

**NOTICE OF EXEMPTION**

**Appendix E**

To:  Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95814

From: City of Rosemead  
8838 E. Valley Boulevard  
Rosemead, CA 91770

County Clerk  
County of Los Angeles  
12400 E. Imperial Highway  
Norwalk, CA 90650

Project Title: Minor Exception 23-14

Project Applicant: James Ming Feng

Project Location – Specific: 3322 Rockhold Avenue (APN: 5288-016-007)

Project Location – City: Rosemead Project Location – County: County of Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: James Ming Feng has submitted a Minor Exception application, requesting to construct a new two-story, 2,114 square foot single-family dwelling unit with an attached garage at the front of a lot where a legal nonconforming single-family dwelling exists. The existing single-family dwelling is nonconforming due to an existing 5'-2" side yard setback (minimum 7'-0" side yard required) along the north property line and an existing 19'-6" rear yard setback (minimum 20'-0" rear yard required) along the east property line. In addition, to meet off-street parking requirements, the applicant has proposed to revert a permitted bonus room back to its original use as a two-car garage. The granting of a Minor Exception is required before the Planning Commission for new structures constructed on a lot where nonconforming structures exist. The site is located at 3322 Rockhold Avenue (APN: 5288-016-007), in the Light Multiple Residential (R-2) zone.

Name of Public Agency Approving Project: City of Rosemead Planning Commission

Name of Person or Agency Carrying Out Project: City of Rosemead

Exempt Status: **(check one)**

- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(c)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c);
- Categorical Exemption. State type and section number: Section 15303, Class 3
- Statutory Exemptions. State code number:


Reason why project is exempt: Section 15303 of the California Environmental Quality Act guidelines exempts projects consisting of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Accordingly, Minor Exception 23-14 is classified as a Class 3 Categorical Exemption, pursuant to Section 15303 of California Environmental Quality Act guidelines.

Lead Agency

Contact Person: Yasmin Dabbous Area Code/Telephone/Extension: (626) 569-2148

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: June 18, 2024 Title: Assistant 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.