

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-2025-7075-SPPC-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-7076-CE

PROJECT TITLE

4505 West Prospect Avenue

COUNCIL DISTRICT

CD 4 – Raman

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

4505 West Prospect Avenue (4505 – 4507 West Prospect Avenue)

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The demolition of two (2) single-family residences, and the construction, use and maintenance of a three (3)-story, 8,815 square-foot, 15-unit residential building. There are no protected trees or shrubs on-site. The project proposes a total cut and export of approximately 66.7 cubic yards, and an overexcavation/recompaction of 468 cubic yards.

NAME OF APPLICANT / OWNER:

Helen Karabajakyan (Applicant / Owner)

CONTACT PERSON (If different from Applicant/Owner above)

Matt Kim, Commun Associate (Representative)

(AREA CODE) TELEPHONE NUMBER

(213) 271-4633

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) CEQA Guidelines 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

The project is exempt because it involves the construction of 15 multi-family units. None of the exceptions to the Categorical Exemption under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within a hillside area and is not within the Santa Monica Mountains Zone. As analyzed in the Justification For Categorical Exemption Case No ENV-2025-7076-CE, the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: The proposed project does not include a haul route request. 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 Mixed Income Incentive Program. 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; no unusual circumstance is found.

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

Yamillet Brizuela *Yamillet Brizuela*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Specific Plan Project Compliance

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



JUSTIFICATION FOR CATEGORICAL EXEMPTION CASE NO. ENV-2025-7076-CE

The Department of City Planning determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject Project as Categorically Exempt under Section 15332 (Class 32), Case No. ENV-2025-7076-CE, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Project Description

The proposed project is for the demolition of two (2), one-story single-family dwellings, and the construction, use and maintenance of a three (3)-story, 15-unit residential building measuring 36 feet in height. The project is setting aside 10 percent of the total 15 units and a minimum of 13 percent of the total 15 units, respectively, for a total of two (2) Extremely Low-Income Household units. The building will contain 8,815 square feet of floor area with a 1.31:1 FAR. The unit mix will be comprised of eight (8) one-bedroom units, six (6) two-bedroom units, and one (1) three-bedroom unit. There will be six (6) parking spaces with no guest parking spaces within the dedicated parking garage located at ground level. The proposed project also includes four (4) bicycle parking spaces, and 1,013.8 square feet of usable open space. Also, the proposed project includes a cut and export of approximately 66.7 cubic yards, and an overexcavation/recompaction 468 cubic yards. The number of units and size is not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

The City has considered whether the Proposed Project is subject to any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. There are five (5) Exceptions which must be considered in order to find a project exempt under CEQA: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

(a) Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project is located at 4505 West Prospect Avenue within the Hollywood Community Plan. There are currently 13 projects dating back to May 14, 2018, which are either currently filed with the Department of City Planning or have received a Letter of Determination from the Department of City Planning but have yet to receive a Certificate of Occupancy from the Los

Angeles Department of Building and Safety (LADBS). As such, there are 13 projects within 1,320 feet of the same type and in the same place as the subject project.

PROJECTS WITHIN A QUARTER-MILE FROM THE SUBJECT SITE (filed or filed and approved)			
Address	Case Number	Date Filed	Scope of Work
1900 N Rodney Dr	EAR-2025-6520-DB-VHCA / DIR-2025-6521-SPPC-VHCA	11/24/2025	New 17-unit residential building
1767 N Vermont Ave	DIR-2025-1040-TOC-SPPC- HCA	02/19/2025	New 24-unit residential building
4620 W Hollywood Blvd	DIR-2024-8110-TOC-SPPC- HCA	12/17/2024	New 28-unit residential building
4622 W Melbourne Ave	DIR-2024-6581-SPPC-HCA	10/09/2024	New 2-unit residential building
4545 W Prospect Ave	DIR-2024-957-SPPC-HCA	02/12/2024	New 2-unit residential building
4627 W Hollywood Blvd	DIR-2023-2838-TOC-SPP-SPR- HCA	4/24/2023	New 2-unit residential building
1718 N Vermont Ave	DIR-2022-597-SPP	01/27/2022	New commercial building
4477 W Hollywood Blvd	DIR-2022-4692-TOC-SPP-VHCA	06/30/2022	New 29-unit residential building
4521 W Melbourne Ave	DIR-2021-10788-SPP-HCA	12/23/2021	New 2-unit residential building
4607 W Melbourne Ave	DIR-2019-7415-SPP	12/12/2019	Residential Addition of 868 sq. ft.
1666 N Vermont Ave	DIR-2019-6738-SPPA-SPP- TOC-SPR-HCA-M1-1A	11/12/2019	New 139-unit residential building

