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-PR-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:		

Project Review (PR)

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) **Correct the case no. on the CFMS to CPC-2024-5534-DB-PR-VHCA-1A**

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

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:**
June 11, 2026	5 – 0
LAST DAY TO APPEAL:	**DATE APPEALED:**
August 12, 2026	August 6, 2026
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	10/21/2026