



Erick Morales <erick.morales@lacity.org>

DIR-2021-7344-TOC-SPR-HCA

Elias Shokrian <Elias@calitexllc.com>

Thu, Jun 13, 2024 at 12:27 PM

To: Erick Morales <erick.morales@lacity.org>

Cc: "hamid@gabbayarchitects.com" <hamid@gabbayarchitects.com>

Erck:

Thank you for the update. Mr. Gabbay will be representing us but i this appeal is a bogus appeal for environmental which has already been approved so what does this have to do with planning department however if we are going to have any more delays and issues we would rather trash the project and file a complaint against the city with state of California for all the issues we have been experiencing.

From: Erick Morales <erick.morales@lacity.org>**Sent:** Thursday, June 13, 2024 12:12 PM**To:** Elias Shokrian <Elias@Calitexllc.com>**Cc:** hamid@gabbayarchitects.com**Subject:** Re: DIR-2021-7344-TOC-SPR-HCA

Hi Elias,

At this time, the CEQA appeal of the project at 550 S. Union is tentatively scheduled for the City Council's PLUM committee meeting on August 20, 2024.

I do want to ask about your representation. At this time, the listed representative is Ikon and Icon (Ugo and Ike Mbelu). At the PLUM committee meeting, I believe only those names listed can participate in the hearing (besides making a general public comment). Please let me know whether you would like to keep the same representation or change your representation to Mr. Gabbay or another person. There may be some documentation that would need to be completed in the event of a change.

The item before the PLUM committee is limited to the project as it was originally designed and approved by the Director of Planning on December 23, 2022. It would not be a time to discuss any of the proposed modifications as that is not before the City Council. To avoid any confusion, I attach the Determination Letter and approved plans.

Please let me know if you have any questions.

Erick

Erick Morales

EXHIBIT A.pdf

Pronouns: He, Him, His

Planning Assistant, Central Project Planning

Los Angeles City Planning

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Los Angeles, CA 90012

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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, [see here](#).

On Wed, Jun 5, 2024 at 11:32 AM Erick Morales <erick.morales@lacity.org> wrote:

Hi--

Firstly, I am attaching zip files for the three different stages of this case: the original determination, the City Planning Commission appeal, and the CEQA appeal. Hamid requested these documents in a phone call on May 23, so I am providing them in this message. Please let me know if you have any issues. I apologize for the wait.

Next, I will respond to your questions:

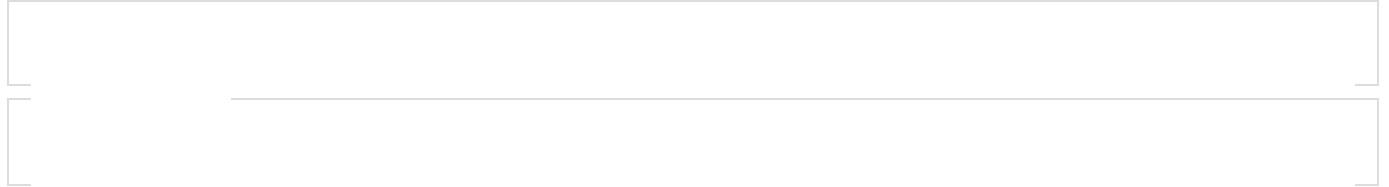
1. Regarding the plans, I am happy to take a look at them. But I do believe that a supervisor already looked at them and stated that a Modification of Entitlements might be required.
2. I am aware of two other projects, close by the intersection of 6th and Union, that requested TOC and/or SPR entitlements that also had protracted processing times due to appeals. I am not certain about processing time for your case before the appeals, as the original determination was handled by another planner. Entitlements, like the TOC and SPR granted to your project, sometimes take a long time to process and there is an appeal process that allows neighbors or others affected to ask for review. The CEQA appeal process is the final appeal available.
3. Generally speaking, there are two kinds of Planning processes: ministerial (also known as "by-right") and discretionary (which means that a decision-maker like the Director of Planning, the City Planning Commission, or an Area Planning Commission needs to make a Determination). Entitlements like TOC (Transit Oriented Communities)

and SPR (Site Plan Review) are discretionary in nature. Unlike ministerial projects, discretionary projects are appealable.

At this time, I am not sure how long a Modification of Entitlement would take, but I am happy to look into that and get back to you.

When a date for the CEQA appeal is set, I will let you know by email as soon as possible. Per Helene and Deborah's emails, it seems that will be set for August.

Erick



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Director's Determination.zip**Error! Filename not specified.**