4649 W Maubert Ave	DIR-2019-3760-TOC-SPP-SPR	06/25/2019	New 153-unit residential building
4511 W Russell Ave	DIR-2019-2411-SPP	5/14/2018	New 4-unit residential building

According to SCAQMD, individual construction projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Construction-related daily emissions at the project site would not exceed SCAQMD's regional or localized significance thresholds. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project also would have a less-than-significant impact with regard to localized emissions.

As noise is a localized phenomenon and decreases in magnitude as distance from the source increases, only projects and ambient growth in the nearby area could combine with the proposed project to result in cumulatively considerable noise impacts. These above noted projects will begin construction and end construction at different timelines, with minor overlap between projects. Thus, the construction of these known projects will be staggered and therefore do not have the potential to cumulatively contribute to air quality, construction traffic, and noise levels.

(b) Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

As mentioned, the project proposes a 15-unit residential building in an area zoned and designated for such development, through the use of an 87.5% density increase through the Mixed Income Incentive Program in exchange for affordable housing. All of the surrounding lots are developed with multi-family residences and commercial uses. The project proposes a FAR of 1.31:1 which is otherwise permitted by Subarea B of the SNAP. The proposed building will be three (3) stories in an area that is currently developed with buildings that range in height from one to two stories. In conjunction with the Mixed Income Incentive Program, the proposed building will not be unusual for the vicinity of the subject site and will be similar in scope to future residential buildings in the area that use the Mixed Income Incentive Program in exchange for affordable housing. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

(c) Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

As it relates to development along a Scenic Highway, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 17 miles to the west of the subject property. Therefore, the subject site will not create any impacts within a designated state scenic highway.

- (d) Hazardous Waste.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

In regards to Hazardous Waste sites, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site nor any site in the vicinity is identified as a hazardous waste site. As such, the project would not be developed on a site identified as a hazardous site pursuant to Section 65962.5 of the Government Code.

- (e) Historic Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. The Department of City Planning, Office of Historic Resources, confirmed that the two single-family dwellings are not considered historic resources for the purposes of CEQA per an email dated June 24, 2026.

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the 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; and (e) The site can be adequately served by all required utilities and public services.

- (a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.**

The subject site is located within the Hollywood Community Plan and Subarea B (Mixed Use Boulevards) of the Vermont-Western Station Neighborhood Area Plan (SNAP) Specific Plan. The site is zoned RD1.5-1XL and has a General Plan Land Use Designation of Neighborhood Office Commercial. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations in conjunction with the Mixed Income Incentive Program.

- (b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.**

The subject site is wholly within the City of Los Angeles, on a site that is approximately 6,755.4 square feet or 0.16 acres. The surrounding area is characterized by level topography, improved streets and commercial and multi-family residential developments. The abutting properties to the north and south are zoned RD1.5-1XL, are improved with multifamily buildings, and are located within Subarea B and Subarea A of the Vermont/Western SNAP, respectively. The abutting property to the east is zoned [Q]C4-2D, is improved with a multifamily building, and is located within Subarea B of the Vermont/Western SNAP. The abutting property to the south, across Prospect Avenue, is zoned PF-1XL, is improved with a Department of Water and Power city-owned facility and is located within Subarea B of the Vermont/Western SNAP.

(c) The project has no value as a habitat for endangered species, rare, or threatened species.

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. Additionally, the applicant submitted a Declaration of Biological Resource, signed and dated June 4, 2026, which confirmed that the project site does not contain any biological resources. Moreover, the Tree Disclosure Statement dated June 4, 2026, and signed by the owner, confirmed that there are no protected trees or shrubs on site or on the abutting properties.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.

Furthermore, the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator resulted in the proposed project having a net increase of 50 daily vehicle trips and a net increase of 340 daily VMT. Based on the VMT Calculator, the project is not required to perform VMT analysis under the VMT standards as these numbers fall below the LADOT threshold requiring further VMT analysis.

Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the project would not result in any significant effects related to traffic, noise, air quality, or water quality.

(e) The proposed project has been reviewed by City staff and can be adequately served by all required utilities and public services.

The project site will be adequately served by all public utilities and services given that the construction of a residential building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.