

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
DIR-2020-7846-DB-SPR-HCA-1A	ENV-2020-7847-CE-1A	14
RELATED CASE NOS.		COUNCIL FILE NO:
<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
212-220 South Spring Street		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
216 Spring St., LLC <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	213-243-5707	david@davidgrayarchitects.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Blaise Fremont <input type="checkbox"/> N/A	213-243-5707	blaise@davidgrayarchitects.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Appellant #1: Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA) Appellant #2: Supporters Alliance for Environmental Responsibility <input type="checkbox"/> N/A	Appellant #1: 650-589-1660 Appellant #2: 510-836-4200	Appellant #1: amarshall@adamsbroadwell.com Appellant #2: richard@lozeaudrury.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Appellant Representative #1: Aidan P. Marshall Appellant Representative #2: Brian Flynn, Lozeau Drury LLP <input type="checkbox"/> N/A	Appellant Representative #1: 650-589-1660 Appellant Representative #2: 510-836-4200	Appellant Representative #1: amarshall@adamsbroadwell.com Appellant Representative #2: brian@lozeaudrury.com
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Nuri Cho	213-978-1177	Nuri.Cho@lacity.org

ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):

Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

The preparation of a draft ordinance by the City Attorney will be required.

**FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

- A Density Bonus Affordable Housing Incentive Program to allow the following incentive for an On-Menu Incentive for a 35-percent increase in the Floor Area Ratio (FAR) to permit a maximum of 8.1:1 FAR in lieu of otherwise permitted 6:1 FAR for a project totaling 120 dwelling units, reserving 11 percent, or 14 units, of the base density units for Very Low Income Household occupancy for a period of 55 years; and
- A Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.

N/A

ITEMS APPEALED:

Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination (CPC)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input 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 type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (Owners and Occupants)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Other: CE Justification and Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Appeal Applications and Justifications	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		

<input type="checkbox"/> Site Photographs <input type="checkbox"/> Other:	<input type="checkbox"/>		
NOTES / INSTRUCTIONS:			
Please create a Council File for the appeals received. <input type="checkbox"/> N/A			
FISCAL IMPACT STATEMENT:			
<input type="checkbox"/> Yes <input type="checkbox"/> No <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small>			
PLANNING COMMISSION:			
<input checked="" 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 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:	
December 15, 2022		5-0 to deny the appeal and sustain the Director of Planning's Determination to approve the project	
LAST DAY TO APPEAL:		DATE APPEALED:	
N/A – CPC Decision on the SPR is final		January 12, 2023 and January 17, 2023	
TRANSMITTED BY:		TRANSMITTAL DATE:	
Linda Lou		February 1, 2023	