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: Planned Development Permit PD-24-03

Project Applicant: Philip Chan

Project Location - Specific:

105 North Second Street, Alhambra 91801

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

Description of Nature, Purpose and Beneficiaries of Project:

This is an application for a Planned Development Permit PD-24-03 to allow for the demolition of one (1) existing single-family residence and the construction of a 6-unit apartment complex, located at 105 North Second Street within the RH (Residential High Density) zone.

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

Name of Person or Agency Carrying Out Project: Philip Chan

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 15332, Class 32
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This project is not subject to CEQA review pursuant to Section 15332, Class 32 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects characterized as in-fill development. This agenda item meets the criteria for exemption because it is consistent with the applicable general plan designation and zoning designation; occurs within City limits on a project site of no more than five (5) acres; is located on a site that has no value as habitat for endangered, rare or threatened species; would not result in any significant effects relating to traffic, noise, or air and water quality; and is located on a site that can be adequately served by all required utilities and public services. Further, the Project does not fall under any of the exceptions to categorical exemptions under CEQA Guidelines Section 15300.2 (Exceptions).

Lead Agency Contact Person: Megan Wu, Senior Planner Area Code/Telephone/Extension: (626) 570-5031

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: 10/22/2025 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: _____