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April 6, 2026

Via Online Submission

Los Angeles City Council

Online Portal: <https://plncts.lacity.org/oas>

Re: Appeal of the Stocker Street Creative Project (Case Nos. CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI; ENV-2024-326-MND; SCH No. 2025110100)

Dear Council President Harris-Dawson and Councilmembers:

On behalf of **Coalition for Responsible Equitable Economic Development Los Angeles ("CREED LA")**, we submit this appeal to the City Council of the City of Los Angeles ("City") City Planning Commission ("Commission") approvals of the Stocker Street Creative Project (SCH No. 2025110100; Case Nos. ENV-2024-326-MND and CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI) ("Project").

On March 24, 2026, the City Planning Commission ("Commission") issued a Letter of Determination ("LOD"), approving Site Plan Review, Conditional Use Permits ("CUP"), Project Permit Compliance Review and Design Review, and Initial Study/Mitigated Negative Declaration ("IS/MND") for the Project.¹

CREED LA hereby appeals all actions taken by the Commission with regard to the Project as described in the March 24, 2026, LOD. The reasons for this appeal are set forth herein and described in greater detail in the attached comments, which document the City's failure to comply with the California Environmental Quality Act ("CEQA") and the Los Angeles Municipal Code ("LAMC"). Attached are CREED LA's comments submitted during the IS/MND comment period on December 8, 2025,² and CREED LA's comments responding to the Commission staff report on

¹ City of Los Angeles, Letter of Determination re Case No.: CPC-2024-325-CU-MCUP-CUX-SPP-DRB-SPR-WDI (March 24, 2026).

² **Attachment A:** Letter from Adams Broadwell, Joseph & Cardozo ("ABJC") to City re: Preliminary Comments on the Initial Study/Mitigated Negative Declaration for the Stocker Street Creative Project (SCH No. 2025110100; Case Nos. ENV-2024-326-MND and CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI): (December 8, 2025).

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February 23, 2026, summarized below.³ CREED LA's February 23rd comments were submitted in advance of the Commission hearing, and identify the issues which remained unresolved prior to Project approval. We incorporate by reference the attached comments and exhibits, which are in the City's record of proceedings for the Project.⁴

I. Standing to Appeal and Statement of Interest

CREED has standing to appeal the Project approvals. The Project's CUPs may be appealed to the City Council pursuant to LAMC Section 12.24(I) by any interested person within fifteen days of the mailing of the decision.⁵

CREED LA and its members are interested persons who would be adversely affected by the Commission's determinations. CREED LA is a non-profit organization formed to ensure that the construction of major urban projects in the Los Angeles region proceeds in a manner that minimizes public and worker health and safety risks, avoids or mitigates environmental and public service impacts, and fosters long-term sustainable construction and development opportunities. The organization's members include Los Angeles residents, **the Sheet Metal Workers Local 105, International Brotherhood of Electrical Workers Local 11, Southern California Pipe Trades District Council 16, and District Council of Iron Workers of the State of California**, and their members, their families, and other individuals who live and work in and around the City of Los Angeles and the Los Angeles region.

Individual members of CREED LA live, work, recreate, and raise their families in the City of Los Angeles and surrounding communities. Accordingly, they would be directly affected by the Project's environmental and health and safety impacts. Individual members may also work on the Project itself. They will be first

³ **Attachment B:** Letter from ABJC to City re: Agenda Item 7 – Stocker Street Creative Project (SCH No. 2025110100; Case Nos. ENV-2024-326-MND and CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI) (February 23, 2026).

⁴ We reserve the right to supplement these comments at later hearings and proceedings on the Project. Gov. Code § 65009(b); PRC § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; *see Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

⁵ LAMC Section 12.24(I) ("An applicant or any other person aggrieved by the initial decision of the Area Planning Commission or the City Planning Commission may appeal the decision to the City Council. The appeal shall be filed within 15 days of the date of mailing of the initial decision on forms provided by the Department.").

in line to be exposed to any health and safety hazards that exist onsite. CREED LA has an interest in enforcing environmental laws that encourage sustainable development and ensure a safe working environment for its members.

Environmentally detrimental projects can jeopardize future jobs by making it more difficult and more expensive for business and industry to expand in the region, and by making the area less desirable for new businesses and new residents. Indeed, continued environmental degradation can, and has, caused construction moratoriums and other restrictions on growth that, in turn, reduce future employment opportunities.

CREED LA submitted written comments to the City on the Project's MND, supported by expert comments, as well written and oral comments to the Commission explaining CREED LA's objections to the City's proposed approval of the Project without complying with CEQA or local land use requirements.⁶

CREED LA's appeal is timely filed within 15 days from the mailing date of the Commission's LOD. Therefore, CREED LA has standing to appeal the Commission's determinations.

