

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 - Recorder

P.O. Box 1208

Norwalk, CA 90650-1208

From: (Public Agency): City of El Monte

11333 Valley Boulevard

El Monte, CA 91731

(Address)

Project Title: MV 11-2025

Project Applicant: Joren Jepson and Adriane Jepsen, Trustees

Project Location - Specific:

11752 Hallwood Drive (APN: 8547-002-027)

Project Location - City: El Monte

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Minor Variance (MV) No. 11-2025 is requested to allow the reduction of the required 5'-0" additional second story interior side yard setback from the first-floor wall line below to 0'-0" in conjunction with a proposed 1,111-square-foot second story addition to an existing 1,099-square-foot single family dwelling located in the R-1B (One-family Dwelling) zoning district.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Joren Jepson and Adriane Jepsen, Trustees

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 1, Section 15301 (Existing Facilities), and,
Class 5, Section 15305 (Minor Alterations in Land Use Limitations)

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Staff determined that the proposed Project qualifies for an Article 19 - Categorical Exemption under Section 15301 (Existing Facilities) because the addition to the existing single-family dwelling will not result in an increase of more than 10,000 square feet, is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project is not located in an environmentally sensitive area. Additionally, staff determined that the proposed Project qualifies for an Article 19 - Categorical Exemption under Section 15305 (Minor Alterations in Land Use Limitations) because the project involves a minor set back variance as described above which will not result in any changes in land use or density nor result in the creation of any new parcel.

Lead Agency

Contact Person: Chris Minniti

Area Code/Telephone/Extension: 626-580-2152

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: 8/12/2026

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: _____