

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
ENV-2023-2488-EAF-1A	ENV-2023-2488-CE	9 – Curren D. Price Jr.
RELATED CASE NOS.		COUNCIL FILE NO:
DIR-2023-2487-TOC-HCA <input type="checkbox"/> N/A		No File Number yet <input checked="" type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
3801-3807 South Grand Avenue		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Hamid Razipour, Razi Grand Property LLC <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	310-908-7986	razipourhamid@yahoo.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Gary Benjamin <input type="checkbox"/> N/A	213-479-7521	gary@alchemyplanning.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Benny Tran (Los Angeles Football Club)), <input type="checkbox"/> N/A	213-334-4239	benny,tran@LAFC.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
DJ Moore (Latham & Watkins LLP) <input checked="" type="checkbox"/> N/A	213-891-7758	dj.moore@lw.com
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Helen Jadali	213-978-1339	Helen.jadali@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<input 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)**

☐ N/A

ITEMS APPEALED:

The project is for the construction of a new seven-story, 87 feet and 11 ¾ inches tall, mixed-use development with 40 residential dwelling units and with 1,768 square feet of retail space. The project will have a Floor Area Ratio ("FAR") of approximately 2.1:1 with approximately 39,717 square feet of floor area. The project is proposing 69 residential and 25 non-residential automobile parking spaces. Four units, or 10% of the total units, will be set aside for Extremely Low Income Households.

On August 23, 2023, the Director of Planning approved Case No. DIR-2023-2487-TOC-HCA for a Transit Oriented Communities ("TOC") Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 mixed-used residential development. The Director of Planning determined that, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (Infill Development).

The case is now undergoing a CEQA appeal.

☐ N/A

ATTACHMENTS:

REVISED:

ENVIRONMENTAL DOCUMENT:

REVISED:

<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Other: See below	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

LOD, Finding and Conditions are included as a separate PDFs. "Other" includes architectural drawings, Mailing and Interested Parties Lists, as well as Appeal Application and Justifications/Findings.

☐ N/A

FISCAL IMPACT STATEMENT:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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:
September 7, 2023	September 20, 2023
TRANSMITTED BY:	TRANSMITTAL DATE:
Ari Briski	October 2, 2023