

# Notice of Exemption

# Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: (Public Agency): Los Angeles County Metropolitan  
Transportation Authority  
One Gateway Plaza, Los Angeles, CA 90012

County Clerk  
County of: Los Angeles  
12400 Imperial Highway  
Norwalk, CA 90650

(Address)

Project Title: Mariachi Plaza Joint Development

Project Applicant: Los Angeles County Metropolitan Transportation Authority

**Project Location - Specific:**

The Project contemplates 59 affordable rental apartments, with one (1) unrestricted property manager's apartment, approximately 4,500 square feet of community space, 42 residential parking spaces, and a total of 55 bicycle parking stalls. The project will also provide 5,888 square feet of open space.

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

**Description of Nature, Purpose and Beneficiaries of Project:**

The Project site is comprised of approximately 33,025 square feet on two separate Metro-owned properties separated by North Vicente Fernández Street running north-south, and street frontage along Pennsylvania Avenue running east-west

Name of Public Agency Approving Project: Los Angeles County Metropolitan Transportation Authority

Name of Person or Agency Carrying Out Project: Los Angeles County Metropolitan Transportation Authority

**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: Section 15332, Class 32- In-fill Development Projects
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:**

The Project qualifies for the Class 32 exemption because of qualifying factors including: (a) the Project is consistent with the project site's RD1.5-1 RIO-CUGU (Restricted Density Multiple Dwelling Zone-Height District No. 1-River Implementation Overlay District-Clean Up Green Up: Boyle Heights) Zone designation and all applicable zoning regulations, as well as with the General Plan land use designation of Low Medium II Residential and all applicable general plan policies; (b) the Project site is less than five acres and within the municipal limits of the City of Los Angeles; (c) the Project is located in an urban area with no value as habitat for endangered, rare, or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, or air or water quality; and (e) the Project can be adequately served by all required utilities and public services.

Lead Agency  
Contact Person: Tom Kefalas Area Code/Telephone/Extension: 213-418-3370

**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: [Signature] Date: 10/30/24 Title: Executive Officer

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: \_\_\_\_\_