II. Reasons for Appeal

A. The City Has Not Complied with CEQA: the Commission Improperly Approved the Project in Reliance on an Inapplicable CEQA Document

The Commission's approval of the Project violates CEQA because the City prepared an MND for the Project, rather than an Environmental Impact Report ("EIR"). CEQA requires an EIR, rather than an MND, be prepared when there is substantial evidence supporting a fair argument that the Project would result in significant impacts.⁷ CREED LA's comments on the Project's IS/MND presented substantial evidence supporting a fair argument that the Project would result in significant and unmitigated air quality, public health, energy, noise, and public utilities impacts. The City is thus required to prepare an EIR for the Project.

⁶ Pub. Res. Code 21177(a), (b).

⁷ Pub. Resources Code, §§ 21080, subd. (d), 21082.2, subd. (d); CEQA Guidelines, §§ 15002, subd. (k)(3), 15064, subds. (f)(1), (h)(1); *Laurel Heights Improvement Assn. v. Regents of the Univ. of Cal. ("Laurel Heights II")* (1993) 6 Cal.4th 1112, 1123; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 82; *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-151; *Quail Botanical Gardens Found., Inc. v. City of Encinitas ("Quail Botanical")* (1994) 29 Cal.App.4th 1597, 1601-1602.

The Commission Staff Report included responses to CREED LA's comments, but CEQA provides: "[i]f there is disagreement among expert opinion supported by facts the Lead Agency shall treat the effect as significant and shall prepare an EIR."⁸ Here, the Commission Staff Report failed to resolve the issues raised in the comments, ignored substantial evidence supporting a fair argument that the Project has significant impacts which are not fully mitigated by the mitigation measures proposed in the MND, and asked the Commission to adopt the MND and approve the Project without substantial evidence to support the required findings

In summary, the IS/MND lacked a quantitative health risk analysis of impacts from exposure to the Project's construction emissions. CREED LA's air quality and public health consultant, Dr. Clark, prepared a health risk analysis which found that exposure to the Project's construction emissions would result in an incremental cancer risk of 13.4 in one million, in excess of the South Coast Air Quality Management District's ("SCAQMD") cancer risk threshold of 10 in one million. Dr. Clark's findings demonstrate a significant impact which the IS/MND failed to disclose or mitigate. The Staff Report includes a new health risk analysis by the City which asserts that health risk is not significant. But Dr. Clark demonstrated that the City's analysis remained inaccurate and found that, even under the City's calculations, the Project continues to result in a significant health risk of 11.2 in one million, exceeding the Air District threshold of 10 in one million and demonstrating an ongoing significant impact.⁹ The City cannot rely on an unsupported health risk determination to support Project approval. Moreover, the City's disagreement with Dr. Clark is precisely the type of dispute between experts which requires an EIR under the fair argument standard.¹⁰

Further, the IS/MND's conclusion that the Project's hazardous materials impacts would be less than significant remains unsupported. CREED LA previously commented that the IS/MND violated CEQA by failing to analyze the site for soil contamination (either in a Phase I or II environmental site assessment ("ESA")). The Staff Report responds that "a Phase 1 Environmental Site Assessment for the project site was prepared on January 5, 2021. The Phase 1 ESA was not included in the IS/MND, although it was and is available for review in the City files."¹¹ The

⁸ 14 Cal. Code Regs., § 15064(b), (g); see *Keep Our Mountains Quiet v. County of Santa Clara* (6th Dist. 2015) 236 Cal.App.4th 714.

⁹ Clark Comments, p. 2.

¹⁰ 14 Cal. Code Regs., § 15064(f)(1); *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 934-935, 938 ('opposing views are substantial evidence going the other way, which is insufficient to refute the claim of a fair argument').

¹¹ Staff Report, PDF pg. 1995.

Staff Report then asserted that “[t]he detailed Phase 1 ESA does not identify significant hazardous conditions.... The less-than-significant conclusion within the Hazard and Hazardous Materials section of the IS/MND remains accurate.”¹² However, the Commission Staff Report failed to attach the Phase I report and the City has not provided it in response to CREED LA’s requests. **As of the date of this appeal, the City still has not made the Phase I ESA available.** This reliance on a hidden study violates both CEQA and the Public Records Act.¹³

The courts are clear that a CEQA document may not rely on hidden studies or documents that are not provided to the public.¹⁴ The failure to provide even a few pages of a CEQA documents for a portion of the CEQA review period invalidates the entire CEQA process, and such a failure must be remedied by permitting additional public comment.¹⁵ Thus, if the City intends to rely on a Phase I ESA to support a no-impact conclusion, the ESA must be attached to a Draft EIR and circulated for public comment with the environmental document. The City failed to do that here. Moreover, the City failed to provide access to the Phase I ESA in response to CREED LA’s record requests of November 24, 2025, and January 30, 2026. The City’s failure to make the record available also violates the Public Records Act.¹⁶

The Project would also have potentially significant and unmitigated air quality and energy impacts that the IS/MND did not address. The IS/MND drastically underestimated the Project’s operational consumption of energy: the IS/MND analyzed the Project as an office project, whereas studio and sound stage production is much more energy-intensive. The Project’s energy consumption and emissions of criteria air pollutants and greenhouse gases (“GHGs”) are thus potentially significant.

