmaghsoudi order were held in private homes among members of the Iranian diaspora who settled in Los Angeles following political and social upheavals in Iran in the late 1970s. As interest grew in Sufism, small study groups, lectures, and meditation sessions expanded into organized community gatherings, leading to the establishment of formal Sufi centers like the subject property. While there are other Sufi centers across Los Angeles, associated with the M.T.O. Shahmaghsoudi order as well as other Sufi orders, the subject property appears to be the only purpose-built *khaneghah* in Los Angeles. With its architectural design reflecting spiritual values of Sufism, the subject property also represents a rare example of a dedicated Sufi building within the city. The subject property has been a place of spiritual practice, community education, and cultural growth for the Los Angeles Sufi community since its completion in 2006 and continues to host weekly classes, Sufi meditation sessions, educational programs, and community service initiatives.

The subject property retains a high level of integrity of location, materials, design, setting, workmanship, feeling, and association to convey its significance.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation

or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings."

The designation of the M.T.O. Shahmaghsoudi School of Islamic Sufism as an Historic Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to an Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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 Article 19, Section 15308, Class 8 and Class 31. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Furthermore, none of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply 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 as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Reseda – West Van Nuys Community Plan Area. The 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 also not cause a substantial adverse change in the significance of an historical resource.

Categorical Exemption ENV-2026-2690-CE was prepared on July 27, 2026.