

CATEGORICAL EXEMPTION AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to appeals for the properties located at 5416 - 5418, 5420, 5424 - 5428 and 5430 West Carlton Way.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE 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, and THEREBY SUSTAIN the LACPC's determination 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, with 15 units restricted to Very Low Income Households, 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

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on September 9, 2025, the PLUM Committee considered a report from the LACPC and appeals for the properties located at 5416 - 5418, 5420, 5424 - 5428 and 5430 West Carlton Way. Department of City Planning staff provided an overview of the matter. A representative from Council District 13 provided comments to deny the appeals. After an opportunity for public comment, and presentations from the Appellants and Applicant Representatives, the Committee recommended to deny the appeals and thereby sustain the LACPC's determination in approving a Specific Plan Project Compliance for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

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