

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CORRECTED TRANSMITTAL CF 26-1207

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2024-5534-DB-VHCA-1A	ENV-2024-5535-SE	13 – Soto-Martinez
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
☒ N/A	☒ N/A	☐ Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) ☒ Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
2413 – 2499 North Silver Lake Boulevard		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Fang Qian Morgan Fang Qian Morgan EGST Trust & Seth James Morgan EGST Trust	(310) 751-0683	sgaexpansion@gmail.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Gary Benjamin, Alchemy Planning + Land Use	(213) 479-7521	gary@alchemyplanning.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Pat Hadnagy	(323) 893-4000	pathadnagy@yahoo.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
☒ N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Marie Pichay	(213) 978-1470	marie.pichay@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
Project Review (PR): A Project Review for a project which results in an increase of 50 or more residential dwelling units, pursuant to LAMC Section 13B.2.4 of Chapter 1A		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
Density Bonus (DB)		
ITEMS APPEALED:		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
☐ Letter of Determination	☐	☐ Categorical Exemption (CE) (Notice of Exemption)	☐
☐ Findings of Fact	☐	☐ Statutory Exemption (SE) (Notice of Exemption)	☐
☐ Staff Recommendation Report	☐	☐ Negative Declaration (ND)	☐
☐ Conditions of Approval	☐	☐ Mitigated Negative Declaration (MND)	☐
☐ T Conditions	☐	☐ Environmental Impact Report (EIR)	☐
☐ Proposed Ordinance	☐	☐ Mitigation Monitoring Program (MMP)	☐
☐ Zone Change Map and Ordinance	☐	☐ Sustainable Communities Project Exemption (SCPE)	☐
☐ GPA Resolution	☐	☐ Sustainable Communities Environmental Assessment (SCEA)	☐
☐ Land Use Map	☐	☐ Sustainable Communities Environmental Impact Report (SCEIR)	☐
☐ Exhibit A – Plans	☐	☐ Appendices	☐
☐ Mailing List (both Word and PDF)	☐	☐ Other:	☐
☐ Interested Parties List	☐		
☐ Appeal	☐		
☐ Development Agreement	☐		
☐ Site Photographs	☐		
☐ Other:	☐		

NOTES / INSTRUCTIONS:

The previous transmittal sheet contained the following errors.

- 1) Council Member Hernandez was identified as the Council District when it should be Council Member Soto-Martinez
- 2) The previous transmittal stated this item requires a notice publication. The item does not require a notice publication.
- 3) The previous transmittal sheet did not identify a Council Time to Act. The Council Time to Act is 75 days from the filing of the appeal.

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
☐ 10 days ☐ 15 days ☒ 24 days ☐ N/A / None ☐ Other: [enter here if applicable]	☒ Owner ☒ Applicant ☐ Adjacent/Abutting ☐ 100' radius ☒ 300' radius ☐ 500' radius ☐ Neighborhood Council ☒ Interested Parties ☒ Other: CD1	☐ 10 days ☐ 15 days ☐ 24 days ☒ N/A / None ☐ Other

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:

June 11, 2026

COMMISSION VOTE:

5 – 0

LAST DAY TO APPEAL:

August 12, 2026

DATE APPEALED:

August 6, 2026

COUNCIL TIME TO ACT:

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

TIME TO ACT START:

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

TRANSMITTED BY:

Ricardo Vazquez

TRANSMITTAL DATE:

August 27, 2026