


**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE**

**CEQA APPEAL**

ENVIRONMENTAL DOCUMENT:	RELATED CASES:	COUNCIL DISTRICT:
ENV-2014-2392-MND	DIR-2015-1998-DB	14-Huizar
PROJECT ADDRESS:		
3401-3415 E. 1 <sup>st</sup> Street and 116-126 S. Lorena Street		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Dora Leong Gallo (Applicant) A Community of Friends 3701 Wilshire Blvd., Suite 700 Los Angeles, CA 90010		
Noah Adler (Rep) Craig Lawson and Co., LLC 3221 Hutchinson Ave., Suite D Los Angeles, CA 90034	319-838-2400	<a href="mailto:noah@craiglawson.com">noah@craiglawson.com</a>
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Pedro and Marlene Rosado (Appellant) El Mercado de Los Angeles 3425 E. 1 <sup>st</sup> Street Los Angeles, CA 90063	323-268-3451	<a href="mailto:elmercadito@yahoo.com">elmercadito@yahoo.com</a>
Harvey Englander & Juan Garza (Rep) Englander, Knabe and Allen 801 S. Figueroa St., Suite 1050 Los Angeles, CA 90017	213-741-1500	<a href="mailto:juan@englanderpr.com">juan@englanderpr.com</a>
FINAL PROJECT DESCRIPTION:		
<p>Mitigated Negative Declaration (MND) and the related California Environmental Quality Act (CEQA) findings and an appeal filed Pedro A. Rosado and Marlene Rosado, El Mercado de los Angeles (Representative: Harvey Englander, Englander, Knabe and Allen), brought under California Public Resources Code Section 21151 (c) of CEQA, from the determination of the Director of Planning in adopting Mitigated Negative Declaration ENV-2014-2392-MND and the corresponding Mitigation Monitoring Program (MMP) as the environmental clearance for DIR-2015-1998-DB, for the property located at 3401-3415 E. 1<sup>st</sup> Street and 116-126 S. Lorena Street within the Boyle Heights Community Plan area.</p> <p>(On March 2, 2016, the Director of Planning approved two (2) incentives requested by the applicant for a proposed project involving the construction of an approximately 90,000 sq. ft. 4 to 5 story, mixed use residential development containing 49 apartment units and approximately 10,000 sq. ft. of ground floor commercial space. Maximum building height would be approximately 70 feet to the top of the building parapet. Commercial, residential and guest parking would be located in a single level subterranean parking lot.)</p>		

ATTACHMENTS:	REVISED :	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination <input type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Ordinance <input type="checkbox"/> Zone Change Map <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input checked="" type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input checked="" type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>FISCAL IMPACT STATEMENT:</b>			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <p style="text-align: center;">*If determination states administrative costs are recovered through fees, indicate "Yes".</p>			
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>	
Greg Shoop	213-978-1243	<a href="mailto:greg.shoop@lacity.org">greg.shoop@lacity.org</a>	
Nuri Cho	213-978-1177	<a href="mailto:nuri.cho@lacity.org">nuri.cho@lacity.org</a>	
<b>PLANNING COMMISSION:</b>			
None			
<b>PLANNING COMMISSION HEARING DATE:</b>		<b>COMMISSION VOTE:</b>	
Not applicable		Not applicable	
<b>TRANSMITTED BY:</b>		<b>TRANSMITTAL DATE:</b>	
Iris F. Awakuni 		4.28.2016	