



APPLICATIONS:

APPEAL APPLICATION CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) Instructions and Checklist

Related Code Section: The Los Angeles Municipal Code (LAMC) Section 11.5.13 (Ord. No. 186,338) established the appeal procedure to the City Council for California Environmental Quality Act (CEQA) determinations.

Purpose: *The Appeal* - A CEQA clearance can only be appealed if a non-elected decision-making body (ZA, APC, CPC, DIR) makes a determination for a project that is not further appealable. To initiate appeal of a CEQA document this form must be completely filled out with the required materials attached and filed within 15 calendar days from the final administrative decision, of the entitlement application.

General Information

Appealable CEQA documents:

- Certified Environmental Impact Report (EIR)
- Statutory Communities Environmental Assessment (SCEA)
- Mitigated Negative Declaration (MND)
- Negative Declaration (ND)
- Categorical Exemption (CE) determination
- Statutory Exemption (SE) determination

NOTE:

- Actions not appealable include an addendum, findings made pursuant to CEQA Guidelines Section 15162, or a determination that an action does not constitute a project under CEQA.
- All CEQA appeals are heard by the City Council.

This form is only for the appeal of Department of City Planning determinations: All other CEQA appeals are filed with the City Clerk pursuant to the LAMC Section 197.01.

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

1. Case Information

Environmental Case Number: ENV-2019-2894-CE

Related Entitlement Case Number(s): DIR-2019-2893-TOC

Project Address: 831-835 1/2 South Westlake

Date of Final Entitlement Determination: 02/27/2020

The CEQA Clearance being appealed is a(n):

☐ EIR ☐ SCEA ☐ MND ☐ ND ☒ CE ☐ SC

2. Appellant Identity (check all that apply)

- ☐ Representative ☐ Property Owner ☒ Other Person
☐ Applicant ☐ Operator of the Use/Site

3. Appellant Information

Appellant Name: Margarita Lopez

Company/Organization: Coalition For An Equitable Westlake/Macarthur Park

Mailing Address: 811 Wilshire Blvd., 17th Floor

City: Los Angeles State: CA Zip: 90017

Telephone: (213) 269-4001

E-mail: _____

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☐ Self ☒ Other: Coalition for An Equitable Westlake/Macarthur Park

b. Is the appeal being filed to support the original applicant's position? ☐ Yes ☒ No

4. Representative/Agent Information

Representative/Agent name (if applicable): Claudia Medina

Company: Law Office of Claudia Medina

Mailing Address: 811 Wilshire Blvd., 17th Floor

City: Los Angeles State: CA Zip: 90017

Telephone: (213) 269-4001 E-mail: claudia@cmedinalawoffice.com

5. Appeal Justification

Attach a separate sheet providing your specific reasons for the appeal. Your reasons must state how you believe CEQA was incorrectly applied, providing a legal basis for the appeal.

6. Applicant's Affidavit

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____ Date: _____

ENVIRONMENTAL APPEAL FILING REQUIREMENTS

Note: City Clerk prepares mailing list for CEQA appeals per LAMC Section 11.5.13 E.

- 1. Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates)
Each case being appealed is required to provide three (3) sets of the listed documents.

- ☐ Environmental Appeal Application (form CP-7840)
- ☐ Justification/Reason for Appeal
- ☐ Copies of the written Determination Letter, from the final appellate body, which must be a non-elected decision-making body

2. Electronic Copy

- ☐ Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Environmental Appeal Application.pdf", "Justification/Reason Statement.pdf", "Final Determination Letter.pdf"). No file should exceed 9.8 MB in size.

3. Appeal Fee

- ☐ Original Applicant - A fee equal to 85% of the original application fee of the Environmental case; provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- ☐ Other Persons - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

March 9, 2020

Los Angeles City Council
200 N. Spring Street
Los Angeles, CA, 90012

Re: Case Nos. CEQA No. ENV-2019-2894-CE; DIR-2019-2893-TOC
Project Location: 831-835 ½ South Westlake (“the Project”)

Dear Los Angeles City Council:

On behalf of Coalition for an Equitable Westlake/MacArthur Park (“Coalition”), an unincorporated association of long-time community residents, we are writing to object to the City’s CEQA determination. A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets certain criteria. However, before a project can be determined to qualify for a categorical CEQA exemption, exceptions to the exemption, such as cumulative impacts, must be considered. If an exception to a categorical exemption applies, CEQA review in the form of an MND or EIR must be conducted. CEQA Guidelines section 15355 states: “Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.”

