

Notice of Exemption

From: City of Monterey Park - Planning
320 W. Newmark Avenue
Monterey Park, CA 91754

To:

☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☐ Los Angeles, County Clerk
Business Filings and Registration
P.O. Box 1208
Norwalk, CA 90651-1208

Project Title: Conditional Use Permit No. 25-01 (CUP-25-01)
Project Location - Specific: 230 South Garfield Avenue, Unit 101
Project Location - City: Monterey Park
Project Location - County: Los Angeles

Description of Project: Approval of a Conditional Use Permit authorizing establishment of a massage business within an existing tenant spaces on the real property located at 230 South Garfield Avenue, Unit 101.

Name of Public Agency Approving Project: City of Monterey Park
Name of Person or Agency Carrying Out Project: Run Yang

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 (Class 1 – Existing Facilities)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This project will not have a significant effect on the environment per CEQA Guidelines § 15301 (Class 1 Existing Facilities) because it consists of permitting of an existing property only and does not propose any physical improvements to the site or any physical changes to the existing building.

Lead Agency Contact Person: Kevin Tan Telephone (626) 307-1302

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: 9/10/25 Title: Assistant Planner

- ☒ Signed by Lead Agency Date received for filing at OPR:
- ☐ Signed by Applicant