

**Notice of Exemption**

To:  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

From: (Public Agency) City of El Monte  
11333 Valley Boulevard  
El Monte, CA 91731

County Clerk  
County of Los Angeles - Recorder  
PO Box 1208  
Norwalk, CA 90650-1208

(Address)

Project Title: MUP 14-2025

**Project Location - Specific:**

3570 Lexington Avenue (APN: 8579-026-022)

Project Location – City: El Monte

Project Location – County: Los Angeles

Description of Project: Minor Use Permit (MUP) No. 14-2025 requesting approval for a 5,496-square-foot Personal Service, Restricted use consisting of a tattoo studio within an existing single-tenant commercial building. The subject site is approximately 15,396 square feet and located in the Downtown Specific Plan (SP-4) zone.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: FS Design Group c/o Fernando Solis

**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 -SECTION 15301(Class 1 cont'd
- Statutory Exemptions. State code number: (Existing Facilities)

**Reasons why project is exempt:**

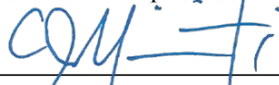
Staff determined that the proposed Project qualifies for an ARTICLE 19 - CATEGORICAL EXEMPTION - SECTION 15301 (CLASS 1 - Existing Facilities) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND THE CEQA GUIDELINES AS AMENDED.

**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: 5/15/25 Title: Senior Planner

- Signed by Lead Agency
  - Signed by Applicant
- Date received for filing at OPR: \_\_\_\_\_