

WA# 0111-31341-0094

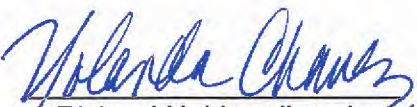
TRANSMITTAL

| | | |
|--|----------------|---------------------------------|
| To: Council | DATE 5/3/19 | COUNCIL FILE NO. 14-1174-S45 |
| From: CRA/LA Bond Oversight Committee | | COUNCIL DISTRICT 4 |

At its meeting of April 25, 2019, the CRA/LA Bond Oversight Committee considered recommendations in the attached Economic and Workforce Development Department (EWDD) report and after requesting a restatement of the approval of the original environmental clearance be included in the BOC transmittal, instructed staff to transmit to Council for approval. The project description contained in the EWDD report is consistent with the project described in the original Notice of Determination certified on September 12, 2016 and posted on September 29, 2016. Further, the Planning Commission issued its Letter of Determination and recommendations on October 26, 2016. (C.F. 16-0345-S2) Both documents are included as a part of this file.

Council approval of the report recommendations would acknowledge the previously certified environmental documents and authorize the appropriation of up to \$374,942 in CRA/LA Excess Non-Housing Bond Proceeds plus \$25,058 in earned interest totaling \$400,000 from the Hollywood Redevelopment Project Area (Tax-Exempt Series 2008-F) to the Los Angeles LGBT Center for the Anita Rosenstein Campus Project.

Fiscal Impact Statement: There is no impact on the City's General Fund from the proposed appropriation. The CRA/LA Excess Non-Housing Bonds Proceeds Fund No. 57D is funded solely from two transfers totaling approximately \$86 million in pre-2011 tax allocation bond proceeds from CRA/LA to the City. (C.F. 14-1174) Said transfers have been deposited with the Office of the Controller.


 Richard H. Llewellyn, Jr.
 City Administrative Officer
 Chair, CRA/LA Bond Oversight Committee

RHL:JVW/nsh15190112

Attachment

CITY OF LOS ANGELES

CALIFORNIA

JOHN L. REAMER JR.
INTERIM GENERAL MANAGER



ERIC GARCETTI
MAYOR

ECONOMIC AND WORKFORCE
DEVELOPMENT DEPARTMENT

1200 W. 7TH STREET
LOS ANGELES, CA 90017

April 9, 2019

Council File:14-1174-S45
Council District No.: 4
Contact Persons & Extensions:
Daysi Hernandez: (213) 744-9340

CRA/LA Bond Oversight Committee
c/o Jacqueline Wagner
Office of the City Administrative Officer
Room 1500, City Hall East

BOND OVERSIGHT COMMITTEE TRANSMITTAL: REQUEST REVIEW AND RECOMMENDATION THAT COUNCIL AND MAYOR, AS REQUIRED, APPROPRIATE UP TO \$374,942 IN CRA/LA EXCESS NON-HOUSING BOND PROCEEDS PLUS \$25,058 IN EARNED INTEREST TOTALING \$400,000 FROM THE HOLLYWOOD REDEVELOPMENT PROJECT AREA (TAX-EXEMPT SERIES 2008-F) TO THE LOS ANGELES LGBT CENTER FOR THE ANITA MAY ROSENSTEIN CAMPUS AKA MC CADDEN PROJECT

The Interim General Manager of the Economic and Workforce Development Department (EWDD) requests your review, approval and processing of the recommendations in this transmittal to the Mayor and City Council for their review and consideration.

