

**Notice of Exemption**

To:  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

From: (Public Agency) City of El Monte  
11333 Valley Boulevard  
El Monte, CA 91731

County Clerk  
County of Los Angeles - Recorder  
PO Box 1208  
Norwalk, CA 90650-1208

(Address)

**Project Title:** Conditional Use Permit (CUP) No.10-2024 & Design Review (DR) No.6-2024 (APPEAL)

**Project Location - Specific:**

3248 Santa Anita Avenue / APNs 8580-018-027, 8580-018-028, & 8580-018-029)

**Project Location - City:** El Monte

**Project Location - County:** Los Angeles

**Description of Project:**

APPROVAL OF AN APPEAL REQUEST TO REVERSE THE PLANNING COMMISSION DECISION TO DENY AND TO ALLOW CUP No.10-2024 & DR No.6-2024 to allow the demolition of a 2,494SF structure and the construction of a 3,614SF drive-through restaurant. The subject site is located within the C-2 (Neighborhood Commercial) zone.

**Name of Public Agency Approving Project:** City of El Monte

**Name of Person or Agency Carrying Out Project:** Bickel Group Architecture/Elena Mashin

**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: ARTICLE 19 -SECTION 15332 (Class 32 cont'd
- Statutory Exemptions. State code number: (In-Fill Development Projects)

**Reasons why project is exempt:**

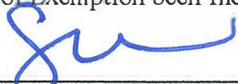
Staff determined that the proposed Project qualifies for an ARTICLE 19 - CATEGORICAL EXEMPTION - SECTION 15332 (CLASS 32 - In-Fill Development Projects) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND THE CEQA GUIDELINES AS AMENDED.

**Lead Agency**

**Contact Person:** Sandra Elias Area Code/Telephone/Extension: 626-258-8621

**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: 4/18/2025 Title: City Planner

- Signed by Lead Agency
  - Signed by Applicant
- Date received for filing at OPR: \_\_\_\_\_