Below the Coalition submits a list of past projects, current projects and future projects that contribute towards the cumulative impacts of the Project that must be considered. According to records posted on the Los Angeles City Planning website, prior to July 2016, the area within a 1 mile radius of the Project received very few proposed new construction applications (less than 3 a year). However, as of July 2016, a flood of development applications have been filed for proposed multi-family, residential construction (the majority requesting density bonuses). Below are 35 project proposals that have been filed with the City since July of 2016 and are within a 1 mile radius of the Project. Many have already been approved. Most are requesting a categorical exemption, or have been determined to be categorically exempt. However, when determining that these projects are categorically exempt, the City fails to take into consideration the significant cumulative impact these projects will have on the environment. The area within a 1 mile radius is heavily populated, and is a high pedestrian and car traffic area. At least 5 different elementary schools are located within that 1 mile radius.

1. 1150 Wilshire: construction of 140 condos (.4 miles)
2. 1930 Wilshire Blvd: construction of 478 residential units and a 220 room hotel (.2 miles)
3. 668 S. Coronado: construction of 7 story, 122 residential unit building (.8 miles away)
4. 1543 W. Olympic Blvd: conversion of 5 story commercial building to 200 room hotel (.6 miles)
5. 451 S. Bonnie Brae 7 story/26 unit (.4 miles)
6. 1237 W. 7th Street: construction of 304 residential units over 5,699 square feet of commercial space. (.4 miles)
7. 329 S. Rampart: construction of 53 units (1 mile away)

8. 2005 S. James Wood: Demo of 8,228 SF shopping center and construction of 6 story, 100 room hotel. (.7 miles away)
9. 1018 W. Ingraham: construction of 8 story, 37 residential unit with ground floor commercial space (0.6 miles)
10. 1030 S. Lake: construction of 7 story/93,676 sq eldercare facility (1 mile)
11. 2001 W. Olympic at Alvarado: construction of 150 room hotel (.7 miles)
12. 933 S. Park View: construction of a 22 condominium unit (1 mile)
13. 714 S. Grand View Street: construction of 100 residential units (.6 miles)
14. 823 S. Coronado Street: construction of 77 residential dwellings (1 mile)
15. 1600 W. Wilshire Blvd: construction of 85 residential units
16. 1600 Wilshire Blvd. construction of 85 dwelling units (.6)
17. 719 S. Hoover: construction of 38 condominium units (1 mile)
18. 827 S. Grand View: construction of 60 residential units (.8 miles)
19. 619 S. Westlake: construction of 78 residential, affordable units (.3 miles)
20. 2525 Wilshire Blvd at Coronado: construction of 152 residential units (.7 miles)
21. 2500 Wilshire Blvd. at Coronado: construction of 248 residential units (.7 miles)
22. 2806 7th St. at Hoover: construction of 158 residential units (1 mile)
23. 2902-2908 Wilshire at Hoover: construction of 644 residential units (.9 miles)
24. 2801 Park View at 8th Street: 144 residential units (.6 miles)
25. 2101 W. 8th Street: construction of 57 residential units
26. 1218 Ingraham: construction of 121 residential, affordable units (.4 miles)
27. 452 S. Bonnie Brae: construction of 30 residential units (0.4 miles)
28. 2721 Wilshire Blvd: 64 units, supportive housing (0.7 miles)
29. 2347 Ocean View: construction of 20 units (.9 miles)
30. 2347 Ocean View: construction of 5 story/20 unit building (.9 miles)
31. 2310 Ocean View: construction of 24 residential units (.9 miles)
32. 804 S. Garland: construction of 14 story/118 res units (.6 miles)
33. 366 S. Loma: 6 story/39 residential units (.6 miles)
34. 1517 W. 8th: 60 residential units (3 miles)
35. 1322 W. Maryland: 62 residential units (0.7 miles)

Applicant Copy
Office: Downtown
Application Invoice No: 63670

City of Los Angeles
Department of City Planning



6800163670

LA Department of Building and Safety
LA ADIM 109006497 3/10/2020 12:46:54 PM

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord to your application, regardless of whether or not you obtain the services of

PLAN & LAND USE \$106.80
DEV SERV CENTER SURCH-PLANNING \$2.67

Sub Total: \$109.47

This filing fee is required by Chapter 1, Article 9, L.

Receipt #: 0109165017

Applicant: COALITION FOR AN EQUITABLE WESTLAKE/MCARTHUR PARK (B:213-2694001)
Representative:
Project Address: 831 S WESTLAKE AVE, 90057

NOTES: CEQA Appeal

ENV-2019-2894-CE-1A			
Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
Case Total			\$89.00

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$89.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$2.67
City Planning Systems Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (7%)	\$6.23
Grand Total	\$109.47
Total Invoice	\$109.47
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$109.47

Council District: 1
Plan Area: Westlake
Processed by REASER, RICHARD on 03/10/2020

Signature: _____

R. Reaser

Receipt #: 0109165017

\$109.47

Sub Total

PLAN & LAND USE \$106.80
DEV SERV CENTER SURCH-PLANNING \$2.67

LA Department of Building and Safety
LA ADIM 109006497 3/10/2020 12:46:54 PM