

## PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL CASE:</b>	<b>COUNCIL DISTRICT:</b>
ENV-2020-2116-CE-1A	ENV-2020-2116-CE	10 – Hutt
<b>RELATED CASE NOS.</b>		<b>COUNCIL FILE NO:</b>
CPC-2020-2115-DB-HCA <input type="checkbox"/> N/A		<input checked="" type="checkbox"/> N/A
<b>PROJECT ADDRESS / LOCATION:</b>		
1848 South Gramercy Place		
<b>APPLICANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Akhilesh Jha <input type="checkbox"/> N/A <input checked="" type="checkbox"/> New/Changed	310-995-4859	akhilesh.jha@gmail.com
<b>APPLICANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Same as above <input checked="" type="checkbox"/> N/A		
<b>APPELLANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Jean Frost, West Adams Heritage Association (WAHA) Laura Meyers <input type="checkbox"/> N/A	323-868-0854  323-868-0854	<a href="mailto:indiejean@att.net">indiejean@att.net</a>  <a href="mailto:lauramink@aol.com">lauramink@aol.com</a>
<b>APPELLANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<input checked="" type="checkbox"/> N/A		
<b>PLANNER CONTACT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Rafael Fontes	213-978-1189	rafael.fontes@lacity.org
<b>ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):</b>		
State Density Bonus  <input type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i>		
<b>FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:</b>		

**(UNAPPEALED OR NON-APPEALABLE ITEMS)**

N/A

**ITEMS APPEALED:**

The project is the construction, use, and maintenance of an 8-story, 89-foot tall mixed-use building comprised of 33 residential dwelling units (3 units are restricted to Very Low Income households), and approximately 466 square feet of commercial space. The project will provide two levels of parking at-grade and at the second floor, comprising a total of 20 parking spaces. The project also provides 32 long-term and 5 short-term bicycle parking spaces. The project will be 37,025 square feet in floor area with a Floor Area Ratio (“FAR”) of 6.04:1. The site is currently developed with a vacant, two-story residential structure that is to be demolished as part of the project. There is one large street tree along the western side of the subject site on the public right-of-way.

On February 23, 2023, The City Planning Commission 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

<b>ATTACHMENTS:</b>	<b>REVISED:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>REVISED:</b>
<input checked="" 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 checked="" 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 single PDF. “Other” includes architectural drawings, and Appeal Justifications/Findings

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:****COMMISSION VOTE:**

February 23, 2023

6 – 0

**LAST DAY TO APPEAL:****DATE APPEALED:**

April 19, 2023

April 19, 2022

**TRANSMITTED BY:****TRANSMITTAL DATE:**

Linda Lou

May 10, 2023