

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

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL CASE:</b>	<b>COUNCIL DISTRICT:</b>
ZA-2021-9890-ZV-1A	ENV-2017-4735-MND	14 - De Leon
<b>RELATED CASE NOS.</b>		<b>COUNCIL FILE NO:</b>
CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZV-ZAA-RDP-SPR <input type="checkbox"/> N/A		<input type="checkbox"/> N/A
<b>PROJECT ADDRESS / LOCATION:</b>		
719 - 725 East 5th Street		
<b>APPLICANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Ralph Ziman, 1711 Lincoln LLC  <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed		
<b>APPLICANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Elizabeth Peterson Elizabeth Peterson Group, Inc.  <input type="checkbox"/> N/A	(213) 620-1904	elizabeth@epgla.com
<b>APPELLANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Appellant #1: CREED LA Appellant #2: UNITEHERE Local 11  <input type="checkbox"/> N/A	Appellant #1: Same as Rep Appellant #2: (818) 635-3034	Appellant #1: Same as Rep Appellant #2: ccarnow@unitehere11.org
<b>APPELLANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Appellant #1: Darien Key, Adams Broadwell Joseph & Cardozo Appellant #2: Jordan Sisson, Law Offices of Gideon Kracov  <input type="checkbox"/> N/A	Appellant #1: (650) 589-1660 Appellant #2: (951) 542-2735	Appellant #1: dkey@adamsbroadwell.com  Appellant #2: jordan@gideonlaw.net
<b>PLANNER CONTACT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Oliver Netburn	(213) 978-1382	oliver.netburn@lacity.org
<b>ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):</b>		
Appeal of Zone Variance  <input type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i>		

**FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:  
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

N/A

**ITEMS APPEALED:**

Appeal of Zone Variance

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<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 type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

**NOTES / INSTRUCTIONS:**

The appeal is related to Case No. CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZV-ZAA-RDP-SPR (CF 22-1162). All notices for CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZV-ZAA-RDP-SPR and ZA-2021-9890-ZV-2A should go to the same parties and all hearings should be held together.

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:**

April 28, 2022

**COMMISSION VOTE:**

5-0

<b>LAST DAY TO APPEAL:</b>	<b>DATE APPEALED:</b>
September 23, 2022	September 16, 2022; September 23, 2022
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Linda Lou	October 20, 2022