

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
DIR-2020-3837-TOC-SPP-HCA	ENV-2020-3838-SCEA	13 – Soto-Martinez
RELATED CASE NOS.		COUNCIL FILE NO:
<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
5600-5616 West Franklin Avenue, 1857 and 1859 North Garfield Place, Los Angeles, California 90028		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Ilan Gorodezki, 162-166 Douglas, LLC <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	(310) 276-7705	<a href="mailto:ilgorodezki@gmail.com">ilgorodezki@gmail.com</a>
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Sammie Tabrizi, Kamran Tabrizi, Architect & Associates <input type="checkbox"/> N/A	(818) 290-3780	<a href="mailto:arrchitect@aol.com">arrchitect@aol.com</a>
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Danalynn Dominguez	(213) 978-1340	<a href="mailto:danalynn.dominguez@lacity.org">danalynn.dominguez@lacity.org</a>
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<p>This item is to approve the Sustainable Communities Environmental Assessment (SCEA) for the future consideration of the development of the project identified as Planning Case Numbers: <b>DIR-2020-3837-TOC-SPP-HCA</b>. Public Resources Code (PRC) Section 21155.2 requires the City Council to adopt findings and the SCEA prior to project approval if the City Council is not the decision-maker on the project approvals.</p> <p>Planning has reviewed and circulated the SCEA as required by law and is now recommending that the City Council consider and adopt the SCEA (ENV-2020-3838-SCEA).</p>		

The SCEA (ENV-2020-3838-SCEA) dated August 2023 determined that all potentially significant environmental impacts can be mitigated to less than significant levels. Mitigation measures were adopted for the following impact area: Cultural Resources (Archaeological Resources), Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. The Project site is not included on the lists enumerated under Gov. Code Section 65962.5. Pursuant to Section 21155.2 of the PRC, this SCEA: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG), and adopted in findings made pursuant to Section 21081; and 2) contains mitigation that either avoids or mitigates to a level of insignificance all potentially significant or significant effects of the Project required to be identified in the initial study prepared for the Project.

☐ *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)**

☒ N/A

**ITEMS APPEALED:**

☒ N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input 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 checked="" 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 checked="" 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:**

**Actions for the City Council:**

FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2020-3838-SCEA ("SCEA"),

the Errata dated August 2023, and all comments received, after imposition of all mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment;  
 FIND that the City Council held a hearing on and adopted the SCEA on [REDACTED] pursuant to PRC Section 21155.2(b)(6);  
 FIND the Project is a transit priority project as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set for in prior EIRs, including SCAG 2040-2045 RTP/SCS EIR SCH No. 2019011061;  
 FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA;  
 FIND with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency;  
 FIND the SCEA reflects the independent judgment and analysis of the City;  
 FIND the mitigation measures have been made enforceable conditions on the project; and  
 ADOPT, pursuant to PRC Section 21155.2, the SCEA and the Mitigation Monitoring Program prepared for the SCEA.  
☐ 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:

N/A

#### COMMISSION VOTE:

N/A

#### LAST DAY TO APPEAL:

N/A

#### DATE APPEALED:

N/A

#### TRANSMITTED BY:

Ari Briski

#### TRANSMITTAL DATE:

December 7, 2023