

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL CASE:</b>	<b>COUNCIL DISTRICT:</b>
DIR-2020-7846-DB-SPR-HCA-1A	ENV-2020-7847-CE-1A	14
<b>RELATED CASE NOS.</b>		<b>COUNCIL FILE NO:</b>
<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> N/A
<b>PROJECT ADDRESS / LOCATION:</b>		
212-220 South Spring Street		
<b>APPLICANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
216 Spring St., LLC  <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	213-243-5707	<a href="mailto:david@davidgrayarchitects.com">david@davidgrayarchitects.com</a>
<b>APPLICANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Blaise Fremont  <input type="checkbox"/> N/A	213-243-5707	<a href="mailto:blaise@davidgrayarchitects.com">blaise@davidgrayarchitects.com</a>
<b>APPELLANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Appellant #1: Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA)  Appellant #2: Supporters Alliance for Environmental Responsibility  <input type="checkbox"/> N/A	Appellant #1: 650-589-1660  Appellant #2: 510-836-4200	Appellant #1: <a href="mailto:amarshall@adamsbroadwell.com">amarshall@adamsbroadwell.com</a>  Appellant #2: <a href="mailto:richard@lozeaudrury.com">richard@lozeaudrury.com</a>
<b>APPELLANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Appellant Representative #1: Aidan P. Marshall  Appellant Representative #2: Brian Flynn, Lozeau Drury LLP  <input type="checkbox"/> N/A	Appellant Representative #1: 650-589-1660  Appellant Representative #2: 510-836-4200	Appellant Representative #1: <a href="mailto:amarshall@adamsbroadwell.com">amarshall@adamsbroadwell.com</a>  Appellant Representative #2: brian@lozeaudrury.com
<b>PLANNER CONTACT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Nuri Cho	213-978-1177	Nuri.Cho@lacity.org

**ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):**

Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

☐ *The preparation of a draft ordinance by the City Attorney will be required.*

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

- A Density Bonus Affordable Housing Incentive Program to allow the following incentive for an On-Menu Incentive for a 35-percent increase in the Floor Area Ratio (FAR) to permit a maximum of 8.1:1 FAR in lieu of otherwise permitted 6:1 FAR for a project totaling 120 dwelling units, reserving 11 percent, or 14 units, of the base density units for Very Low Income Household occupancy for a period of 55 years; and
- A Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.

☐ N/A

**ITEMS APPEALED:**

Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

☐ N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination (CPC)	<input checked="" type="checkbox"/>	<input checked="" 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 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 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 type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (Owners and Occupants)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Other: CE Justification and Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Appeal Applications and Justifications	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		

<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:			
<b>NOTES / INSTRUCTIONS:</b>			
Please create a Council File for the appeals received.			
<input type="checkbox"/> N/A			
<b>FISCAL IMPACT STATEMENT:</b>			
<input type="checkbox"/> Yes		<input type="checkbox"/> No	
*If determination states administrative costs are recovered through fees, indicate "Yes."			
<b>PLANNING COMMISSION:</b>			
<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	
<b>PLANNING COMMISSION HEARING DATE:</b>		<b>COMMISSION VOTE:</b>	
December 15, 2022		5-0 to deny the appeal and sustain the Director of Planning's Determination to approve the project	
<b>LAST DAY TO APPEAL:</b>		<b>DATE APPEALED:</b>	
N/A – CPC Decision on the SPR is final		January 12, 2023 and January 17, 2023	
<b>TRANSMITTED BY:</b>		<b>TRANSMITTAL DATE:</b>	
Linda Lou		February 1, 2023	