

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
DIR-2023-2587-TOC-SPP-HCA-1A	ENV-2023-2588-CE	13 – Soto-Martinez
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
N/A <input type="checkbox"/> N/A	CF 25-0499 <input type="checkbox"/> N/A	<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
5271 West Sunset Boulevard (5271-5277 West Sunset Boulevard)		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Michael Eghabli and Farshad Zaghi <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	408-396-4530	DrZaghi@bracesdr.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Richard Fleming, 5271 W Sunset Blvd Tenants Union <input type="checkbox"/> N/A	915-203-6753	richard.fleming87@gmail.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Yamillet Brizuela	(213) 202-5620	yamillet.brizuela@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> DIR-2023-2587-TOC-SPP-HCA-1A and ENV-2023-2588-CE On May 13, 2025 the City Council adopted Motion (Soto-Martinez – Blumenfield), pursuant to Charter Section 245, asserting jurisdiction over the April 10, 2025 action of the LACPC.		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		

☒ N/A

ITEMS APPEALED:

☒ 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 (both Word and PDF)

☐

☐ Other:

☐

☒ Interested Parties List

☐

☐ Appeal

☐

☐ Development Agreement

☐

☐ Site Photographs

☐

☐ Other:

☐

NOTES / INSTRUCTIONS:

☐ N/A

CITY COUNCIL NOTICE TIMING:

NOTICE LIST (SELECT ALL):

NOTICE PUBLICATION:

☒ 10 days

☒ Owner

☐ 10 days

☐ 15 days

☒ Applicant

☐ 15 days

☐ 24 days

☒ Adjacent/Abutting

☐ 24 days

☐ N/A / None

☐ 100' radius

☒ N/A / None

☐ Other: [enter here if applicable]

☐ 300' radius

☐ Other: [enter here if applicable]

☐ 500' radius

☐ Neighborhood Council

☐ Interested Parties

☐ Other: [enter here if applicable]

FISCAL IMPACT STATEMENT:

☐ Yes

☒ No

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

PLANNING COMMISSION:	
<input checked="" 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:
April 10, 2025	7-0
LAST DAY TO APPEAL:	DATE APPEALED:
May 20, 2025	N/A – 245 Motion Adopted on May 13, 2025
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: 21 days	<input type="checkbox"/> Appeal Filing Date <input type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: May 13, 2025 (Voting to Adopt 245 Motion)
TRANSMITTED BY:	TRANSMITTAL DATE:
Jaime Espinoza	5/14/2025