

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-24-02 & Lot Merger LOTM-24-01

Project Applicant: Jack Li, on behalf of Hanshi Li

Project Location - Specific:

234 South Marguerita Avenue & 237 South Curtis Avenue

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-24-02 and Lot Merger LOTM-24-01 to allow for the demolition of six existing residences and the construction of a 20-unit apartment complex, located at 234 South Marguerita Avenue and 237 South Curtis Avenue 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: Hanshi Li

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: _____
- Statutory Exemptions. State code number: Sec. 21080.66

Reasons why project is exempt:

Assembly Bill 130 ("AB 130"), which became effective on June 30, 2025, expands the California Environmental Quality Act ("CEQA") to include a new statutory exemption applying to a broad array of infill housing projects. The new exemption is codified in Public Resources Code Section 21080.66. To qualify for this new CEQA exemption projects must meet several criteria, including: be on sites of 20 acres or less; be located within an incorporated municipality; have been previously developed with an urban use; be consistent with the applicable general plan and zoning ordinance; meet minimum density requirements; and not require demolition of a historic structure listed on a national, state, or local historic register. The proposed project, Planned Development Permit PD-24-02 and Lot Merger LOTM-24-01, meets all of the criteria to be eligible for the CEQA exemption under Public Resources Code Section 21080.66, and therefore, is not subject to further CEQA review.

Lead Agency

Contact Person: Jessica Vargas

Area Code/Telephone/Extension: (626) 570-5043

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: Jessica Vargas Date: 05/05/2026 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: _____