

10: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of El Monte
11333 Valley Blvd.
El Monte, CA. 91731

County Clerk
County of: Los Angeles- Recorder
PO Box 1208
Norwalk, CA 90650

(Address)

Project Title: Tentative Parcel Map (TPM) No. 83618 and Minor Design Review (MDR) No. 22-22

Project Applicant: Mandi Situ

Project Location - Specific:

2127 Cogswell Rd., easterly of Cogswell Road, on the southern side of Fineview Street

Project Location - City: El Monte Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

TPM 83618 to subdivide the existing parcel into 2 parcels (for individual ownership) and 1 common lot (for vehicular access) and the MDR No. 22-22 for the construction of 1 dwelling unit.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Mandy Situ

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1)); 152681;
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Article 19, Section 15303 (Class 3- New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Divisions).
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Staff determined the new construction of 1 Single Family Dwelling meets the requirements of Section 15303 by the limited number of new structures and the subdivision of one parcel into 2 parcels for individual ownership and 1 common lot meet the requirements for Section 15315 by subdividing into 4 or fewer parcels.

Lead Agency Contact Person: Debra Martinez Area Code/Telephone/Extension: 626-258-8620

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: 2/29/2024 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant