

NOTICE OF DETERMINATION

To:	<input checked="" type="checkbox"/>	Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814	From:	City of San Gabriel Planning Division
	<input checked="" type="checkbox"/>	Los Angeles County Registrar-Recorder/County Clerk 12400 E. Imperial Highway Norwalk, CA 90650		425 South Mission Drive San Gabriel, CA 91776
			Applicant:	GreenbergFarrow

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

Drive-through Coffee Shop Project
Project Title

2023080083	Samantha Tewasart	(626)308-2800
State Clearinghouse Number (If submitted to Clearinghouse)	Contact Person	Area Code/Telephone/Extension

Project Location:

The Project Site is in an urbanized area of the city of San Gabriel, Los Angeles County. San Gabriel is surrounded by the city of San Marino to the north; unincorporated East San Gabriel and the city of Temple City to the east; the city of Rosemead to the south and southeast; and the city of Alhambra to the west. The Project Site consists of one parcel, approximately 0.34 acre (14,600 square feet), with Assessor's Parcel Number (APN) 5362-022-001. The future address of the Project Site would be 109 S. Del Mar Avenue. The Project Site is bordered by W. Las Tunas Drive to the north, S. Del Mar Avenue to the east, surface parking lots to the south, and commercial uses and surface parking to the west. The nearest freeways that provide regional access to the project area are SR-164, approximately 1.5 miles to the east of the Project Site; I-10, approximately 2 miles south; and I-210, approximately 3.4 miles north.

Project Description:

The Proposed Project consists of the construction and operation of a 999-square-foot drive-through coffee shop. The coffee shop would serve drive-through customers and have a walk-up window; no indoor seating would be provided. The proposed building would be one story with a maximum height of 21 feet, 4 inches to the top of the parapet. Starbucks signs would be on each side of the parapet, for a total of four signs. A parking lot with 10 spaces would be provided on the west side of the Project Site. Access to the Project Site and drive-through/parking spaces would be provided via one ingress-egress driveway on the north side of the Project Site from W. Las Tunas Drive. The drive-through entrance would have two ordering points and menu boards on the south side of the Project Site and proposed building. The 13-vehicle capacity drive-through lane would loop around the east and north sides of the building, and vehicles would exit the drive-through lane near the driveway to W. Las Tunas Drive.

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

project on September 25, 2023 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.

CEQA: California Environmental Quality Act

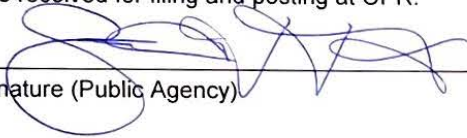
- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [were were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A Statement of Overriding Considerations [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 IS/MND with comments and responses and the record of project approval is available to the General Public at:

City of San Gabriel
Planning Division
425 South Mission Drive
San Gabriel, CA 91776

Date received for filing and posting at OPR: _____

Signature (Public Agency)



Planning Manager

Title