

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 E. Imperial Hwy, 1st Fl, Rm 1007
Norwalk, CA 90650

From: (Public Agency): City of Bell Gardens
7100 Garfield Avenue
Bell Gardens, CA 90201
(Address)

Project Title: Conditional Use Permit No. 2023-011 : Four-Unit Apartment House Project

Project Applicant: City of Bell Gardens

Project Location - Specific:
8217 Garfield Avenue

Project Location - City: Bell Gardens Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Project consists of the development of four (4) dwelling units within a proposed apartment house with two (2) new Accessory Dwelling Units, off-street vehicle parking spaces, and landscaping on the Subject Site.

Name of Public Agency Approving Project: City of Bell Gardens

Name of Person or Agency Carrying Out Project: Steven Senemar

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));
[checked] Categorical Exemption. State type and section number: Class 32 & Class 3
Statutory Exemptions. State code number:

Reasons why project is exempt:

The proposed Project is (1) consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. The Subject Site is zoned C-M and the proposed residential development is consistent with the zoning designation, the Land Use Element, and the Housing Element; (2) the proposed project occurs within the City limits and the Subject Site is 11,548 square feet in size; (3) the Subject Site would be developed with two (2) two (2)-story buildings that would provide a total of four (4) dwelling units within an apartment house, two (2) ADUs, and parking in a fully urbanized area and has no value as habitat or endangered, rare, or threatened species; (4) the approval of the Project would result in no significant effects relating to traffic, noise, air quality, or water quality; and (5) the Subject Site would be adequately served by all required utilities and public services

Lead Agency
Contact Person: Steven Jones Area Code/Telephone/Extension: 562/806/7723

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: [Signature] Date: 2023 JUL 20 Title: CITY PLANNER

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.