

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

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| CITY PLANNING CASE: | ENVIRONMENTAL CASE: | COUNCIL DISTRICT: |
| | | 3 - Blumenfield |
| RELATED CASE NOS. | | COUNCIL FILE NO: |
| CPC-2023-4428-DB-PHP-VHCA / ENV-2023-5360-EAF ADM-2023-4428-DB-ED1-VHCA <input type="checkbox"/> N/A | | <input type="checkbox"/> N/A |
| PROJECT ADDRESS / LOCATION: | | |
| 7745-7751 N. Wilbur Avenue | | |
| APPLICANT: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| Stephen Samuel, Evolve Realty and Development (Applicant) | (310) 869-2259 | stephen@goodhealthcorp.com |
| 7749 Wilbur Avenue Real Estate LLC (Owner) <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed | (310) 869-2259 | stephen@goodhealthcorp.com |
| APPLICANT'S REPRESENTATIVE: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| Jeff Zbikowski, JZA <input type="checkbox"/> N/A | (310) 853-5004 | jeff@jzarch.la |
| APPELLANT: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| Stephen Samuel, 7749 Wilbur Avenue Real Estate LLA (Owner) and Evolve Realty and Development (Applicant) <input type="checkbox"/> N/A | (310) 869-2259 | stephen@goodhealthcorp.com |
| APPELLANT'S REPRESENTATIVE: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| Dave Rand, Olivia Joncich, Rand Paster & Nelson, LLP <input type="checkbox"/> N/A | (213) 557-2703 | dave@rpnllp.com olivia@rpnllp.com |
| PLANNER CONTACT: | TELEPHONE NUMBER: | EMAIL ADDRESS: |
| Laura Frazin Steele | (818) 374-9919 | Laura.frazinsteele@lacity.org |
| ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS): | | |
| N/A <input type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i> | | |
| FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS) | | |

A Priority Housing Project consisting of a 190-unit, 100% affordable housing development utilizing state density bonus provisions.

N/A

ITEMS APPEALED:

Appeal under GC 65943(c) for a determination of application incompleteness. The appeal was filed on 9/20/23 and the last day to act is 11/17/23.

N/A

| 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 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 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 | <input type="checkbox"/> | <input type="checkbox"/> Other: | <input type="checkbox"/> |
| <input type="checkbox"/> Interested Parties List | <input type="checkbox"/> | | |
| <input checked="" type="checkbox"/> Appeal and Attachments | <input type="checkbox"/> | | |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> | | |
| <input type="checkbox"/> Site Photographs | <input type="checkbox"/> | | |
| <input checked="" type="checkbox"/> Other: 7/18/23 Status of Project Review; 7/6/23 Department of City Planning letter; 8/4/23 Second Status of Project Review | <input type="checkbox"/> | | |

NOTES / INSTRUCTIONS:

N/A

FISCAL IMPACT STATEMENT:

Yes No

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

PLANNING COMMISSION:

- | | |
|--|---|
| <input type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission | <input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission |
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PLANNING COMMISSION HEARING DATE:

COMMISSION VOTE:

| | |
|----------------------------|--------------------------|
| N/A | N/A |
| LAST DAY TO APPEAL: | DATE APPEALED: |
| | 9/20/23 |
| TRANSMITTED BY: | TRANSMITTAL DATE: |
| Ari Briski | 9-25-2023 |