

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 Angeles12400 Imperial HighwayNorwalk, CA 90660From: (Public Agency): City of San Gabriel425 South Mission DriveSan Gabriel, CA 91776

(Address)

Project Title: 330 West Las Tunas Drive ProjectProject Applicant: Adept Development, 388 Cordova, Suite 280, Pasadena, CA 91101 (626.405.0400)

Project Location - Specific:

330 West Las Tunas Drive, San Gabriel, CA 91776Project Location - City: San GabrielProject Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project involves demolishing an on-site structure and surface parking lot and constructing a five-story, 74,490-square foot medical office building and associated surface and subterranean parking. The project would require the following City discretionary approvals: Precise Plan of Design, Master Sign Plan, and Lot Line Adjustment.

Name of Public Agency Approving Project: City of San GabrielName of Person or Agency Carrying Out Project: City of San Gabriel

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: CEQA Section 15332, Class 32 Infill Exemption
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is characterized as an in-fill development meeting the conditions described in CEQA Guidelines Section 15332 and none of the exceptions to categorical exemptions in CEQA Guidelines Section 15300.2 apply to the project. This second NOE is being filed upon City Council adoption of a Resolution denying an appeal and upholding the approval of Resolution No. 23-04 for Planning Case No. PPD21-008 for a Precise Plan of Design at 330 West Las Tunas Drive, subject to the recommended conditions of approval.

Lead Agency

Contact Person: Christine Song, Senior Planner Area Code/Telephone/Extension: (626) 308-2806

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: 8/16/23 Title: Senior Planner

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: _____

ORIGINAL FILED

AUG 17 2023

Revised 2011

LOS ANGELES, COUNTY CLERK