

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**

CPC-2024-914-DB-SPPC-VHCA / Density Bonus, Specific Plan Project Compliance

**LEAD CITY AGENCY**

**City of Los Angeles (Department of City Planning)**

**CASE NUMBER**

ENV-2024-915-CE

**PROJECT TITLE**

**5424 West Carlton Way**

**COUNCIL DISTRICT**

**13 – Soto-Martinez**

**PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)**

**5424 W. Carlton Way (5416-5418, 5420, 5424-5428, and 5430 West Carlton Way)**

Map attached.

**PROJECT DESCRIPTION:**

Additional page(s) attached.

The project includes the demolition of seven (7) existing residential buildings and accessory uses, inclusive of a 16-unit apartment building, a four (4)-unit apartment building, three (3) single family dwellings, and a duplex building, and the construction, use and maintenance of a new 131-unit apartment building with 15 units restricted to Very Low Income Households and an existing eight (8)-unit apartment building, on an approximately 37,688.3 square-foot (0.87 acre) site within Subarea A of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The proposed project includes the removal of two (2) street trees, three (3) on-site protected trees, and 12 on-site non-protected trees. The proposed project is comprised of an eight (8)-story, 105-foot, 4-inch in height residential building, with one (1) at-grade parking level and two (2) and one-half (½) subterranean parking levels, and a total of 144,851 square feet of floor area resulting in a floor area ratio (FAR) of 4.8:1. The project will provide 148 vehicular parking spaces, 70 long term and 2 short term bicycle parking spaces, 3,405 square feet of usable open space, and 35 on-site and 10 street trees. The project will require the export of approximately 26,100 cubic yards of soil.

**NAME OF APPLICANT / OWNER:**

**Maria Flores, 5430 Carlton LLC (Applicant / Owner)**

**CONTACT PERSON (If different from Applicant/Owner above)**

**Gary Benjamin (Representative)**

**(AREA CODE) TELEPHONE NUMBER**

**(213) 479-7521**

**EXT.**

**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

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**

Danalynn Dominguez

**STAFF TITLE**

City Planner

**ENTITLEMENTS APPROVED**

DB-SPPC-VHCA (See Case No. CPC-2024-914-DB-SPPC-VHCA )

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021