Notice of Exemption – Appendix E

TO:
Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM:
City of Alhambra
Community Development
Department, Planning
111 South First Street
Alhambra, CA 91801

County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

PROJECT TITLE/LOCATION:
Conditional Use Permit CUP-25-03
Leonid Burlo for Fred Astaire Dance Studios
2121 Orange Street, Unit C
Alhambra, CA 91803

LEAD AGENCY:
City of Alhambra, Community Development Department
111 South First Street, Alhambra, CA 91801

PROJECT DESCRIPTION:
This is an application for Conditional Use Permit CUP-25-03 to allow a dance studio within an existing 3,095 square foot tenant space of a one-story office building located in the I (Industrial) zone.

NAME OF PUBLIC AGENCY APPROVING THE PROJECT
City of Alhambra

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT
Leonid Burlo

EXEMPT STATUS
[ ] Ministerial (Sec. 21080(b)(1)); 15268);
[ ] Declared Emergency (Sec. 21080(b)(3)); 15269(a);
[ ] Emergency Project (Sec. 21080(b)(4)); 15269(b)(c).
[X] Categorical Exemption (Sec. 15301)

REASONS WHY PROJECT IS EXEMPT
The project is exempt from the provisions of CEQA listed in Article 19: Categorical Exemptions, Section 15301, Existing Facilities, Class 1 consisting of permitting of dance studio operations within an existing structure involving negligible or no expansion of use beyond the existing commercial structure. The proposed use will be established within an existing facility and the existing building will not be expanded to accommodate the use.

Lead Agency
Contact Person: Avery Talli Phone: (626) 570-3218
Signature: Avery Talli Date: November 18, 2025
Title: Assistant Planner