

VTT-73536-2A



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission, City Planning Commission, City Council, Director of Planning

Regarding Case Number: VTT-73536

Project Address: 1335-1357 N. Vine St.; 1338-1352 N. Ivar Ave.; 6331-355 Homewood; 6314-6372 De Longre

Final Date to Appeal: 05/08/2017

- Type of Appeal: Appeal by Applicant/Owner, Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved, Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Golden State Environmental Justice Alliance (dba Social Env. Justice Alliance)

Company: Golden State Environmental Justice Alliance (dba Social Env. Justice Alliance)

Mailing Address: c/o Craig M. Collins Blum Collins LLP. 707 Wilshire Blvd. Ste. 4880

City: Los Angeles State: CA Zip: 90017

Telephone: (213) 572-0400 E-mail: collins@blumcollins.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self, Other:

- Is the appeal being filed to support the original applicant's position? Yes, No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Craig M. Collins Esq.

Company: Blum Collins LLP

Mailing Address: 707 Wilshire Blvd. Suite 4880

City: Los Angeles State: CA Zip: 90017

Telephone: (213) 572-0400 E-mail: collins@blumcollins.com

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part

Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: All

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: 

Date: 04/25/2017

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>Brian Caw</u>	Date: <u>5/2/17</u>
Receipt No: <u>0104728843</u>	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)



LOS ANGELES CITY PLANNING COMMISSION

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

LETTER OF DETERMINATION

MAILING DATE: APR 28 2017

VTT-73536-2A

Case No.: VTT-73536-1A

Council District: 13 – O'Farrell

CEQA: ENV-2014-2735-EIR; SCH No. 2014111013

Plan Area: Hollywood

Related Case: ZA-2015-1766-MCUP-VCU-SPR-1A

Project Site: 1335 – 1357 North Vine Street;
1338 – 1352 North Ivar Street;
6331 – 6355 Homeward Avenue;
6314 – 6372 De Longpre Avenue

Applicant: Phil Tate, KR Academy, LLC
Representative: CJ Laffer, Manatt, Phelps & Phillips, LLC

Appellant: Golden State Environmental Justice Alliance
Representative: Craig Collins, Blum Collins

At its meeting of **April 20, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

A master ground lot, one below-grade lot and five airspace lots for the construction of an approximately 496,849 square-foot mixed-use development containing offices, residences and restaurant space with associated parking.

1. **Found** that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report No. ENV-2014-2735-EIR, (SCH No. 2014111013), dated March 2016 and the Final EIR dated November 2016 collectively Academy Square Project FEIR, as well as the whole of the administrative record.

Certified that:

- a. The Academy Square Project FEIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. That the Academy Square Project FEIR was presented to the Los Angeles City Planning Commission as the decision-making body of the lead agency; and
- c. The Academy Square Project FEIR reflects the independent judgement and analysis of the lead agency;

Adopted the following:

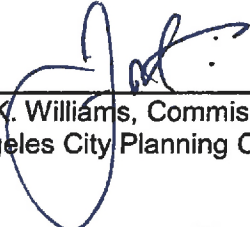
- a. The related and prepared Academy Square Project FEIR Environmental Findings;
- b. The Statement of Overriding Considerations Academy Square Project FEIR setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur; and
- c. The Mitigation Measures, Mitigation Monitoring Program prepared for the Academy Square Project FEIR;

- 2. **Denied** in part and **sustained** in part, the Deputy Advisory Agency's approval of the Vesting Tentative Tract;
- 3. **Adopted** the attached Conditions of Approval as modified by the Commission; and
- 4. **Adopted** the attached Findings.

The vote proceeded as follows:

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

Vote: 7 - 0



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

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

Effective Date/Appeals: The Los Angeles City Planning Commission's decision is appealable to the Los Angeles City Council within 10 days after the mailing date of this determination letter. Any appeal not filed within the 10-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: MAY 08 2017

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.

Attachments: Modified Conditions of Approval, Findings

c: Charles Rausch Jr., Associate Zoning Administrator
 Luciralia Ibarra, Senior City Planner
 Sarah Molina-Pearson, City Planner

Office: Downtown
Applicant Copy
 Application Invoice No: 36800

City of Los Angeles
 Department of Building and Safety



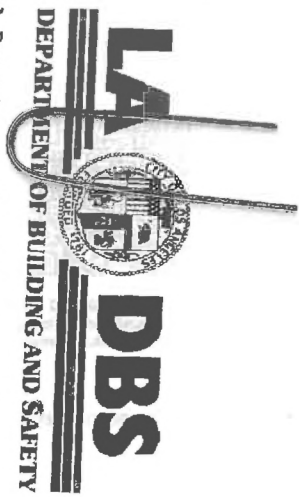
City Planning

NOTICE: The staff of the Planning Department will analyze your application, regardless of whether or not you

This filing fee is required by

LA Department of Building and Safety
 LA DAVI 104108004 5/2/2017 12:34:15 PM
 PLAN & LAND USE \$89.00
 DEV SERV CENTER SURCH-PLANNING \$2.67
 PLAN & LAND USE \$5.34
 PLAN & LAND USE \$6.23
 PLAN & LAND USE \$4.45

Receipt #: 0104728843
 Sub Total: \$107.69



Applicant: GOLDEN STATE ENVIRONMENTAL JUSTICEALLIANCE - COLLINS, CRAIG (B:213-5720400)
Representative:
Project Address: 1338 N IVAR AVE, 90028

NOTES:

Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
Case Total			\$89.00

LA Department of Building and Safety
 LA DAVI 104108004 5/2/2017 12:34:15 PM

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$89.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$2.67
City Planning Systems Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (5%)	\$4.45
Grand Total	\$107.69
Total Invoice	\$107.69
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$107.69

Receipt #: 0104728843

Council District: 13
 Plan Area: Hollywood
 Processed by CARR, BRIAN on 05/02/2017

Signature: