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August 15, 2025

CPC-2024-914-DB-SPPC-VHCA-1A
ENV-2024-915-CE
Council District 13

NOTICE TO OWNER(S) AND OCCUPANT(S) WITHIN A 300-FOOT RADIUS, APPLICANT(S), APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, September 9, 2025** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC); and, Appeals filed by: 1) Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Richard Drury, Lozeau Drury LLP); and 2) Justin Maurer and Noemi Santo, Carlton Serrano Tenants Association, from the determination of the LACPC in approving, pursuant to Chapter 1A of the Los Angeles Municipal Code (LAMC) Section 13.B.4.2, a Specific Plan Project Compliance to allow the demolition of seven existing residential buildings and accessory uses, inclusive of a 16-unit apartment building, a four-unit apartment building, three single family dwellings, a detached garage, and a duplex building and the construction, use and maintenance of eight-story, 131-unit residential building and the maintenance of an existing two-story, eight-unit residential building, for a total of 139 units, within Subarea A (Neighborhood Conservation) of the Vermont/Western Transit Oriented District Station Neighborhood Area Plan (SNAP) Specific Plan; for the demolition of seven existing residential buildings and accessory uses, the maintenance of an existing eight-unit apartment building, and the construction, use, and maintenance of a new 131-unit apartment building, for a total of 139 units, on an approximately 37,688.3 square-foot (0.87 acre) site. The proposed project includes the removal of two street trees, three on-site protected trees, and 12 on-site non-protected trees. The proposed project is comprised of an eight-story, 105-foot and four-inch in height residential building, with one at-grade parking level and two and a half 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 two short term bicycle parking spaces, 3,405 square feet of usable open space, 35 on-site trees and 10 street trees. The Project will require the export of approximately 26,100 cubic yards of soil; for the properties located at 5416 - 5418, 5420, 5424 - 5428 and 5430 West Carlton Way, subject to Conditions of Approval.

Applicant: Maria Flores, 5430 Carlton, LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use

Case No. CPC-2024-914-DB-SPPC-VHCA-1A
Environmental No. ENV-2024-915-CE

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **25-0811** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

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For inquiries about the meeting, contact City Clerk staff:

Candy Rosales (213) 978-1078

clerk.plumcommittee@lacity.org

Candy Rosales
Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.