

Los Angeles City Council
c/o Los Angeles City Clerk
Los Angeles City Hall
200 N. Spring Street,
Room 360
Los Angeles, CA 90012

CEQA APPEAL OF COUNCIL FILE 18-1169; (5719-5721 Carlton Way, Hollywood)

To Council President Wesson and Honorable Council Members:

I am forced to file this appeal due to the failure of the City Planning Department to exercise its appropriate oversight responsibilities and require a CEQA review of the above referenced Project, which calls for demolition of two 1920's bungalows to allow for construction of a 78' 3", five story, 27,771SF, 39 unit apartment project on Carlton Way, a local road in Hollywood (defined below). My formal appeal to the Council through its PLUM Committee is already of record, and I therefore highlight points that I believe have not been addressed adequately/at all by staff; Were they to be reasonably addressed it would be evident that this project might reasonably result in) significant impacts which threaten the environment. Therefore, the project ought to and should be subject to review under CEQA.

Here is a brief recap of where staff has failed to adequately address CEQA related concerns:

1. There is a one-way alley contiguous to the proposed project, which is intended to serve as the only entry/exit point for the parking structure. It is only 11' wide is only able to handle the passage of one vehicle at a time. The alley is already overloaded in handling the existing ingress/egress needs of five Carlton Way buildings, as well as the parking for a 41 unit building on Sunset Blvd.... not to mention the private garbage haulers needing access. The project would rely on the alley for its parking as well, adding an additional 259 daily vehicle trips. The superficial DOT study noted by staff does not address these issues at all.
2. The additional vehicular traffic in and out of the alley occurs within roughly 175' of Grant Elementary School. Alley visibility is poor for both for pedestrians and vehicle operators. The failure to at all address the potential hazard to school children and other pedestrians that an additional 259 vehicle trips would entail is not just regrettable – it is negligent.
3. The narrow alley opening at Wilton Place occurs within roughly 175' of the Sunset/Wilton intersection. Adding additional load on the alley is going to naturally back up the smooth operation of the intersection as cars will need to stop/slow down traffic on Wilton Place in order to get in and out of the alley, and residents of Carlton Way will be forced to sit in queues in the alleys if more than one vehicle needs to enter or exit the alley or if one vehicle tries to enter when there's already a line of vehicles trying to exit the alley. Again, this is not an issue that was at all dealt with in the DOT study that staff so gamely relies upon.
4. The seven stories of the proposed project are going to loom over three Class 3C historic structures to its west. There will be impacts related to blockage of sun, blockage of the structures from view, and the disequilibrium that a structure that dramatically differs from what currently exists on that block of Carlton Way. The planning commission analysis only looked at the impact of the project on the structures to be demolished – not on neighboring historic resources.

A reasonable person ought to conclude that this project might reasonably result in significant impacts which threaten the environment. That would be sufficient to mandate CEQA review to ensure that the

local community is safeguarded to the degree possible from the ramification of the proposed project. I, attach some photos to give some orientation and respectfully request that the Council take the reasonable step of ensuring that a CEQA study is required.

