

# Tentative Parcel Map 83897 (TPM 22-01)

## Summary

<b>SCH Number</b>	2023050599
<b>Public Agency</b>	City of Sierra Madre
<b>Document Title</b>	Tentative Parcel Map 83897 (TPM 22-01)
<b>Document Type</b>	NOE - Notice of Exemption
<b>Received</b>	5/24/2023
<b>Posted</b>	5/24/2023
<b>Document Description</b>	Tentative Parcel Map to subdivide the existing 11,904-square-foot parcel to (3) three-unit condominium project.

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## Contact Information

<b>Name</b>	Clare Lin
<b>Agency Name</b>	City of Sierra Madre
<b>Job Title</b>	Senior Planner
<b>Contact Types</b>	Lead/Public Agency
<b>Address</b>	232 W Sierra Madre Blvd Sierra Madre, CA 91024
<b>Phone</b>	(626) 355-1536
<b>Email</b>	clin@cityofsierramadre.com

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## Location

<b>Cities</b>	Sierra Madre
<b>Counties</b>	Los Angeles
<b>Regions</b>	Citywide
<b>Cross Streets</b>	Hermosa Ave
<b>Zip</b>	91024
<b>Total Acres</b>	0.27
<b>Parcel #</b>	5767-021-001

## Notice of Exemption

<b>Exempt Status</b>	Categorical Exemption
<b>Type, Section or Code</b>	Class 15 Section 15315 and Class 3 Section 15303
<b>Reasons for Exemption</b>	The project qualifies for a Class 15 (Minor Land Division) and Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption under Section 15315 and 15303 of Article 19 Categorical Exemptions of the California Environmental Quality Act (CEQA) as the project constitutes (i) division of land of four or less parcels, is in conformance with the Sierra Madre General Plan and zoning requirements, does not require variances or exceptions, maintains accessibility and availability of services, is not part of a larger parcel division undertaken within two years prior the date of application, and does not have an average slope greater than twenty percent; and (ii) new construction of multifamily residential structures totaling no more than six dwelling units within an urbanized area.
<b>County Clerk</b>	Los Angeles

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## Attachments

**Notice of Exemption**NOC 182 W Highland ocr **PDF** **343 K**

**Disclaimer:** The Governor's Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov) or via phone at [\(916\) 445-0613](tel:9164450613). For more information, please visit [OPR's Accessibility Site](#).

**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  
 P.O. Box 1208  
Norwalk, CA 90650-1208

**From:** (Public Agency): CITY OF SIERRA MADRE  
232 W SIERRA MADRE BLVD  
SIERRA MADRE, CA 91024  
 (Address)

Project Title: Tentative Parcel Map 83897 (TPM 22-01)

Project Applicant: Cynthia Li

Project Location - Specific:  
182 W Highland Avenue, Sierra Madre, CA 91024

Project Location - City: Sierra Madre Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:  
Tentative Parcel Map to subdivide the existing 11,904-square-foot parcel to (3) three-unit condominium project.

Name of Public Agency Approving Project: City of Sierra Madre

Name of Person or Agency Carrying Out Project: City of Sierra Madre

- 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: Class 15 Section 15315, Class 3 Section 15303
  - Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:  
 The project qualifies for a Class 15 (Minor Land Division) and Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption under Section 15315 and 15303 of Article 19 Categorical Exemptions of the California Environmental Quality Act (CEQA) as the project constitutes (i) division of land of four or less parcels, is in conformance with the Sierra Madre General Plan and zoning requirements, does not require variances or exceptions, maintains accessibility and availability of services, is not part of a larger parcel division undertaken within two years prior the date of application, and does not have an average slope greater than twenty percent; and (ii) new construction of multifamily residential structures totaling no more than six dwelling units within an urbanized area.

Lead Agency  
 Contact Person: Vincent Gonzalez Area Code/Telephone/Extension: 626-355-7135

- 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: *Vincent Gonzalez* Date: 5/24/2023 Title: Director

■ Signed by Lead Agency    Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.      Date Received for filing at OPR: 5/24/23  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

**2023 119968**



**FILED**  
 May 31 2023

Dean C. Logan, Registrar - Recorder/County Clerk  
 Electronically signed by TAMMYRA MORILLO

THIS NOTICE WAS POSTED

ON May 31 2023

UNTIL June 30 2023

**REGISTRAR - RECORDER/COUNTY CLERK**