

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal of a determination of incompleteness by the Department of City Planning under the Permit Streamlining Act for the properties located at 7745 – 7751 North Wilbur Avenue.

Recommendations for Council action:

1. DENY THE APPEAL filed by Stephen Samuel, 7749 Wilbur Avenue Real Estate LLA (Owner) and Evolve Realty and Development (Applicant) (Representative: Dave Rand, Olivia Joncich, Rand Paster & Nelson, LLP), and THEREBY SUSTAIN the November 1, 2023 Department of City Planning's (DCP) determination of incompleteness under the Permit Streamlining Act, California Government Code Section 65943(c), for an application filed for a Priority Housing Project consisting of a 190-unit, 100% affordable housing development utilizing state density bonus provisions; for the properties located at 7745 – 7751 North Wilbur Avenue.
2. ADOPT the rationale, and responses, contained in the DCP staff report dated November 1, 2023.

Applicant: Stephen Samuel, Evolve Realty and Development

Representative: Jeff Zbikowski, JZA

Case Nos. CPC-2023-4428-DB-PHP-VHCA; ADM-2023-4428-DB-ED1-VHCA

Environmental No. ENV-2023-5360-EAF

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

Against: Reseda Neighborhood Council

TIME LIMIT FILE NOVEMBER 20, 2023

(LAST DAY FOR COUNCIL ACTION NOVEMBER 14, 2023)

Summary:

At a regular meeting held on November 7, 2023, the PLUM Committee considered a report from the DCP relative to an appeal of a determination of incompleteness under the Permit Streamlining Act, for the properties located at 7745 – 7751 North Wilbur Avenue. DCP staff provided an overview of the matter. After an opportunity for public comment, and a presentation from the Owner/Applicant Representative, the Committee recommended to deny the appeal and sustain the DCP's determination of an incomplete application and adopt the rationale, and responses, contained in the DCP staff report dated November 1, 2023. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	YES

A handwritten signature in black ink, consisting of a stylized 'M' followed by a long horizontal stroke.

CR
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--NOT OFFICIAL UNTIL COUNCIL ACTS--