

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:	
n/a	ENV-2019-6645-EIR-1A	11 – Park	
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:	
N/A		<input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)	
PROJECT ADDRESS / LOCATION:			
11973-11975 W SAN VICENTE BLVD			
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
11973 San Vicente, LLC	213 576 1005	andrea.warren@alston.com	
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
Ed Casey, Alston & Bird	213 576 1005	Ed.Casey@alston.com	
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
Angelenos for Historic Preservation	310-420-4918	ziggykruse2005@yahoo.com	
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
Jamie Hall, Channel Law Group, LLP	310-982-1760	jamie.hall@channellawgroup.com	
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
Jason McCrea, City Planner	(213) 847-3672	jason.mccrea@lacity.org	
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):			
<input checked="" type="checkbox"/> n/a			
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)			
<input checked="" type="checkbox"/> N/A			
ITEMS APPEALED:			
CEQA Appeal of the Board of Building and Safety Commissioners' November 18, 2025 action on the EIR.			
ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:

<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input 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: Addendum	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other: Action of the Board of Building and Safety Commissioners			

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- ☐ **Categorical Exemption (CE)**
(Notice of Exemption)
- ☐ **Statutory Exemption (SE)**
(Notice of Exemption)
- ☐ **Negative Declaration (ND)**
- ☐ **Mitigated Negative Declaration (MND)**
- ☒ **Environmental Impact Report (EIR)**
- ☐ **Mitigation Monitoring Program (MMP)**
- ☐ **Sustainable Communities
Project Exemption (SCPE)**
- ☐ **Sustainable Communities
Environmental Assessment (SCEA)**
- ☐ **Sustainable Communities
Environmental Impact Report (SCEIR)**
- ☐ **Appendices**
- ☐ **Other: Addendum**

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NOTES / INSTRUCTIONS:

Please create a new CF for a CEQA appeal of the action of the Board of Building and Safety Commissioners

Also please see below for links to the Project EIR:

Initial Study: <https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project>

Draft EIR: <https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-0>

Final EIR: <https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-1>

The last day for Council to act is Feb 15, 2026

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

FISCAL IMPACT STATEMENT:

☐ Yes☒ No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

- ☐ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:**COMMISSION VOTE:****LAST DAY TO APPEAL:****DATE APPEALED:**

December 3, 2025

December 1, 2025

COUNCIL TIME TO ACT:**TIME TO ACT START:**

- ☐ 30 days
- ☐ 45 days
- ☐ 60 days
- ☒ 75 days
- ☐ 90 days
- ☐ 120 days
- ☐ N/A / None
- ☐ Other: [enter here if applicable]

- ☒ Appeal Filing Date
- ☐ Received by Clerk
- ☐ Last Day to Appeal
- ☐ N/A / None
- ☐ Other: [enter here if applicable]

TRANSMITTED BY:**TRANSMITTAL DATE:**

Ricardo Vazquez

December 16, 2025