



Department of City Planning

P.O. Box 6069

Sherman Oaks, CA 91413

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

☎ 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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Wednesday, February 5, 2025
10:00 a.m.

The construction of an 8-story, 131-unit residential building and the maintenance of an existing 2-story, 8-unit residential building.

Project Located at:

5416 West Carlton Way

Hearing Conducted by:

Hearing Officer

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477

When prompted, enter the Meeting ID: 848 5848 9580 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/84858489580>

Enter Meeting ID: 848 5848 9580 and Passcode: 110043

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

5416-5418, 5420, 5424-5428, and 5430 West Carlton Way,
Los Angeles, CA 90027

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

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, the maintenance of an existing eight (8)-unit apartment building, and the construction, use and maintenance of a new 131-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 is comprised of an 8-story, 105-foot and 4-inch in height residential building, with 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 2 short term bicycle parking spaces, 3,405 square feet of usable open space, 35 on-site and 10 street trees. The project will require the export of approximately 26,100 cubic yards of soil.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

On behalf of the City Planning Commission, the Hearing Office will consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (In-Fill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to the Los Angeles Municipal Code (LAMC) Chapter 1, Section 12.22 A.25, a Density Bonus for a housing development project consisting of 139 dwelling units (of which 15 units will be set aside for Very Low Income households) in lieu of the base density of 95 units, and requesting the following off-menu incentives and waivers:
 - a. An off-menu incentive to permit a 12-foot, 6-inch minimum building setback along Carlton Way, in lieu of a 14.94-foot minimum building setback, as otherwise required by SNAP Section 7.E.
 - b. An off-menu incentive to permit an 18-foot, 3-inch maximum building setback along Carlton Way, in lieu of a 14.99-foot maximum building setback, as otherwise required by SNAP Section 7.E.
 - c. An off-menu incentive to permit roof lines of up to 169-feet, 1-inch without breaks, in lieu of the minimum 40-foot roof line breaks, as otherwise required by SNAP Development Standards Section IV-13.
 - d. A waiver of development standard for a 66-foot, 6-inch height increase to permit a maximum building height of 105-feet, 4-inches, in lieu of the 38-foot, 10-inch maximum height, as otherwise required by SNAP Section 7.D.
 - e. A waiver of development standard to permit four lots with a combined lot area of 37,688 square feet to be tied together to form a single building site in lieu of two lots with a total combined area of 15,000 square feet, as otherwise required by SNAP Section 7.A.
 - f. A waiver of development standard for a 70% rear yard reduction to permit 6 feet, in lieu of 20 feet, as otherwise required by LAMC Section 12.11-C,3.
 - g. A waiver of development standard for a 54.6% westerly side yard reduction to permit 5 feet in lieu of 11 feet, as otherwise required by LAMC Section 12.11-C,2.
 - h. A waiver of development standard for a 58.4% reduction of the space between buildings width requirement, to permit a 9-foot-2-inch width between buildings, in lieu of the minimum width of 22 feet, as otherwise required by LAMC Section 12.21-C,2(a).
 - i. A waiver of development standard for a 72.8% passageway width reduction, to permit a 6-foot passageway in lieu of the minimum passageway width of 22 feet, as otherwise required by LAMC Section 12.21-C,2(b).
 - j. A waiver of development standard for a 74.4% reduction in the required open space to permit a minimum of 3,405 square feet of open space, in lieu of 13,300 square feet, as otherwise required by SNAP Section 7-F.
3. Pursuant to the LAMC Chapter 1A, Section 13 B.4.2, a Specific Plan Project Compliance for 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, the construction, use, and maintenance of a new 131-unit apartment building and the maintenance of an existing 8-unit residential building within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP Specific Plan.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s): CPC-2024-914-DB-SPPC-VHCA	Environmental Case Number(s): ENV-2024-915-CE
Related Case Number(s): None	Overlays(s): Vermont/Western SNAP Specific Plan (Subarea A), Hollywood Redevelopment Plan
Zone: [Q]R4-2	
Land Use Designation: High Density Residential	Community Plan Area: Hollywood
Council District: 13 - Soto-Martinez	Assigned Staff Contact Information:
Applicant: Maria Flores, 5430 Carlton LLC	Danalynn Dominguez, City Planner danalynn.dominguez@lacity.org (213) 978-1340 200 N. Spring Street, Room 621 Los Angeles, CA 90012
Representative: Gary Benjamin, Alchemy Planning + Land Use	

Who’s Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.