

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 East Imperial Highway
Norwalk, CA 90650

From: (Public Agency): City of Alhambra
Community Development Department
111 South First Street, Alhambra, CA 91801
(Address)

Project Title: Planned Development Permit PD-23-55 and Conditional Use Permit CUP-23-18

Project Applicant: Ben Fried

Project Location - Specific:
226 West Main Street (APN 5344-024-004), Alhambra, CA 91801

Project Location - City: Alhambra Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
This is a request for a one-year extension for the previously approved Planned Development Permit PD-23-55 and Conditional Use Permit CUP-23-18 to establish a music school in an existing commercial lease space located in the CBD (Central Business District) zone and WMC (West Main Corridor Master Plan) overlay district, for the property located at 226 West Main Street (APN 5344-024-004) in the City of Alhambra.

Name of Public Agency Approving Project: City of Alhambra Community Development Department

Name of Person or Agency Carrying Out Project: Ben Fried

- Exempt Status: (check one):
[] Ministerial (Sec. 21080(b)(1); 15268);
[] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15301, Class 1
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
The project is exempt from CEQA review pursuant to California Environmental Quality Act, Section 15301, Existing Facilities, Class 1 of Title 14 of the California Code of Regulations because it consists of the operation, repair, maintenance, permitting, licensing, leasing, or minor alterations of existing private structures or facilities involving negligible or no expansion of the existing or former use.

Lead Agency
Contact Person: Jessica Vargas Area Code/Telephone/Extension: (626) 570-5034

- 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: [Signature] Date: 08/21/2024 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.