Print Form

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 East Imperial Highway, Room 1201
Norwalk, CA 90650

From: (Public Agency): City of Alhambra
Community Development Department
111 South First Street, Alhambra, CA 91801
(Address)

Project Title: Lot Merger LOTM-24-04

Project Applicant: Juan Kivotos & Wayne Chin

Project Location - Specific:
433 & 503 South Palm Avenue

Project Location - City: Alhambra Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
This is an application for a Lot Merger to combine two (2) existing parcels into one (1) parcel of approximately 20,000 square feet for the purposes of converting the existing industrial and warehousing buildings into office, display room, and enclosed parking uses for a single tenant under a single ownership.

Name of Public Agency Approving Project: City of Alhambra Community Development Department

Name of Person or Agency Carrying Out Project: _____

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 15305, Class 5 and Section 15301, Class 1
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lot Merger LOTM-24-04 is not subject to California Environmental Quality Act (CEQA) review pursuant to California Environmental Quality Act, Section 15305, Class 5 and Section 15301, Class 1 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that consist of minor alterations in land use limitations and projects that are existing facilities, respectively. This project meets the criteria for these exemptions because it consists of the merger of two (2) contiguous parcels into a single parcel, and it consists of the operation, repair, maintenance, permitting, licensing, leasing, or minor alterations of existing private structures or facilities involving negligible or no expansion of the existing or former use. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan. The area in which the project is located is not environmentally sensitive. The site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Jessica Vargas Area Code/Telephone/Extension: (626) 570-5034

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: Jessica Vargas Date: 07/02/2025 Title: Associate Planner

x 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: _____