

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
DIR-2021-7344-TOC-SPR-HCA	ENV-2020-5078-CE	1 – Hernandez
RELATED CASE NOS.		COUNCIL FILE NO:
DIR-2021-7344-TOC-SPR-HCA-1A <input type="checkbox"/> N/A		<input checked="" type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
550 South Union Avenue; 1701, 1709, 1715, 1717, 1717 ½ West 6 th Street		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Benbaroukh, LLC <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	310-944-1782	elias@calitexllc.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Ugonna Mbelu Icon & Ikon, Inc. <input type="checkbox"/> N/A	310-986-5588	ugo@iconarc.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Supporters Alliance for Environmental Responsibility (SAFER) <input type="checkbox"/> N/A	510-836-4200	richard@lozeaudrury.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Richard Drury Lozeau Drury, LLP <input type="checkbox"/> N/A	510-836-4200	richard@lozeaudrury.com
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Erick Morales	213-202-5440	erick.morales@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		

Categorical Exemption

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)**

Transit Oriented Communities / Site Plan Review / Housing Crisis Act

N/A

ITEMS APPEALED:

Categorical Exemption: California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, Section 32 (Urban Infill Development)

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 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	<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: Appeal Justification, CPC Staff Report	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Appellant participated in the appeal of the SPR entitlement, which was heard by the City Planning Commission on July 13, 2023. The City Planning Commission denied the appeal by a vote of 6-0.

N/A

FISCAL IMPACT STATEMENT:

Yes

No

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

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

COMMISSION VOTE:

July 13, 2023

6 – 0

LAST DAY TO APPEAL:

DATE APPEALED:

September 1, 2023

August 30, 2023

TRANSMITTED BY:

TRANSMITTAL DATE:

Ari Briski

9/7/2023