

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
DIR-2021-7344-TOC-SPR-HCA	ENV-2020-5078-CE	1 – Hernandez
RELATED CASE NOS.		COUNCIL FILE NO:
DIR-2021-7344-TOC-SPR-HCA-1A <input type="checkbox"/> N/A		<input checked="" type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
550 South Union Avenue; 1701, 1709, 1715, 1717, 1717 ½ West 6 th Street		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Benbaroukh, LLC <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	310-944-1782	elias@calitexllc.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Ugonna Mbelu Icon & Ikon, Inc. <input type="checkbox"/> N/A	310-986-5588	ugo@iconarc.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Supporters Alliance for Environmental Responsibility (SAFER) <input type="checkbox"/> N/A	510-836-4200	richard@lozeaudrury.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Richard Drury Lozeau Drury, LLP <input type="checkbox"/> N/A	510-836-4200	richard@lozeaudrury.com
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Erick Morales	213-202-5440	erick.morales@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		

Categorical 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)**

Transit Oriented Communities / Site Plan Review / Housing Crisis Act

☐ N/A

ITEMS APPEALED:

Categorical Exemption: California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, Section 32 (Urban Infill Development)

☐ 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)

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☐ Staff Recommendation Report

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☐ Negative Declaration (ND)

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☐ Conditions of Approval

☐

☐ Mitigated Negative Declaration (MND)

☐

☐ T Conditions

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☐ Environmental Impact Report (EIR)

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☐ Proposed Ordinance

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☐ Mitigation Monitoring Program (MMP)

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☐ Zone Change Map and Ordinance

☐

☐ Sustainable Communities
Project Exemption (SCPE)

☐

☐ GPA Resolution

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☐ Sustainable Communities
Environmental Assessment (SCEA)

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☐ Land Use Map

☐

☐ Sustainable Communities
Environmental Impact Report (SCEIR)

☐

☐ Exhibit A – Plans

☐

☐ Appendices

☐

☒ Mailing List

☐

☐ Other:

☐

☐ Interested Parties List

☐

☒ Appeal

☐

☐ Development Agreement

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☐ Site Photographs

☐

☒ Other: Appeal Justification, CPC
Staff Report

☐

NOTES / INSTRUCTIONS:

Appellant participated in the appeal of the SPR entitlement, which was heard by the City Planning Commission on July 13, 2023. The City Planning Commission denied the appeal by a vote of 6-0.

☐ 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:**

July 13, 2023

6 – 0

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

September 1, 2023

August 30, 2023

TRANSMITTED BY:**TRANSMITTAL DATE:**

Ari Briski

9/7/2023