

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
DIR-2020-6552-TOC-HCA / Transit Oriented Communities, Housing Crisis Act

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2020-6553-CE

PROJECT TITLE
1025 Mariposa Project

COUNCIL DISTRICT
10

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
1017, 1021, 1025, 1029, 1029½, 1031, 1031½ South Mariposa Avenue

PROJECT DESCRIPTION: Additional page(s) attached.
Construction, use and maintenance of 6-story housing development, with a total of 100 dwelling units, 90 of which will be market-rate and 10 will be restricted to Extremely Low-Income Households. The building will be approximately 82 feet in height., as measured from grade and will contain 77,022 square feet of floor area with a maximum floor area ratio of 4.5:1. The unit mix will be comprised of one (1) studio-bedroom unit, 79 one-bedroom units, and 20 two-bedroom units. The project will provide 16 tandem parking spaces, 78 standard automobile parking spaces, 49 compact automobile parking spaces, 75 long-term bicycle parking stalls, and seven (7) short-term bicycle parking stalls. The project proposes to remove two (2) street trees in the public right-of-way. The project proposes grading and export of up to 21,000 cubic yards of earth.

NAME OF APPLICANT / OWNER:
1017 Mariposa LP

CONTACT PERSON (If different from Applicant/Owner above)
Allen Park

(AREA CODE) TELEPHONE NUMBER | EXT.
(213) 201-1038

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)
STATE CEQA STATUTE & GUIDELINES
 STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____
 CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) Section 15332 Class 32
 OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached
Class 32 – (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has 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, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
 None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Adrineh Melkonian *Adrineh Melkonian*

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
Transit Oriented Communities, Housing Crisis Act