

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

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|---|----------------------------|---|
| CITY PLANNING CASE: | ENVIRONMENTAL CASE: | COUNCIL DISTRICT: |
| ZA-2021-8124-ZAD-1A | ENV-2021-8125-CE | 14 – de León |
| RELATED CASE NOS. | | COUNCIL FILE NO: |
| <input checked="" type="checkbox"/> N/A | | <input checked="" type="checkbox"/> N/A |
| PROJECT ADDRESS / LOCATION: | | |
| 1431 North Avenue 57/1518 North Nolden Street | | |
| APPLICANT: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| Scott Gaudes <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed | N/A | N/A |
| APPLICANT'S REPRESENTATIVE: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| Matt Jewett Keystone Strategic Planning <input type="checkbox"/> N/A | (310)571-8314 | mjewett@keystoneplanners.com |
| APPELLANT: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| Michael Dailey & Clayton Early <input type="checkbox"/> N/A | (617)791-4831 | mike.dailey@mac.com |
| APPELLANT'S REPRESENTATIVE: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| N/A <input type="checkbox"/> N/A | N/A | N/A |
| PLANNER CONTACT: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| Charles J. Rausch, Jr. | 213-978-1318 | charlie.rausch@lacity.org |
| ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS): | | |
| Categorical Exemption <input checked="" 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) | | |
| ZA-2021-8124-ZAD is not appealable to Council, action is final. <input type="checkbox"/> N/A | | |
| ITEMS APPEALED: | | |

Categorical Exemption: California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures – One-single family residence or a second dwelling unit in a residential zone).

N/A

| ATTACHMENTS: | REVISED: | ENVIRONMENTAL DOCUMENT: | REVISED: |
|--|--------------------------|---|--------------------------|
| <input 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 type="checkbox"/> Mailing List | <input type="checkbox"/> | <input type="checkbox"/> Other: | <input type="checkbox"/> |
| <input type="checkbox"/> Interested Parties List | <input type="checkbox"/> | | |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> | | |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> | | |
| <input type="checkbox"/> Site Photographs | <input type="checkbox"/> | | |
| <input type="checkbox"/> Other: | <input type="checkbox"/> | | |

NOTES / INSTRUCTIONS:

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 checked="" 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 |
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PLANNING COMMISSION HEARING DATE:

December 14, 2022

COMMISSION VOTE:

3-0

LAST DAY TO APPEAL:

May 18, 2023

DATE APPEALED:

May 18, 2023

TRANSMITTED BY:

Ari Briski

TRANSMITTAL DATE:

September 15, 2023