



## NOTICE OF EXEMPTION

August 16, 2024

Los Angeles County Clerk  
Attention: Environmental Filing/Registration  
12400 Imperial Highway, Suite 2001  
Norwalk, CA 90650

Governor's Office of Planning and  
Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

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### PROJECT:

Title and Case No.: 2 Unit - Airspace Condominium Subdivision - P2024-0072-TPM  
Address/Location: 3556 Helms Avenue  
Project Description: Tentative Parcel Map (TPM) for the Demolition of an Existing Single-Family Dwelling and Construction of Two New, Two-Story Detached Airspace Condominiums

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APPLICANT: Salvador Carbajal

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### CULVER CITY APPROVAL ACTION:

1. The Culver City Planning Commission on July 24, 2024, approved the Tentative Parcel Map for the subject property. The Planning Commission, in approving the project described above, determined that the project is exempt from further environmental impact assessment per the CEQA guidelines:  
Type of Exemption: Categorical Exemption  
CEQA Section(s): 15303, 15315  
Class: 3; New Construction of Small Structures – 15, Minor Land Division
2. Reason why project is Exempt (brief): The Class 3 exemption applies because the project proposes to build no more than two units in an urban area, and the Class 15 exemption applies because the subdivision of the site into two airspace condominium units keeps the subject property a single parcel.



Narek Mkrtdoumian, Planning Technician