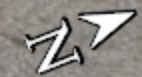
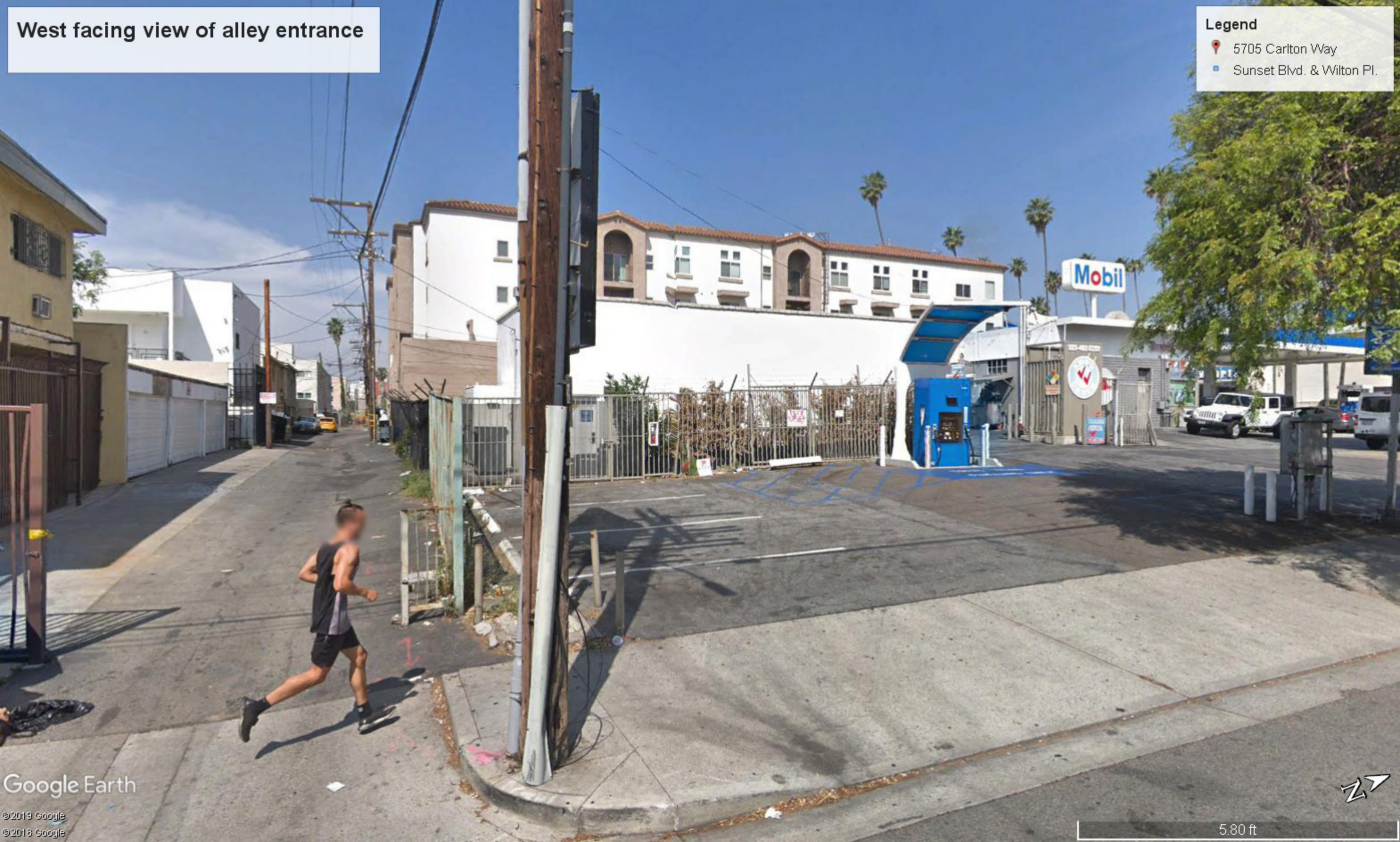
Ely Malkin, Appellant

1-25-19

West facing view of alley entrance

Legend

- 📍 5705 Carlton Way
- 📍 Sunset Blvd. & Wilton Pl.



View of alley looking toward the elementary school

Legend

- 📍 5705 Carlton Way
- 📍 Sunset Blvd. & Wilton Pl.



Google Earth

©2018 INEGI
©2019 Google
©2018 Google

6.81 ft



Overhead view of alley entrance from elementary school

Legend

- 📍 5705 Carlton Way
- 📍 Sunset Blvd. & Wilton Pl.



