

Justification/Reason for Appeal

3701 – 3761 West Stocker Street

CPC-2024-325-CU-MCUP-CUX-SPP-DRB-SPR-WDI

I. REASON FOR THE APPEAL

The decision to prepare a Mitigated Negative Declaration (“MND”) for 3701 – 3761 West Stocker Street (CPC-2024-325-CU-MCUP-CUX-SPP-DRB-SPR-WDI) rather than an Environmental Impact Report (“EIR”) fails to comply with the California Environmental Quality Act (“CEQA”). The MND fails to adequately assess the project’s significant environmental impacts. An EIR is necessary to analyze and mitigate these significant environmental impacts. Therefore, the City of Los Angeles (“City”) must prepare and circulate an EIR rather than a MND prior to considering approvals for the Project.

II. SPECIFICALLY THE POINTS AT ISSUE

For the specific reasons set forth in the attached comment letter dated February 25, 2026, the Project contains significant environmental impacts that were not analyzed in the MND. Furthermore, proper CEQA review must be complete *before* the City approves the Project’s entitlements. (*Orinda Ass’n. v. Bd. of Supervisors* (1986) 182 Cal.App.3d 1145, 1171 [“No agency may approve a project subject to CEQA until the entire CEQA process is completed and the overall project is lawfully approved.”].) As such, the City Planning Commission’s approval of the City’s environmental review determination for the Project was in error.

III. HOW YOU ARE AGGRIEVED BY THE DECISION

Members of appellant **Supporters Alliance for Environmental Responsibility (“SAFER”)** live and/or work in the vicinity of the proposed Project. They breathe the air, suffer traffic congestion, and will suffer other environmental impacts of the Project unless it is properly mitigated.

IV. WHY YOU BELIEVE THE DECISION-MAKER ERRED OR ABUSED THEIR DISCRETION

The City Planning Commission’s February 26, 2026 approval of the project’s environmental review determination was made in error. Instead of preparing a MND for the project’s environmental review, the City should have instead prepared and circulated an EIR prior to approving the project. Preparing and circulating an EIR would examine the significant environmental impacts associated with the Project that were not addressed in the MND.

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: _____

Reviewed & Accepted by (DSC Planner): _____

Receipt No.: _____ Date: _____

☐ Determination authority notified ☐ Receipt Number: _____

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- ☐ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☒ City Council
☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: CPC-2024-325-CU-MCUP-CUX-SPP-DRB-SPR-WDI

APN: 5032-022-003, -004, -005, 017, and -018

Project Address: 3701 – 3761 West Stocker Street

Final Date to Appeal: April 8, 2026

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?

☒ Entire

☐ Part

Are specific Conditions of Approval being appealed?

☒ YES

☐ NO

If Yes, list the Condition Number(s) here: Site Plan Review and all remaining entitlements.

On a separate sheet provide the following:

☒ Reason(s) for the appeal

☒ Specific points at issue

☒ How you are aggrieved by the decision

APPELLANT

Check all that apply.

☒ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☐ Representative

☐ Property Owner

☐ Applicant

☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Supporters Alliance for Environmental Responsibility (SAFER)

Company/Organization: Lozeau Drury LLP on behalf of SAFER

Mailing Address: 1123 Park View Drive

City: Covina State: CA Zip Code: 91724

Telephone: 510-836-4200 E-mail: victoria@lozeaudrury.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☒ Self

☐ Other: _____

Is the appeal being filed to support the original applicant's position?

☐ YES

☒ NO

REPRESENTATIVE / AGENT INFORMATION

Name: Victoria Yundt

Company/Organization: Lozeau Drury LLP

Mailing Address: 1939 Harrison Street, Suite 150

City: Oakland State: CA Zip Code: 94612

Telephone: 510-836-4200 E-mail: victoria@lozeaudrury.com

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature:  Date: 4/3/2026