

NOTICE OF EXEMPTION**Appendix E**

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

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

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

Project Title: Design Review 25-01

Project Applicant: Binh Wong

Project Location – Specific: 8450 Garvey Avenue (APN: 5283-003-029)

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

Description of Nature, Purpose, and Beneficiaries of Project: Binh Wong has submitted a Design Review application, requesting to modernize the façade of an existing 21,174 square foot commercial building. In addition, the proposed project also consists of various site improvements, which includes the rehabilitation of the existing parking lot, trash enclosure, landscaping, and walls and fences. The subject site is located at 8450 Garvey Avenue (APN: 5283-003-029) in the Medium Commercial with Residential/Commercial Mixed-use Development and Design overlay (C-3/RC-MUDO/D-O) zone. Approval of a Design Review is required for all improvements requiring a building permit or visible changes in form, texture, color, exterior façade, or landscaping within a Design Overlay zone.

Name of Public Agency Approving Project: City of Rosemead Planning Commission

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:

Lead Agency

Contact Person: Annie Lao Area Code/Telephone/Extension: 626.569.2144

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: 10/7/2025 Title: Senior 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: _____