

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

| CITY PLANNING CASE:  | ENVIRONMENTAL CASE:          | COUNCIL DISTRICT:  |
|--|------------------------------|--|
| APCNV-2019-3202-ZCJ  | ENV-2019-3203-MND            | 6  |
| RELATED CASE NOS.:   | COUNCIL FILE NO:             | PROCEDURAL REGULATIONS:  |
| <input type="checkbox"/> N/A   | <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.)<br><input type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.) |
| PROJECT ADDRESS / LOCATION:  |                              |  |
| 11144, 11146, 11148 Lorne Street / 8032 Fair Avenue, Los Angeles, California, 91352  |                              |  |
| APPLICANT:   | TELEPHONE NUMBER:            | EMAIL ADDRESS:   |
| Sogomon Petrosyan<br><input type="checkbox"/> N/A <input type="checkbox"/> New/Changed   |                              | goldenroadrecovery1@gmail.com  |
| APPLICANT'S REPRESENTATIVE:  | TELEPHONE NUMBER:            | EMAIL ADDRESS:   |
| Oscar Ensafi<br><input type="checkbox"/> N/A   | 818 – 988 -3242              | <approvedplans@yahoo.com>  |
| APPELLANT:   | TELEPHONE NUMBER:            | EMAIL ADDRESS:   |
| <input type="checkbox"/> N/A   |                              |  |
| APPELLANT'S REPRESENTATIVE:  | TELEPHONE NUMBER:            | EMAIL ADDRESS:   |
| <input type="checkbox"/> N/A   |                              |  |
| PLANNER CONTACT:   | TELEPHONE NUMBER:            | EMAIL ADDRESS:   |
| Dang Nguyen  | 818 374 5027                 | Dang.nguyen@Lacity.org   |
| ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):  |                              |  |
| <input type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i><br><br><b>JJJ Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU</b> |                              |  |

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

☐ N/A

**ITEMS APPEALED:**

☐ N/A

| ATTACHMENTS:  | REVISED:                 | ENVIRONMENTAL DOCUMENT:   | REVISED:                 |
|---|--------------------------|---|--------------------------|
| <input type="checkbox"/> Letter of Determination                  | <input type="checkbox"/> | <input type="checkbox"/> Categorical Exemption (CE)<br>(Notice of Exemption)            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Findings of Fact              | <input type="checkbox"/> | <input type="checkbox"/> Statutory Exemption (SE)<br>(Notice of Exemption)              | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Staff Recommendation Report   | <input type="checkbox"/> | <input type="checkbox"/> Negative Declaration (ND)                                      | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Conditions of Approval        | <input type="checkbox"/> | <input checked="" type="checkbox"/> Mitigated Negative Declaration (MND)                | <input type="checkbox"/> |
| <input checked="" 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 checked="" type="checkbox"/> Zone Change Map and Ordinance | <input type="checkbox"/> | <input type="checkbox"/> Sustainable Communities<br>Project Exemption (SCPE)            | <input type="checkbox"/> |
| <input type="checkbox"/> GPA Resolution                           | <input type="checkbox"/> | <input type="checkbox"/> Sustainable Communities<br>Environmental Assessment (SCEA)     | <input type="checkbox"/> |
| <input type="checkbox"/> Land Use Map                             | <input type="checkbox"/> | <input type="checkbox"/> Sustainable Communities<br>Environmental Impact Report (SCEIR) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Exhibit A – Plans             | <input type="checkbox"/> | <input type="checkbox"/> Appendices   | <input type="checkbox"/> |
| <input type="checkbox"/> Mailing List (both Word and PDF)         | <input type="checkbox"/> | <input type="checkbox"/> Other:   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Interested Parties List       | <input type="checkbox"/> |   |                          |
| <input type="checkbox"/> Appeal                                   | <input type="checkbox"/> |   |                          |
| <input type="checkbox"/> Development Agreement                    | <input type="checkbox"/> |   |                          |
| <input type="checkbox"/> Site Photographs                         | <input type="checkbox"/> |   |                          |
| <input type="checkbox"/> Other:                                   | <input type="checkbox"/> |   |                          |

**NOTES / INSTRUCTIONS:**

Create a new Council File Number for this item.

☐ N/A

| CITY COUNCIL NOTICE TIMING:   | NOTICE LIST (SELECT ALL):  | NOTICE PUBLICATION:   |
|---|--|---|
| <input type="checkbox"/> 10 days<br><input type="checkbox"/> 15 days<br><input type="checkbox"/> 24 days<br><input type="checkbox"/> N/A / None<br><input type="checkbox"/> Other: [enter here if applicable] | <input type="checkbox"/> Owner<br><input type="checkbox"/> Applicant<br><input type="checkbox"/> Adjacent/Abutting<br><input type="checkbox"/> 100' radius<br><input type="checkbox"/> 300' radius<br><input type="checkbox"/> 500' radius<br><input type="checkbox"/> Neighborhood Council<br><input type="checkbox"/> Interested Parties | <input type="checkbox"/> 10 days<br><input type="checkbox"/> 15 days<br><input type="checkbox"/> 24 days<br><input type="checkbox"/> N/A / None<br><input type="checkbox"/> Other: [enter here if applicable] |

|  |  |  |  |
|--|--|--|--|
|  |  | <input type="checkbox"/> Other: [enter here if applicable]   |  |
| <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 type="checkbox"/> City Planning Commission (CPC)<br><input type="checkbox"/> Cultural Heritage Commission (CHC)<br><input type="checkbox"/> Central Area Planning Commission<br><input type="checkbox"/> East LA Area Planning Commission<br><input type="checkbox"/> Harbor Area Planning Commission               |  | <input checked="" type="checkbox"/> North Valley Area Planning Commission<br><input type="checkbox"/> South LA Area Planning Commission<br><input type="checkbox"/> South Valley Area Planning Commission<br><input type="checkbox"/> West LA Area Planning Commission |  |
| <b>PLANNING COMMISSION HEARING DATE:</b>   |  | <b>COMMISSION VOTE:</b>  |  |
| June 5, 2025   |  | 4 - 0  |  |
| <b>LAST DAY TO APPEAL:</b>   |  | <b>DATE APPEALED:</b>  |  |
| September 1, 2025  |  | N/A  |  |
| <b>COUNCIL TIME TO ACT:</b>  |  | <b>TIME TO ACT START:</b>  |  |
| <input type="checkbox"/> 30 days<br><input type="checkbox"/> 45 days<br><input type="checkbox"/> 60 days<br><input type="checkbox"/> 75 days<br><input type="checkbox"/> 90 days<br><input type="checkbox"/> 120 days<br><input type="checkbox"/> N/A / None<br><input type="checkbox"/> Other: [enter here if applicable] |  | <input type="checkbox"/> Appeal Filing Date<br><input type="checkbox"/> Received by Clerk<br><input type="checkbox"/> Last Day to Appeal<br><input type="checkbox"/> N/A / None<br><input type="checkbox"/> Other: [enter here if applicable]                          |  |
| <b>TRANSMITTED BY:</b>   |  | <b>TRANSMITTAL DATE:</b>   |  |
| Ari Briski   |  | 10/3/2025  |  |