

**DEPARTMENT OF
CITY PLANNING**

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March 4, 2024

Appellant

Missouri Avenue Neighbors
16255 Ventura Boulevard, Ste. 950
Encino, CA 91436

Representative

Kristina Kropp
Luna & Glushon
16255 Ventura Boulevard, Ste. 950
Encino, CA 91436

Case No. ADM-2023-4682-DB-VHCA-ED1

Related Case: PAR-2023-3811-AHRF-ED1

CEQA: N/A

Location: 11418-11424 West Missouri Avenue

Council District: 11 - Park

Community Plan Area: West Los Angeles

Specific Plan: West LA Transportation Improvement & Mitigation

Land Use Designation: Low Medium II Residential

Zone: [Q]RD1.5-1

Legal Description: Lot 1, Arbs 2-3, Block 26, Gillis Subdivision Tract

The appeal filed pursuant to LAMC Section 11.5.13 on **December 27, 2023**, for the Letter of Compliance issued on **December 8, 2023**, is rejected and will not be processed. After review of the appeal notice and justification submitted, it has been determined by the Planning Department that the appeal is not a proper CEQA appeal pursuant to LAMC Section 11.5.13 and Public Resources Code Section 21151(c). Specifically, your stated justification for the CEQA appeal is to challenge the legality of ED1. This not a basis for challenging the City's compliance with CEQA.

Based on the above, the City will not process your CEQA appeal to the City Council and your appeal fees will be refunded to you. You may access the refund claim form from the City Clerk's website at <https://clerk.lacity.org/clerk-services/cps/file-claim>. Once you have completed your Refund Claim Form and filed with the City Clerk, your refund claim will be reviewed and processed by the City.

The claim package filed at the City Clerk should include the following three (3) documents:

- Claim for Refund form
- This appeal rejection letter
- Processed Application Invoice for the associated refund claim.

Please contact Principal City Planner Theodore Irving at (213) 978-1366 or theodore.irving@lacity.org for questions regarding this matter.

Lisa M. Webber, AICP
Deputy Director