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VIA E-MAIL

January 28, 2022

Marqueece Harris-Dawson, Chair
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John S. Lee
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PLUM Committee
Los Angeles City Council
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RE: Council File 21-1314, 21300 – 21320 Califa Street / California
Environmental Quality Act (CEQA) Appeal

Dear Chairperson Marqueece Harris-Dawson and Honorable Councilmembers of the Planning and Land Use Management Committee,

Our office represents the Southwest Regional Council of Carpenters (“**Southwest Carpenters**” or “**SWRCC**”) in connection with SWRCC’s administrative appeal of the City of Los Angeles’ (“**City**” or “**Lead Agency**”) South Valley Area Planning Commission’s (“**South Valley Planning Commission**” or “**Commission**”) September 10, 2020 decision to deny an appeal of the June 18, 2020 Planning Director’s Determination to approve the “Warner Center 2035 Specific Plan and Warner Center 2035 Specific Plan Sign District Project Permit Compliance Review” for Case No. DIR-2018-2713-SPP, located at 21300 Califa Street (“**Project**”) and exempt the Project from environmental review under the California Environmental Quality Act, Cal. Public Resources Code section 21100 *et seq* (“**CEQA**”).

SWRCC requests that the City continue its scheduled February 1, 2022 hearing of SWRCC’s appeal of the Project to a later date as the City did not properly notice SWRCC or this Office of the February 1, 2022 hearing of SWRCC’s administrative appeal.

On January 21, 2022, the City issued a Notice to Appellant(s), Applicant(s), and Interested Parties that a public hearing for the appeal would be held on Tuesday, February 1, 2022. The City failed to mail a copy of that notice to our offices at 155 S. El Molino Avenue, Suite 104, Pasadena, CA despite the fact that SWRCC specifically requested notice be mailed to them at our Office's address pursuant to the Los Angeles Municipal Code section 197.01 and Cal. Public Resources Code section 21092.2.

LAMC Section 197.01(F) requires that “[a]t least ten (10) days' [prior to a hearing, the City shall give] notice of the public meeting . . . by mail to the Appellant; the recipient of any approval issued in connection the challenged Environmental Determination, if any; and any person or entity that has requested notice pursuant to California Public Resources Code Section 21092.2.”

Similarly, LAMC Section 11.5.13(E) states that “notice of the hearing shall be given by mail at least ten days before the hearing to the applicant; the appellant; any person or entity that has made a request in writing to receive CEQA notices; and any responsible or trustee agencies.”

Failure to properly notice a hearing on a Project waives the City's any City defense as to standing or exhaustion. Public Resources Code § 2177(e).

Additionally, notice of public hearings regarding planning and zoning decisions must be mailed or delivered at least ten (10) days prior to the hearing to any person who has filed a written request for notice. (Gov't Code § 65092(a).)

However, despite of filing a CEQA appeal application together with a letter expressly requesting in writing to be noticed regarding the Project, the City failed send our Office notice of the February 1, 2022 hearing concerning the Project.

SWRCC requests that the City continue its February 1, 2022 hearing of SWRCC's appeal of the Project to a later date where it can be properly noticed.

If the City has any questions or concerns, feel free to contact my Office.

Sincerely,



Mitchell M. Tsai

Attorneys for Southwest Regional
Council of Carpenters