The Project would also have potentially significant and unmitigated public utilities impacts. CREED LA commented that the IS/MND lacked analysis of necessary public utilities improvements, and that an Information of Fire Flow

¹²¹² *Id.*

¹³ *Santiago County Water District v. County of Orange* (1981) 118 Cal.App.3rd 818, 831 (“Whatever is required to be considered in a [CEQA document] must be in that formal report; what any official might have known from other writings or oral presentations cannot supply what is lacking in the report.”); Government Code §§ 7920.000.

¹⁴ *Id.*

¹⁵ *Ultramar v. South Coast Air Quality Man. Dist.* (1993) 17 Cal.App.4th 689, 699.

¹⁶ Government Code §§ 7922.000, 7922.525, 7922.530; *see Sukumar v. City of San Diego* (4th Dist. 2017), 14 Cal.App.5th 451 (an agency’s “inability or unwillingness to locate and produce” requested records “is tantamount to withholding requested information” under the Act).

Availability Request (“IFFAR”) must be prepared for the Project. The Staff Report responded, without support, that no off-site utility improvements would be required besides installation of underground electrical service. But unsupported conclusions are not substantial evidence. The missing analysis must be included in an EIR.

In sum, substantial evidence supports the fair argument that the Project’s impacts would be potentially significant. An EIR must be prepared.

B. The Commission Lacked Substantial Evidence to Approve the Project’s Entitlements

Because there is substantial evidence in the record demonstrating that the Project has significant, unmitigated environmental and public health impacts, and because the City relied on an inapplicable CEQA document, the Commission lacked substantial evidence to approve the Project’s entitlements and permits.

Section 16.05(A) of the LAMC provides that the purpose of Site Plan Review is to “evaluate and mitigate significant environmental impacts, [...] promote public safety and the general welfare [and] control or mitigate the development of projects which are likely to have a significant adverse effect on the environment as identified in the City’s environmental review process, or on surrounding properties by reason of inadequate site planning or improvements.” The Commission lacked substantial evidence to approve the Project’s Site Plan Review because the Project would result in significant public health and environmental impacts, as summarized above. Section 16.05 also provides that the City cannot approve a site plan review “unless an appropriate environmental review clearance has been prepared in accordance with the requirements of CEQA.” Here, the City erroneously relied on an IS/MND, instead of preparing an EIR. Thus, approval of the Project’s Site Plan Review was unsupported by the record and contrary to law.

In order to approve the Project’s CUPs, the City must find that the Project “will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.”¹⁷ Here, the Project would result in potentially significant air quality, public health, energy, noise, and public utilities impacts, which would affect the surrounding neighborhood. Thus, approval of the Project’s CUPs was unsupported by the record and contrary to law.

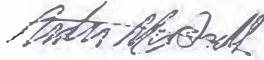
¹⁷ LAMC Section 12.24(E).

To approve the Project's Project Permit Compliance and Design Review, the City must find that the Project "incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible."¹⁸ Here, the Project has not incorporated the requisite mitigation measures to reduce the Project's impacts to a less-than-significant level. Thus, approval of the Project's Project Permit Compliance and Design Review was unsupported by the record and contrary to law.

III. CONCLUSION

CREED LA respectfully requests that the City Council set a hearing on this appeal, and that the City Council uphold this appeal and vacate the Commission's approval of the Project. The City must prepare an EIR in compliance with CEQA before the Project can be considered for approval.

Sincerely,



Aidan P. Marshall

Attachments
APM:acp

¹⁸ LAMC Section 11.5.7

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-SPE-SPP-DRB-SPR-WDI; ENV-2024-326-MND

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

Project Address: 3701 - 3761 West Stocker Street, Los Angeles, CA 90008

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: All Conditions

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: CREED LA c/o Aidan P. Marshall

Company/Organization: Adams, Broadwell, Joseph & Cardozo

Mailing Address: 601 Gateway Blvd. Ste. 1000

City: South San Francisco State: CA Zip Code: 94' 08

Telephone: (650) 589-1660 E-mail: amarshall@adamsbroadwell.com

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

☐ Self ☒ Other: CREED LA

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

☐ YES

☒ NO

REPRESENTATIVE / AGENT INFORMATION

Name: Aidan P. Marshall

Company/Organization: Adams, Broadwell, Joseph & Cardozo

Mailing Address: 601 Gateway Blvd. Ste. 1000

City: South San Francisco State: CA Zip Code: 94' 08

Telephone: (650) 589-1660 E-mail: amarshall@adamsbroadwell.com

APPLICANT'S AFFIDAVIT

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

Appellant Signature: 

Date: April 7, 2026