

Notice of Exemption

Appendix E

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

From: (Public Agency): City of El Monte
11333 Valley Boulevard
El Monte, CA 91731

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

(Address)

Project Title: Minor Design Review No. 11-25 & Minor Variance No. 12-26

Project Applicant: KPSB Enterprise, LLC (c/o Kayla Phan)

Project Location - Specific:
10158 Garvey Avenue

Project Location - City: El Monte Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The application proposes to demolish an existing 2,230 square foot commercial structure and to allow the construction of a 2,850 square foot office building consisting of two (2) tenant spaces; also, to allow the reduction of the required street side yard setback from 5 feet to 3 feet measured from the line of dedication. The subject property is located in the UMU (Urban/Multiuse) zone. The request is made pursuant to Chapter 17.122 and Chapter 17.125 of the El Monte Municipal Code (EMMC).

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: KPSB Enterprise, LLC (c/o Kayla Phan)

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: ARTICLE 19-CLASS 3, SECTION 15303
Statutory Exemptions. State code number:

Reasons why project is exempt:

Staff determined that the proposed project qualifies for an Article 19 - Categorical Exemption - Class 3, Section 15303 (New Construction) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA guidelines as amended.

Lead Agency
Contact Person: Samuel Funes Area Code/Telephone/Extension: (626)580-2004

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: [Signature] Date: 4/30/2026 Title: Associate 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: