

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
ADM-2023-4682-DB-VHCA-ED1-1A	N/A	11-Park
RELATED CASE NOS.		COUNCIL FILE NO:
<input checked="" type="checkbox"/> N/A		<input type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
11418-11424 West Missouri Ave		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Steven Scheibe LA Affordable Communities LLC 1853 6 th Street Manhattan Beach, CA 90266 <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	(909) 957-6343	steven@generationrep.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
"Missouri Avenue Neighbors" <input type="checkbox"/> N/A	(818) 907-8755	kkropp@lunaaglushon.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Kristina Kropp Luna & Glushon 16255 Ventura Blvd. Suite 950 Encino, CA 91436 <input type="checkbox"/> N/A	(818) 907-8755	kkropp@lunaaglushon.com
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Anacany Hurtado	(213) 482-7085	anacany.hurtado@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		

CEQA Appeal for Statutory 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)**

Density Bonus under Emergency Directive 1

N/A

ITEMS APPEALED:

Statutory Exemption

N/A

ATTACHMENTS:

REVISED:

ENVIRONMENTAL DOCUMENT:

REVISED:

Letter of Determination

Categorical Exemption (CE)
(Notice of Exemption)

Findings of Fact

Statutory Exemption (SE)
(Notice of Exemption)

Staff Recommendation Report

Negative Declaration (ND)

Conditions of Approval

Mitigated Negative Declaration (MND)

T Conditions

Environmental Impact Report (EIR)

Proposed Ordinance

Mitigation Monitoring Program (MMP)

Zone Change Map and Ordinance

Sustainable Communities
Project Exemption (SCPE)

GPA Resolution

Sustainable Communities
Environmental Assessment (SCEA)

Land Use Map

Sustainable Communities
Environmental Impact Report (SCEIR)

Exhibit A – Plans

Appendices

Mailing List

Other:

Interested Parties List

Appeal

Development Agreement

Site Photographs

Other:

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 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:
LAST DAY TO APPEAL:	DATE APPEALED:
	December 27, 2023
TRANSMITTED BY:	TRANSMITTAL DATE:
Kinikia Gardner	1/11/2024