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 / CPC-2024-914-DB-SPPC-VHCA-1A / Density Bonus, Specific Plan Project Compliance

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2024-915-CE
PROJECT TITLE	COUNCIL DISTRICT
5424 West Carlton Way	13 – Soto-Martinez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
5424 W. Carlton Way (5416-5418, 5420, 5424-5428, and 5430 West Carlton Way)

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)	(AREA CODE) TELEPHONE NUMBER | EXT.
Gary Benjamin (Representative)	(213) 479-7521

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))

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JUSTIFICATION FOR PROJECT EXEMPTION: ☒ Additional page(s) attached
The project is exempt because it involves the development of new 131-unit apartment building and an existing eight (8)-unit apartment building. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: as analyzed in the 5424 Carlton Way Project Categorical Exemption (dated February 2025), the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Most adjacent lots are developed with multi-family structures, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Hollywood Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of the Density Bonus incentives. The project is not unusual for the vicinity of the site and is similar in scope to other existing residential uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is not located in the Very High Fire Hazard Severity Zone. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or

Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

☒ 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	STAFF TITLE
Chi Dang	City Planner

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

DISTRIBUTION: County Clerk, Agency Record Rev. 9-17-2025