

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: CUP 28-2025

Project Applicant: Tito's Market, INC.

Project Location - Specific:

9814 Garvey Avenue, SUITE 15 (APN: 8102-003-034)

Project Location - City: El Monte

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit (CUP) No. 28-2025 is requested to allow the sale of beer and wine (Type 41 ABC license - On-Sale Beer & Wine - Eating Place) in conjunction with an existing 5,540 square foot tenant space consisting of Tito's Market (Restaurant and Retail) within a 23,576 square foot multi-tenant structure within a 62,444 square foot commercial shopping center site. This property is located within the Urban Multiuse (U/MU) Zoning District.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Tito's Market, INC.

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)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Staff determined that the proposed project qualifies for an Article 19 - Categorical Exemption Section 15301 (Existing Facilities) because the added service of on-site sale of beer and wine in conjunction with an existing restaurant and market use business falls within the existing practices of a restaurant already serving meals and beverages. The added service of alcohol sales will occur entirely within the existing dining area. No interior tenant or exterior property alterations are proposed.

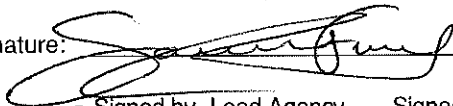
Lead Agency

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: 

Date: 8/12/2026

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: _____