

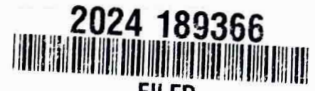
Notice of Exemption

Appendix E

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

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

County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90660



FILED
Sep 10 2024

Dean C. Logan, Registrar - Recorder/County Clerk
Electronically signed by ISaura CORREA

Project Title: 1346 Elm Avenue Project

Project Applicant: Yai Yai Development LLC (Eric Tsang, Applicant Representative)

Project Location - Specific:
1346 Elm Avenue, San Gabriel, CA 91775

Project Location - City: San Gabriel Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project involves demolishing three existing single-family residential buildings and constructing a three-story, 9-unit condominium development. The 16,245-square foot development would consist of two buildings with a mix of three-and four-bedroom units (total of 30 bedrooms), ranging in size from 1,673 to 1,979 square feet. Each unit would include an attached two-car garage. Additionally, roof decks on both structures would include solar panels capable of generating 18 kilowatt-hour (kWh) per year to supplement on-site electricity use. The proposed project requires City discretionary approvals of a Precise Plan of Design, Tentative Tract Map, CEQA Clearance, and all other discretionary and ministerial permits.

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):

- 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: CEQA Section 15332, Class 32 Infill Exemption
Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is characterized as an in-fill development meeting the conditions described in CEQA Guidelines Section 15332 and none of the exceptions to categorical exemptions in CEQA Guidelines Section 15300.2 apply to the project.

Lead Agency
Contact Person: Samantha Tewasart, Planning Manager Area Code/Telephone/Extension: (626) 308-2806

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: 9/10/24 Title: Planning Manager

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:

THIS NOTICE WAS POSTED
ON September 10 2024
UNTIL October 10 2024

REGISTRAR - RECORDER/COUNTY CLERK