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To: Danna Rosenthal <DRosenthal@assessor.lacounty.gov>

Hi Danna,

The short answer is it depends. All projects involving discretionary action by the City must comply with the California Environmental Quality Act (CEQA) prior to the City acting on them, and an Environmental Impact Report is the longest and most involved of the range of environmental clearances under CEQA. The project is requesting multiple entitlements, including a General Plan Amendment and Zone Change (although it is not requesting a Variance, which is a specific entitlement in the zoning code). Many projects with these types of requests require an EIR, but not all. The main variable is generally not the entitlement requests, but rather what the potential impacts of the project would be on the environment under CEQA.

Best,
Will

[Quoted text hidden]