


NOTICE OF EXEMPTION

To: Los Angeles County Registrar
 -Recorder/County Clerk
 12400 Imperial Highway, RM 1201
 Norwalk, CA 90650

From (Public Agency): City of San Gabriel
 425 South Mission Drive
 San Gabriel, CA 91776

Project Title:		Del Mar Mixed-Use Project	
Project Location - Specific:		1975-1985 Del Mar Avenue and 116 Glendon Way	
Project Location - City:		City of San Gabriel	
Project Location - County:		County of Los Angeles	
Description of Nature, Purpose, and Beneficiaries of Project:			
Nature:	The Project proposes a five-story mixed-use development; see Attached CEQA Compliance Technical Memorandum.		
Purpose:	The Project involves a five-story mixed-use development consisting of 94 residential units (86 market rate and eight very low-income units), four live/work units, two commercial lease spaces totaling 13,127 square feet, and two levels of subterranean parking.		
Beneficiaries:	City of San Gabriel		
Name of Public Agency Approving Project:		City of San Gabriel	
Name of Person or Agency Carrying Out Project:		City of San Gabriel	
Exempt Status (check one):	Pursuant to California Environmental Quality Act (CEQA) Statute and Guidelines		
<input type="checkbox"/>	Ministerial (Sec. 21080(b)(1); 15268);		
<input type="checkbox"/>	Declared Emergency (Sec. 21080(b)(3); 152269(a));		
<input type="checkbox"/>	Emergency Project (Sec. 21080(b)(4); 15269(b)(c));		
<input checked="" type="checkbox"/>	Categorical Exemption. Type and Section: Class 32-Infill	State CEQA Guidelines §15061(b)(3) Common Sense Exemption	
<input type="checkbox"/>	Statutory Exemption. Code Number:		
Reasons Why Project is Exempt: The proposed project has been determined not to have a significant effect on the environment and, therefore, are found to be exempt from CEQA under Class 32 exemption. The proposed residential development is consistent with the General Plan and Municipal Code. The project would occur within City limits on no more than 5.0 acres substantially surrounded by urban uses. The project site is currently occupied by two automotive repair shops and a residential use and has no value as habitat to rare, endangered, or threatened species. Project approval would not result in any significant effects relating to traffic, noise, air quality, or water quality. All required utilities and public services can adequately serve the site. Finally, the project does not meet the conditions outlined in State CEQA Guidelines Section 15300.2.			
Lead Agency		Telephone	
Contact Person: Christine Song, Senior Planner		& Extension: 626.308.2806 Ext. 4625	
If Filed by Applicant:			
1. Attach certified document of exemption finding.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Has a Notice of Exemption been filed by the public agency approving the project?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Signature:	Title: Senior Planner	Date:	
		9/12/23	

<input checked="" type="checkbox"/> Signed by Lead Agency	Date received for filing at OPR:
<input type="checkbox"/> Signed by Applicant	

THIS NOTICE WAS POSTED
 ON September 15 2023
 UNTIL October 16 2023
 REGISTRAR - RECORDER/COUNTY CLERK

2023 203408


 FILED
 Sep 15 2023

Dean C. Legas, Registrar - Recorder/County Clerk
 Electronically signed by CARINA CHEN

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ORIGINAL FILED

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LOS ANGELES, COUNTY CLERK