

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: Conditional Use Permit 24-02

Project Applicant: Zhaohui Hu

Project Location – Specific: 8966 Garvey Avenue, Unit F (APN: 5282-010-030)

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

Description of Nature, Purpose, and Beneficiaries of Project: Zhaohui Hu has submitted a Conditional Use Permit application, requesting to establish a massage services use. The business will encompass one unit totaling 1,239 square feet of area. The proposed use will be located at Fortress Plaza, an existing shopping center on the southwest corner of Garvey Avenue and River Avenue. More specifically, the proposed location is 8966 Garvey Avenue, Unit F (APN: 5282-010-030) in the Medium Commercial with Residential/Commercial Mixed-Use Development and Design Overlays (C-3/RC-MUDO/D-O) zone. Per Rosemead Municipal Code Table 17.16.020.1, approval of a Conditional Use Permit is required to establish a massage service use within the Medium Commercial (C-3) 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: Class 1, Section 15301
- Statutory Exemptions. State code number:


Reason why project is exempt: Section 15301 of the California Environmental Quality Act (CEQA) guidelines exempts projects consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Accordingly, CUP 24-02 is classified as a Class 1 Categorical Exemption, pursuant to Section 15301 of the CEQA 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: August 6, 2024 Title: Assistant Planner
 Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date received for filing at OPR: _____