

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 Imperial Highway

Norwalk, CA 90650

From: (Public Agency): City of Bell Gardens

7100 Garfield Avenue

Bell Gardens, CA 90201

(Address)

Project Title: CUP No. 2024-048 and Ordinance No. 952 (DA 2024-048)

Project Applicant: Noelle Frontz, representing Flora Hospitality Group, LLC

Project Location - Specific:

6638 Eastern Avenue Bell Gardens, CA 90201

Project Location - City: Bell Gardens Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Project proposes tenant improvements inclusive of a 1,588 SF customer-accessible retail area, and 2,194 SF employee-only access space that would be comprised of a vault, intake and processing room, staff restroom, security office, camera room, a driver and dispatch room, staff breakroom, staff meeting room, a media room, and manager's office; a total of six (6) new parking spaces (including one parking space for Americans with Disabilities Act of 1990 (ADA) compliance), one (1) loading space, and 16 new bicycle parking spaces.

Name of Public Agency Approving Project: City of Bell Gardens

Name of Person or Agency Carrying Out Project: Noelle Frontz, representing Flora Hospitality Group, LLC

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));
- Categorical Exemption. State type and section number: Section 15061(b)(3) (Common Sense Exemption), and Section 15301 (Existing Facilities)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

In accordance with CEQA (Pub. Res. Code § 21000 et seq.) and CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), staff determined the CUP and DA to be categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption). The Project would involve tenant improvements to an already existing commercial structure to support a new commercial use; and would comply with building, energy efficiency, and land use and development standard provisions.

Lead Agency

Contact Person: Steven Jones, City Planner Area Code/Telephone/Extension: (562) 806-7723

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: *S. D. Jones* Date: February 24, 2024 Title: City 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: _____