5705 Carlton Way

STOP

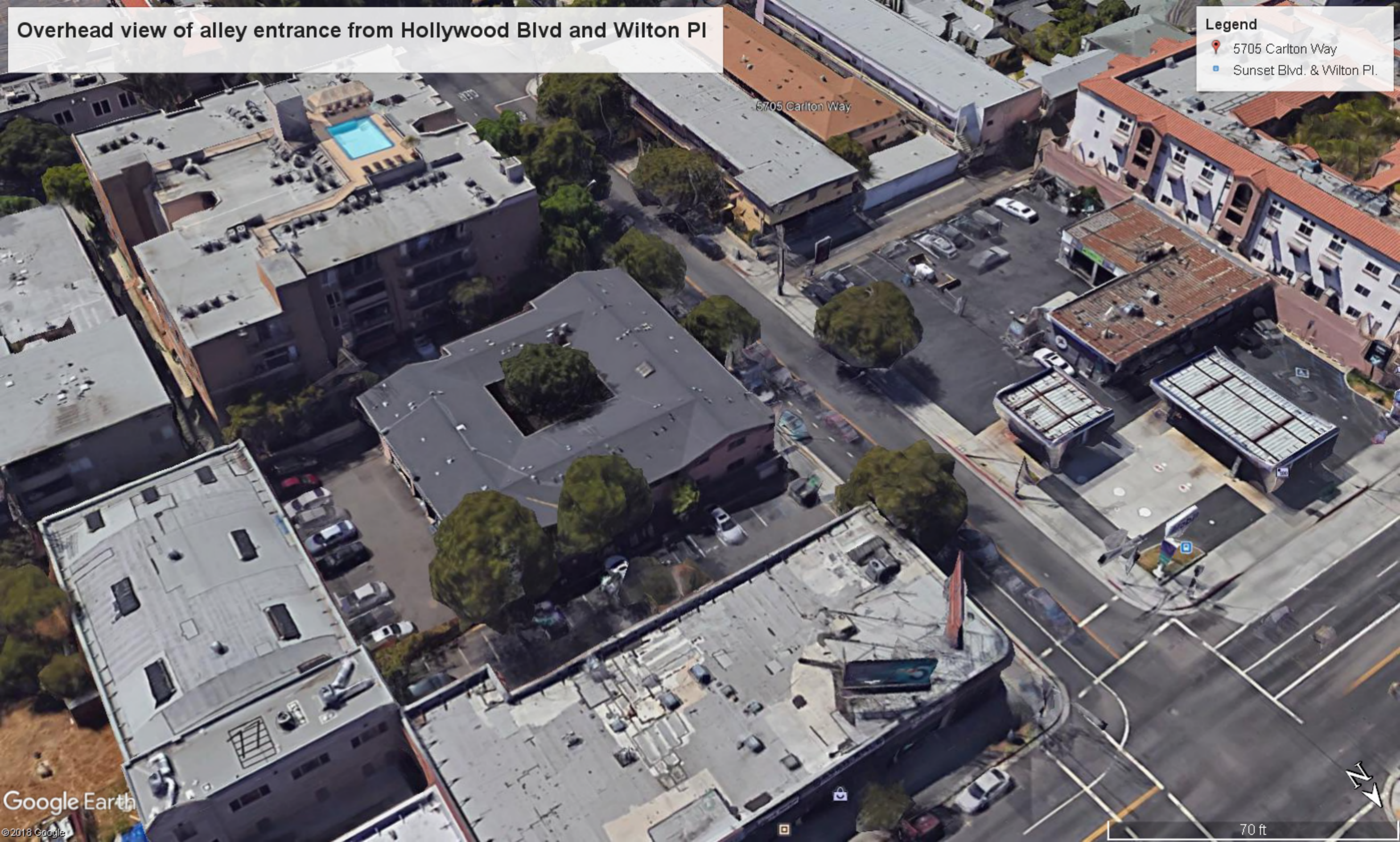
CLEAR



Overhead view of alley entrance from Hollywood Blvd and Wilton Pl

Legend

- 📍 5705 Carlton Way
- 📍 Sunset Blvd. & Wilton Pl.



5705 Carlton Way

Impacted historical structures

Write a description for your map.

Legend

- 📍 5705 Carlton Way
- ☕ Casablanca Coffee Lounge
- 📐 Feature 1
- 🔧 Feature 2
- 🏛️ Historical
- 📍 Hollywood / Wilton
- 🔑 Hollywood Smog Check & Test Only Station
- 📱 Mobil
- 📦 Pier 1 Imports

3 stories over 1 level of parking

5705 Carlton Way

Subject

Historical 1

Historical 2

Historical 3



Setbacks immediately east of proposed project

Legend

- 📍 5705 Carlton Way
- 📍 Sunset Blvd. & Wilton Pl.



Setbacks immediately west of proposed project

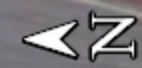
Legend

- 📍 5705 Carlton Way
- 📍 Sunset Blvd. & Wilton Pl.



Google Earth

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9.44 ft