

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:

1521/25 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 2,934 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 building is currently vacant and has been under code enforcement action since 2022. The building was substantially remodeled several times in the past two decades, once in appx. 2005, and the other in 2022. Exterior modifications have previously replaced the original facade. There have also been a variety of unapproved/unpermitted modifications to the property, including a rear service patio and an unsecured patio area with unabated safety hazards. Furthermore, the property has become an attractive nuisance to the community through reoccurring incidents of squatting, dumping, vandalism, and loitering.

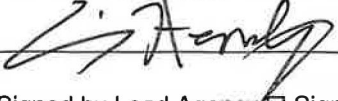
Lead Agency

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: _____