

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
ZA-2021-9890-ZV-1A	ENV-2017-4735-MND	14 - De Leon
RELATED CASE NOS.		COUNCIL FILE NO:
CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZV-ZAA-RDP-SPR <input type="checkbox"/> N/A		<input type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
719 - 725 East 5th Street		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Ralph Ziman, 1711 Lincoln LLC <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Elizabeth Peterson Elizabeth Peterson Group, Inc. <input type="checkbox"/> N/A	(213) 620-1904	elizabeth@epgla.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
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
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
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
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Oliver Netburn	(213) 978-1382	oliver.netburn@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
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 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:

<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
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PLANNING COMMISSION HEARING DATE:

COMMISSION VOTE:

April 28, 2022

5-0

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