

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
DIR-2019-2893-TOC	ENV-2019-2894-CE-1A	1 - Cedillo
PROJECT ADDRESS:		
831 South Westlake Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Westlake Apartments, LP <input type="checkbox"/> New/Changed	(310) 702-2700	raman@ninacci.com
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Behrouz Bozorgnia	(310) 909-6235	bbozorgnia@mobbil.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Margarita Lopez	(213) 269-4001	
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Claudia Medina	(213) 269-4001	claudia@cmedinalawoffice.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Marie Pichay	(213) 978-1460	Marie.pichay@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
<p>An appeal of the Director's Determination that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.</p>		

FINAL ENTITLEMENTS NOT ADVANCING:**ITEMS APPEALED:**

Class 32 Categorical Exemption under Case No. ENV-2019-2894-CE-1A.

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination <input type="checkbox"/> Findings of Fact <input type="checkbox"/> Staff Recommendation Report <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Ordinance <input type="checkbox"/> Zone Change Map <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input type="checkbox"/> Land Use <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Mitigation Monitoring Program <input type="checkbox"/> Other	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

NOTES / INSTRUCTION(S):

The Director's Determination to approve the TOC Affordable Housing Incentive Program was not appealed. The appellant filed a CEQA appeal as their first appeal, as they are not an abutting owner or an occupant to the project site and therefore do not qualify to appeal the Director's Determination for the TOC Affordable Housing Incentive Program.

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:
N/A	N/A
LAST DAY TO APPEAL:	APPEALED:
Last day to appeal CEQA: March 20, 2021	CEQA appealed: March 10, 2021
TRANSMITTED BY:	TRANSMITTAL DATE:
Irene Gonzalez	July 27, 2021