

# 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

PO Box 1208

Norwalk, CA 90651-1208

**From:** (Public Agency): City of Duarte

1600 Huntington Drive

Duarte, CA 91010

(Address)

Project Title: Demolition of vacant restaurant

Project Applicant: CHC Everlasting Investment LLC

Project Location - Specific:

1501 Huntington Drive, Duarte, CA 91010

Project Location - City: Duarte

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Demolition of a vacant 7,210 sq ft restaurant building within an urbanized area, zoned Mixed Use Neighborhood within the Town Center Specific Plan.

Name of Public Agency Approving Project: Community Development Director

Name of Person or Agency Carrying Out Project: Applicant

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: 15301, 15321
- Statutory Exemptions. State code number: 15269

Reasons why project is exempt:

The restaurant is vacant and has been under enforcement action since April 2023. LA County Health Department conducted an inspection in 2023, and cited the property for having a leaky ceiling and the roof is caving inside the restaurant, such they were concerned about the safety of patrons. According to City knowledge, the previous owner did not abate the damaged roof and has yet to obtain and building permits for such work. Furthermore, the site also has deteriorating: roofing, siding, fascias, and stucco. Like abutting vacant properties, the site as-is, remains an attractive nuisance to the community and abets loitering, squatting, dumping, vandalism.

Lead Agency

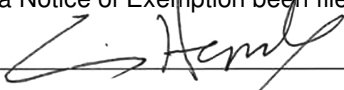
Contact Person: Mena Abdul-Ahad

Area Code/Telephone/Extension: 626-357-7931

**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: 3/13/2025 Title: Community Devpt. Dir.

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: \_\_\_\_\_