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March 3, 2021

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

APPEAL FOR A PROPOSED PROJECT AT 135 - 153 West Avenue 34; CASE NO. ENV-2016-273-MND-REC1; COUNCIL FILE NO. 21-0024

The proposed project is the construction of a new, five-story, mixed-use building with 468 dwelling units, including 66 dwelling units set aside for Very Low Income Households and 16,395 square feet of commercial space. The development will provide a total of 222 studio, 152 one-bedroom, and 94 two-bedroom dwelling units, a total of 49,152 square feet of open space for residents, and two (2) levels of subterranean parking across the entire site.

At its meeting on October 8, the Los Angeles City Planning Commission (CPC) denied an appeal of the proposed project, including a finding that the project was previously assessed in Mitigated Negative Declaration Case No. ENV-2016-273-MND, adopted on August 22, 2017; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated December 2019 no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

As a result of the CPC's action, the both the entitlements and the CEQA clearance are final and not further appealable, and as such the CEQA appeal filed Michael Hayden has been terminated and requires not further action from the Los Angeles City Council.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Oliver Netburn
City Planner