RECOMMENDATIONS

The Interim General Manager of EWDD, or designee, requests that the Bond Oversight Committee recommend that the City Council, subject to the approval of the Mayor as required:

1. **ACKNOWLEDGE** the City of Los Angeles Notice of Determination of Environmental Impact Report and the corresponding Mitigation Measures as the environmental clearance for the Anita May Rosenstein Campus aka McCadden Project (Project) pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code;
2. **APPROVE** up to \$374,942 in tax-exempt CRA/LA Excess Non-Housing Bond Proceeds (EBP) plus \$25,058 in earned interest (Interest) for a total amount of \$400,000 available to Council District (CD) 4 from the Hollywood Redevelopment Project Area (Project Area) within the district be utilized by the Los Angeles LGBT Center (LA-LGBT) for the Project;

3. AUTHORIZE the Los Angeles Housing and Community Investment Department (HCIDLA) to be the implementing department;
4. AUTHORIZE HCIDLA to negotiate, prepare, execute and encumber a service payback contract with LA-LGBT no later than September 30, 2019;
5. INSTRUCT HCIDLA to expend the EBP allocation no later than September 30, 2024;
6. DIRECT HCIDLA to report on its work accomplishments to the Office of the City Administrative Officer (CAO), and fund expenditures to EWDD, on a quarterly and as-needed basis;
7. AUTHORIZE the Controller, subject to the availability of funds and a duly executed and encumbered service payback contract between HCIDLA and LA-LGBT, to expend up to \$374,942 plus \$25,058 Interest from the EBP Fund No. 57D, Account 22L9FN, Hollywood Tax-Exempt Series 2008-F for activities related to the Project upon presentation of proper documentation by HCIDLA, and satisfactory review and approval of EWDD in accordance with the terms and conditions of the Bond Expenditure Agreement (BEA); and
8. AUTHORIZE the Interim General Manager of EWDD, or designee, to prepare Controller instructions and/or make technical adjustments that may be required and are consistent with this action, subject to the approval of the CAO, and authorize the Controller to implement these instructions.

SUMMARY

Transmitted herewith for your review, approval, and further processing are recommendations pursuant to a CD 4 Motion (Ryu-O'Farrell) (Attachment 1) which was adopted by Council on September 7, 2018 (C.F. 14-1174-S45).

This transmittal recommends that up to \$374,942 in tax-exempt EBP plus \$25,058 Interest in the Project Area totaling \$400,000 within CD 4 be allocated to LA-LGBT to assist with permit fees for the Project located at 1125 N. McCadden Place, Los Angeles, CA 90038. This Promise Zone Program project, which includes fund opportunities for public improvements, open space, and affordable housing development, was identified as a potential project in the Project Area's Bond Spending Plan (BSP) that was adopted by Council on June 24, 2015 (C.F. 14-1174). Sufficient funds for this purpose are available from CD 4's portion of EBP in this Project Area.

The original taxable and tax-exempt EBP in the Project Area available to CD 4 was \$813,589 consisting of \$160,061 in taxable, and \$653,528 in tax-exempt EBP. After the mandated 16%, or \$25,610, in taxable EBP allocated for bond administration, there remained a combined \$787,979 in the Project Area available to CD 4. The recommended \$374,942 tax-exempt allocation, along with 3 pending and Council approved motions, will leave CD 4 with no taxable and no tax-exempt EBP in the Project Area.

EWDD ANALYSIS

The EWDD has met and consulted with CD 4 and LA-LGBT regarding Project. The \$400,000 EBP will be used to reimburse LA-LGBT for permitting fees associated with street improvements (Improvements) surrounding Phase I of Project. Those Improvements include adding a bike lane to Santa Monica Boulevard, sidewalk enhancements and landscaping on McCadden Place. These Improvements have already been implemented, and an \$850,000 funding gap arose from permitting fees. In September of 2018, the City Council approved \$450,000 from the Unappropriated Balance in the FY 2018-2019 Adopted Budget/Homeless Services Program (C.F. 16-0345-S6) to partially offset the permit costs. The \$400,000 EBP will infill the remaining funding gap.

The Improvements are part of a larger HCIDLA project that will provide homeless services and housing, and consists of three phases:

- Phase I is the new LA-LGBT headquarters which includes 100 beds for homeless individuals, and a service center with a commercial-grade kitchen, drop-in showers, laundry, meals, job training, case management and counseling. The total cost of \$78.5 million is 100% privately funded. Development of Phase I began in April 2017, and is slated to complete by April 2019.
- Phase II contains 25 units of supportive housing for youths, and carries an estimated project cost of \$12.3 million. Construction will commence shortly, and is expected to complete in Spring 2020.
- Phase III is a 98-unit development of affordable housing for seniors with an estimated cost of \$50.5 million. Construction will commence shortly, and is expected to complete in Spring 2020.

The cost of the impending Phases II and III construction will be paid by other funding sources. The \$400,000 EBP attributable to Phase I will be provided in the form of a service payback loan over a term of ten (10) years. HCIDLA shall develop a service payback loan contract with LA-LGBT. An annual credit of \$40,000 will be given upon receipt and satisfactory review of LA-LGBT's certification of services rendered. LA-LGBT will provide housing, education, employment and social support activities to seniors age 50+ and youths ages 18 to 24. LGBT estimates that it will serve 6,603 clients under the following 5 programs:

| Annual Programs | Occurrences | Services to be rendered | Anticipated Participants at events | Value/Event | Total Value | Total Attendees |
|---|-------------|--|------------------------------------|-------------|-------------|-----------------|
| Youth/Senior Culinary Workforce Development | 4 | 12 week Employment Training Program | 12 | 3,600 | 14,400 | 48 |
| Senior Center Programs | 526 | Health, Wellness, Social Support, & Education Programs | 10 | 20 | 10,520 | 5,260 |
| Music Fellowship | 3 | 10 week music program | 10 | 1,000 | 10,000 | 30 |
| Youth Employment Program | 104 | Employment skills workshops and Career Speaker series | 10 | 20 | 2,080 | 1040 |
| Youth Resource events | 3 | Youth Community Resource events | 75 | 1,000 | 3,000 | 225 |

Funding for the contract must be encumbered no later than September 30, 2019 with EBP appropriation fully expended no later than December 31, 2024. HCIDLA will report on its work accomplishments to CAO, and fund expenditures to EWDD, on a quarterly and as-needed basis for their regular reports to the BOC, Mayor and CRA/LA.

BENEFITS TO THE AFFECTED TAXING ENTITY

The expenditures set forth in this report will provide community benefits in the Project Area which will benefit the affected taxing entities by improving education, employment and social support activities to meet the needs of lesbian, gay, bi-sexual and transgender (LGBT) youths aged 18 to 24, and LGBT seniors aged 50 and over. The new campus will provide housing, employment, educational and social programs for youths and seniors located within the Los Angeles Promise Zone. The Promise Zone is a collective project including public, non-profit, and community based organizations to impact urban poverty, and render Los Angeles a better City. The Project's 4 broad program categories of Health, Social Services, Housing/Culture and Education/Leadership and Advocacy aim to build the health, enrich the lives and advocate for the rights of LGBT people.

ENVIRONMENTAL REVIEW

The Anita May Rosenstein Campus located at 1118-1136 N. McCadden Place, 1119-1137 N. McCadden Place, and 6719-6733 Santa Monica Boulevard, Los Angeles, CA 90038 is under construction. An Environmental Impact Report under CEQA Guidelines has been prepared, and a Notice of Determination was filed with the Los Angeles County Clerk on September 29, 2016 (Attachment 2). As project requested HOME

funds, HCIDLA prepared an Environmental Assessment report on March 28, 2017 under NEPA Guidelines, 24 CFR part 58.

CAO COVENANT REVIEW

The CAO has completed its review of the original bond documents and covenants, and has found that the proposed use of excess bond proceeds, as presented, is consistent with those covenants.

FISCAL IMPACT STATEMENT

There is no impact on the City's General Fund from the proposed appropriation of CRA/LA EBP. The CRA/LA Excess Non-Housing Bonds Proceeds Fund No. 57D is funded solely from transfers of approximately \$86 million in pre-2011 tax allocation bond proceeds from CRA/LA to the City (C.F. 14-1174 and C.F. 14-1174-S36). Said transfers have been deposited with the Office of the Controller.



JOHN L. REAMER, JR.
Interim General Manager

JLR:SH:DH:MMS:JL

ATTACHMENTS 1: Motion (Ryu-O'Farrell) C. F. 14-1174-S45
2: CEQA Notice of Determination Filing

MOTION ECONOMIC DEVELOPMENT

Since 1969 the Los Angeles LGBT Center has cared for, championed, and celebrated LGBT individuals and families in Los Angeles and beyond. The Center's more than 600 employees provide services for more LGBT people than any other organization in the world, offering programs, services, and global advocacy that span four broad categories: Health, Social Services and Housing, Culture and Education, Leadership and Advocacy.

The Los Angeles LGBT Center operates two facilities in the Hollywood area. The McDonald/Wright Building, located at 1625 Schrader Boulevard, provides a special care clinic, health program, and administrative services. The Village at Ed Gould Plaza, located at 1125 N. McCadden Place, is home to a number of supportive services for the LGBT Center, including art galleries and two theatres. Pedestrian access between the two sites is limited due to deterioration of the asphalt and cement along major thoroughways, narrow existing sidewalks, insufficient striping of lanes and emergency curbs.

The Los Angeles LGBT Center has identified critical infrastructure improvements near their facility located at 1125 N. McCadden Place. These improvements will include major transit corridor improvements, pedestrian enhancements, and public transit routes along Santa Monica Boulevard, Las Palmas Avenue, and McCadden Place. These improvements would benefit the neighborhood by enhancing public safety for local residents. Currently, funding has not been identified to fulfill the vision of the Los Angeles LGBT Center.

Council District 4 has identified tax-exempt CRA/LA Excess Bond Proceeds from the Hollywood Redevelopment Project Area that can help fund portions of the Santa Monica Boulevard Streetscape Improvements project within said Redevelopment Area. In accordance with policies adopted by Council (C.F. 14-1174) related to the CRA/LA Bond Expenditure Agreement and Bond Spending Plan, any proposal to expend CRA/LA Excess Bond Proceeds shall be initiated by Council Motion. Proposals will be reviewed by the CRA/LA Bond Oversight Committee, Economic Development Committee, and any other applicable committee with final recommendations presented to the Council and Mayor for final consideration and approval. The use of tax-exempt CRA/LA Excess Bond Proceeds for the Santa Monica Boulevard Streetscape Improvements project in the Hollywood Redevelopment Project Area is an identified eligible expense in the Bond Expenditure Agreement and Bond Spending Plan.

I THEREFORE MOVE that \$400,000 in tax-exempt CRA/LA Excess Bond Proceeds available to Council District 4 from the Hollywood Redevelopment Project Area be appropriated to the Los Angeles LGBT Center to provide critical infrastructure improvements, including major transit corridor improvements, pedestrian enhancements, and public transit routes along Santa Monica Boulevard, Las Palmas Avenue, and McCadden Place.

I FURTHER MOVE that the Economic and Workforce Development Department, with the assistance of the City Administrative Officer, Chief Legislative Analyst, Department of Transportation, and any other applicable City department, provide a report with recommendations to the CRA/LA Bond Oversight Committee to allocate \$400,000 in tax-exempt CRA/LA Excess Bond Proceeds available to Council District 4 to the Los Angeles LGBT Center for the Santa Monica Boulevard Streetscape Improvements as identified in the Bond Expenditure Agreement and Bond Spending Plan for the Hollywood Redevelopment Project Area.

PRESENTED BY David Ryu
DAVID RYU
Councilmember, 4th District

SECONDED BY [Signature]

11111
[Signature]


ORIGINAL

2016 240497
 FILED
 Sep 29 2016
 Date of Filing: 09/29/2016 - Recorder/County Clerk
 Document ID: 240497

CITY OF LOS ANGELES
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

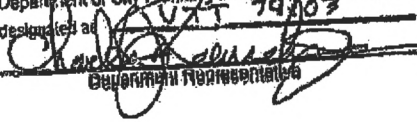
CITY CLERK'S USE

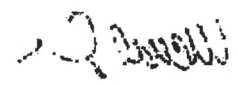
(California Environmental Quality Act Guidelines Section 15094)

| | | |
|---|--|---|
| Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guidelines 15094(c) requires submittal of this notice to the State DPR if the project requires discretionary approval from a state agency. (State DPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days. | | |
| LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 200 N. Spring Street, 7 th Floor Los Angeles, CA 90012 | | COUNCIL DISTRICT 4 |
| PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) McCadden Project | CASE NO. VTT-74103 | |
| PROJECT DESCRIPTION AND LOCATION The project is the merger and re-subdivision of one Master Lot and 3 airspace lots for the development of a 78,791 square foot, mixed-use development on a 78,791 square foot site (East Site) with 100 affordable senior units, 18,040 square feet of dwelling space with 55 transitional living and emergency guest rooms with a capacity for 100 beds (including 60 transitional living beds and 40 emergency overnight beds), 7,085 square-foot senior center, 15,485 square-foot youth center, 17,040 square feet of administrative offices, 6,216 square-foot accessory recreational space, 4,520 square feet of kitchen/service area, and a 1,885 square-foot commercial space; and a 7,508 square-foot site (West Site) Lot 2 for the development of 35 affordable youth housing units. | | |
| The project site is located at: 1119-1139 N. McCadden Place, 1118-1136 N. McCadden Place, 6719-6733 Santa Monica Boulevard | | |
| CONTACT PERSON Noah Adlar | STATE CLEARING HOUSE NUMBER 2016101001 | TELEPHONE NUMBER (310) 838-2400 ext. 112 |
| On September 12, 2016 the above project was approved by the City of Los Angeles Deputy Advisory Agency. The following determinations were made: | | |
| SIGNIFICANT EFFECT | <input checked="" type="checkbox"/> Project will have a significant effect on the environment. <input type="checkbox"/> Project will not have a significant effect on the environment. | |
| MITIGATION MEASURES | <input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval. | |
| MITIGATION REPORTING / MONITORING | <input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project. | |
| OVERRIDING CONSIDERATION | <input checked="" type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input type="checkbox"/> Statement of Overriding Considerations was not required. | |
| ENVIRONMENTAL IMPACT REPORT | <input checked="" type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The Environmental Impact Report may be examined at the Office of the City Clerk. <input type="checkbox"/> An Environmental Impact Report was not prepared for the project. | |
| NEGATIVE DECLARATION | <input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk. <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project. | |
| SIGNATURE (Lead Agency)  | TITLE Senior City Planner | DATE OF PREPARATION September 29, 2016 |
| SIGNATURE (Office of Planning and Research if applicable) | TITLE | DATE |
| DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency (if any) Part 5 - Office of Planning and Research (if applicable) | * OFFICE OF THE CITY CLERK Room 385, City Hall 200 N. Spring Street Los Angeles, CA 90012 | |

THIS NOTICE WAS POSTED
 ON September 29 2016
 UNTIL October 31 2016
 REGISTRAR - RECORDER/COUNTY CLERK

I hereby certify and attest this to be a true and correct
copy of the official record on file in the office of the
Department of City Planning of the City of Los Angeles
designated as VAT 74803


Department Representative



This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

SEP 29 2016

Diana C. Lynn
REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA





LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801
(213) 978-1300; planning.lacity.org

LETTER OF DETERMINATION

Mailing Date: OCT 26 2016

**CASE NO.: CPC-2016-1083-GPA-VZC-HD-
DB-SPR**

**CEQA: ENV-2015-1192-EIR,
SCH No. 2015101001**

Council District: 4 – Ryu

Plan Area: Hollywood

**Requests: General Plan Amendment,
Vesting Zone Change, Height District,
Density Bonus, Site Plan Review**

**Location: 1118 -1136 North McCadden Place, 1119 -1139 North McCadden Place,
6719 - 6733 West Santa Monica Boulevard**

Applicant: LA LGBT Center / McCadden Place, LP

Representative: Noah Adler, Craig Lawson & Co., LLC

At its meeting of October 13, 2016, the Los Angeles City Planning Commission took the following action:

1. **Found**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in McCadden Project EIR No. **ENV-2015-1192-EIR**, SCH No. 2015101001, certified on September 12, 2016; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project. Adopt the following:
 - a. The related and prepared **Environmental Findings**.
 - b. The **Statement of Overriding Considerations**.
 - c. The **Mitigation Monitoring Program** prepared for the EIR (Conditions of Approval Nos. 22, 23, and 24).
2. **Recommend** that the **City Council Approve a General Plan Amendment** to the Hollywood Community Plan to change the land use designation from 'Limited Manufacturing' to 'General Commercial'.
3. **Recommend** that the City Council adopt a **Vesting Zone Change and Height District Change** from [Q]M1-1VL-SN to [T][Q]C2-2D-SN for both sites; and a D-Limitation to allow an average 2.00:1 FAR over the entire site.
4. **Approved a Density Bonus**, with 100% restricted to Very Low to Moderate Income Households (100 Senior units and 35 Youth housing units) to allow **Parking Option 2** and **one On-Menu** and **two Off-Menu** Affordable Housing Incentives as follows:
 - a. Pursuant to Section 12.22.A.25(f)(8), an "On-Menu" incentive to average the floor area ratio, density, parking, and open space.
 - b. Pursuant to LAMC Section 12.22.A.25(g)(3), an off-menu incentive to allow a 5 foot reduction on the south side yard of the proposed youth housing building as required by LAMC Section 12.11.C.2, to permit 3 feet in lieu of 8 feet.
 - c. Pursuant to LAMC Section 12.22.A.24(g)(3), an off-menu incentive to allow 40 emergency overnight beds in lieu of the maximum 30 emergency overnight beds permitted by LAMC Section 12.14.A.44.
5. **Approved a Site Plan Review** for a project resulting in a net increase greater than 50 residential units.
6. **Adopted** the attached modified **Conditions of Approval**.

7. **Adopted the attached Findings.**
8. **Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring;**
9. **Advised the applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Wildlife Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.**

RECOMMENDATIONS TO CITY COUNCIL:

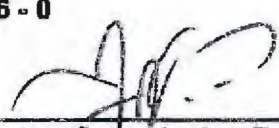
1. **Recommend that the City Council Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in McCadden Project EIR No. ENV-2015-1192-EiR, SCH No. 2015101001, certified on September 12, 2016; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project. Adopt the following:**
 - a. **The related and prepared Environmental Findings.**
 - b. **The Statement of Overriding Considerations.**
 - c. **The Mitigation Monitoring Program prepared for the EIR (Conditions of Approval Nos. 22, 23, and 24).**
2. **Recommend that the City Council adopt a General Plan Amendment to the Hollywood Community Plan to change the land use designation from 'Limited Manufacturing' to 'General Commercial'.**
3. **Recommend that the City Council adopt a Vesting Zone Change and Height District Change from [Q]M1-1VL-SN to [T][Q]C2-2D-SN for both sites; and a D-Limitation to allow an average 2.00:1 FAR over the entire site.**

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Ambroz
Seconded: Millman
Ayes: Katz, Mack, Perlman, Dake-Wilson
Absent: Ahn, Choe, Padilla-Campos

Vote: 6 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date/Appeals: The Los Angeles City Planning Commission's decision regarding the **Site Plan Review** is appealable to the Los Angeles City Council within 15 days after the mailing date of this determination letter. The GPA-VZC-HD-DB entitlements are not appealable. Any appeal not filed within the **15-day period** shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

FINAL APPEAL DATE: NOV 10 2016

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**Attachment: Conditions of Approval, Ordinance, Maps, Findings, Resolution
Senior City Planner: Luci Ibarra
City Planning Associate: Sergio Ibarra**