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-Recorder
PO Box 1208
Norwalk, CA 90650-1208

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

Project Title: Minor Design Review (MDR) No. 10-23

Project Applicant: Juan Kivotos

Project Location - Specific:
4708 Arden Drive (APN: 8576-001-004)

Project Location - City: El Monte Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
Requesting to demolish an existing 246 sq. ft. garage, construct a new 871 sq. ft. detached 4-car garage, and construct a new 869 sq. ft. unit above the garage. The 9,160 sq. ft. subject property is located within the R-3 (Multiple-Family Residential) zone.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Juan Kivotos

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-Section15303 (Class 3- New Construction)
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:
Project consists of one residential unit and garage. Staff determined that the proposed project qualifies for an Article 19- Categorical Exemption - Section 15303 (Class 3-New Construction) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA guidelines as amended.

Lead Agency Contact Person: Whitney Weisberg Area Code/Telephone/Extension: 626-258-8808

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: Whitney Weisberg Date: 8/25/25 Title: Assistant 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: