

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 Imperial Highway

Norwalk, CA 90660

From: (Public Agency): City San Gabriel

425 S. Mission Drive

San Gabriel, CA 91776

(Address)

Project Title: 824 South Gladys Avenue 80-Unit Residential Development

Project Applicant: Olson Urban Housing LLC

Project Location - Specific:

824 South Gladys Avenue (APNs 5373-031-038 and 5373-031-039)

Project Location - City: San Gabriel

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Project proposes to develop a new 80-unit residential development with 156 garage parking spaces and nine guest parking spaces. Four of the units would be deed restricted affordable units.

Name of Public Agency Approving Project: City of San Gabriel

Name of Person or Agency Carrying Out Project: City of San Gabriel

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: Assembly Bill 130 Housing Development Projects

Reasons why project is exempt:

The property is under 20 acres in size, is an urban in-fill development, is consistent with the zoning and General Plan with incentives/concessions and waivers allowed by the State Density Bonus Law, is above the minimum 15 du/acre required. The site is not in or near any of the restricted categories. The property is fully urbanized and regularly maintained.

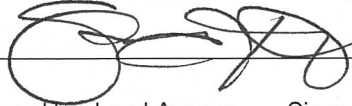
Lead Agency

Contact Person: Samantha Tewasart

Area Code/Telephone/Extension: (626) 308-2806

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: 5/11/26 Title: Asst. Comm Dev Director

▪ 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: _____