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- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

September 22, 2021

TO: Central Area Planning Commission

FROM: Danalynn Dominguez, City Planning Associate

TECHNICAL MODIFICATION/CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. VTT-82658-SL-1A; 2820 NORTH AVENEL STREET (2820 AND 2820 ½ NORTH AVENEL STREET)

The following technical modification/corrections are to be incorporated into the staff recommendation report to be considered at the Central Area Planning Commission meeting of September 28, 2021, related to Item No. 6 on the meeting agenda.

1. There is a typographic error on the first page of Staff Appeal Recommendation Report regarding the Expiration Date. The date should be revised as follows to be consistent with the Extension of Time Limit form submitted by the Applicant on August 10, 2021:

Expiration Date: **October 5, 2021** ~~October 02, 2021~~

2. There is a typographic error on the first page of the original determination letter regarding the stamped date on the map. As such, Staff recommends that the Grant Clause cited in the original Letter of Determination dated July 28, 2021 be revised to read as follows:

"The Advisory Agency determined, based on the whole administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. In accordance with provisions of Section 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract Map No. VTT-82658-SL located at 2820 North Avenel Street for the subdivision of an 8,295.2-gross square-foot site into five (5) Small Lots, pursuant to LAMC 12.22 C.27, as shown on the map stamp-dated **July 27, 2021** ~~July 15, 2019~~, in the Hollywood Community Plan. This unit density is based on the RD1.5-1XL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:..."

DAY OF HEARING SUBMISSIONS

2820 North Avenel Street Los Angeles CA 90039 (2820 and 2820 ½ North Avenel Street)

To the Central Los Angeles Area Commission and Interested Parties and To Whom It May Concern:

September 28 2021 Day of Submission

Hearing date: September 28 2021 after 430pm

Part Three of Reasons for Appeal of VTT-82658-SL ENV-2019-4140-CE and related cases

As in Part one this Justification pertains primarily to the Notice of Determination (“NOD”) letter from the Deputy Advisory Agency dated July 28 2021. Additional Justifications to follow upon availability by City Planning for inspection of the administrative record by Appellant.

It also pertains to the notice given for the hearing on June 22 2021 and to the hearing itself.

The hearing notice was published in a Spanish language newspaper La Opinion and not in an English language newspaper. This file is in English.

The Project is not exempt from CEQA. A new development located at 2600 Riverside Drive nearby in Los Angeles is expected to add 100 units and commensurate parking and traffic to the area. Another new high parking and traffic development is underway at the corner of Rowena and Rokeby. These projects are in addition to the projects being built on Waverly Drive. The cumulative effect of these projects needs to be assessed to determine how and if CEQA applies. None of these projects were referenced in the Notice of Determination. None were referenced by the Project Planner at the hearing on June 22.

The hearing notice description did not include the plan to remove many mature trees protected or not. Therefore the Community was not informed as to the environmental impact of this project.

The Department of Transportation did not provide a report for the hearing. No representative from Transportation attended nor spoke at the hearing. Therefore it could be assumed the Department of Transportation report would be detrimental to the Public.

The Public therefore was not sufficiently informed during the hearing to be able to adequately participate in the hearing.

The Brown Act requires that documents to be considered during a public hearing be made available before the hearing. Documents such as reports from agencies such as Transportation were missing.

Documents that come into existence or become known after the hearing that are part of the decision making process can best be considered at another hearing. Another hearing was not held.

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I respectfully ask the Commission to grant my appeal for another hearing.

Thank you for your thoughtful consideration.

Please contact me with any questions.

Thank you very much.

Sincerely,

David Wheatley

323-821-0203