

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
VTT-83081-SL-HCA-2A	ENV-2020-3308-CE	8 – Harris-Dawson
RELATED CASE NOS.		COUNCIL FILE NO:
VTT-83081-SL-HCA <input type="checkbox"/> N/A		<input type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
1840 – 1848 West Adams Boulevard		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Donghou Li, Tripalink <input type="checkbox"/> N/A <input checked="" type="checkbox"/> New/Changed	800-208-1158	lidonghao.ldh@tripalink.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Same as above <input checked="" type="checkbox"/> N/A		
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Felipe Caceres, USC Forward <input type="checkbox"/> N/A	213-361-7848	felipe.caceres@seiu721.org
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jordan R. Sisson <input type="checkbox"/> N/A	951-542-2735	jordan@gideonlaw.net
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Rafael Fontes	213-978-1189	rafael.fontes@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
Vesting Tentative Tract Map <input type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i>		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:		

(UNAPPEALED OR NON-APPEALABLE ITEMS)

N/A

ITEMS APPEALED:

Vesting Tentative Tract Map No. VTT-83081 for the subdivision of an existing pair of 7,062 square foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) small lot homes pursuant to Small Lot Subdivision Ordinance No. 176,354. as shown on map stamp-dated July 1, 2020.

On February 24, 2022, The Deputy Advisory Agency (following a public hearing on January 12, 2022) determined that, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions).

The Deputy Advisory Agency’s determination was appealed and upheld by the South Los Angeles Area planning commission.

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other: See below	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

The LOD, Findings and Conditions of Approval are included as a single PDF. “Other” includes architectural drawings.

N/A

FISCAL IMPACT STATEMENT:

Yes No

*If determination states administrative costs are recovered through fees, indicate “Yes.”

PLANNING COMMISSION:	
<input type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input checked="" type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
July 19, 2022	3 – 0
LAST DAY TO APPEAL:	DATE APPEALED:
September 6, 2022	August 31, 2022
TRANSMITTED BY:	TRANSMITTAL DATE:
Linda Lou	September 12, 2022