

# NOTICE OF DETERMINATION

To:  Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

County Clerk  
 County of Los Angeles  
 12400 Imperial Hwy  
 Norwalk, CA 90650

From: (Public Agency)  
 City of San Gabriel  
 425 S. Mission Drive  
 San Gabriel, California 91776

Applicant: Fortune Medical Care, LLC

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

508 W. Las Tunas Medical Office Building Project (Addendum to MND for Planning Case No. PL-15-093)

Project Title

<u>n/a</u>	<u>Matt Chang, Senior Planner</u>	<u>626.308.2806 Ext. 4625</u>
State Clearinghouse Number (If submitted to Clearinghouse)	Contact Person	Area Code/Telephone/Extension

The Project Site is located in the City of San Gabriel, Los Angeles County and is comprised of seven parcels with addresses 506 W. Las Tunas Drive, 113 S. Santa Anita Street, 515, 519, 523, 527 and 531 Padilla Street. The future address of the Project Site would be 508 W. Las Tunas Drive.

Project Location:

The Proposed Project would require demolition of the existing buildings and structures on site, and construct and operate a five-story medical office building with ground floor retail and restaurant along with a four-story parking garage and two levels of subterranean parking. The Proposed Project would have a total floor area of 222,335 square feet. The medical office building would include approximately 63,154 square feet of medical related office space on floors 2 through 5, with the rest of the space on each floor (approximately 16,368 square feet) being used for support and circulation. Additionally, approximately 6,402 square feet of retail space and 5,289 square feet of restaurant space would be provided on the first floor (ground level) with 5,762 square feet for support and circulation. The Proposed Project would have an approximately 125,360 square feet parking structure with 339 parking spaces. The Proposed Project would provide approximately 27,265 less square feet of medical office space and 78 fewer parking spaces than the Approved Project.

Project Description:

This is to advise that the City of San Gabriel has approved the above described  
 Lead Agency or  Responsible Agency)

project on October 11, 2021 and has made the following determinations regarding the above described project:  
(Date)

1. The project [  will  will not ] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [  were  were not ] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [  was  was not ] adopted for this project.
5. A Statement of Overriding Considerations [  was  was not ] adopted for this project.
6. Findings [  were  were not ] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and the record of project approval is available to the General Public at:

CEQA: California Environmental Quality Act

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City of San Gabriel, Planning Division (425 South Mission Drive San Gabriel, California 91776)

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Date received for filing and posting at OPR:

 Senior Planner 10/11/2021

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Signature (Public Agency) and Title

Date