## NOTICE OF EXEMPTION

**Appendix E**

**To:** ☐ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95814

☒ County Clerk
County of Los Angeles
12400 E. Imperial Highway
Norwalk, CA 90650

**From:** City of Rosemead
8838 E. Valley Boulevard
Rosemead, CA 91770

Project Title: Minor Exception 25-03

Project Applicant: Yinghong Huang and Stephanie Dai

Project Location – Specific: 2708 Denton Avenue (APN: 5284-027-018)

Project Location – City: Rosemead Project Location – County: County of Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: Yinghong Huang and Stephanie Dai have submitted a Minor Exception application to add 1,093 square feet to the rear of their existing 1,184 square foot nonconforming single-family home, resulting in a 2,277 square foot dwelling. The home is nonconforming due to a 4'-0" side yard setback, where a minimum of 5'-0" is required, along the southern property line. The property, located at 2708 Denton Avenue in the R-2 zone (APN: 5284-027-018), with a lot size of 6,565 square feet. Per Rosemead Municipal Code Section 17.72.040(B)(1), the granting of a Minor Exception is required for a structure that is legal nonconforming due to setbacks, height, or other similar development standard, but not including floor area, to be enlarged or extended provided that the enlargement shall not increase the degree of nonconformity, nor shall it extend into any conforming setback area.

Name of Public Agency Approving Project: City of Rosemead

Name of Person or Agency Carrying Out Project: City of Rosemead

Exempt Status: (**check one**)

- ☐ Ministerial (Sec, 21080 (b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(c)
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c);
- ☒ Categorical Exemption. State type and section number: Section 15303, Class 3
- ☐ Statutory Exemptions. State code number:

Reason why project is exempt: Section 15303 of the California Environmental Quality Act guidelines exempts projects consisting of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Accordingly, Minor Exception 25-03 is classified as a Class 3 Categorical Exemption, pursuant to Section 15303 of California Environmental Quality Act guidelines.

Lead Agency
Contact Person: Lily Valenzuela Area Code/Telephone/Extension: (626) 569-2140

**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: 9/18/2025 Title: Director of Community Development

☒ 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: _____