

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CF 23-1039

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.frazinsteede@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 |
|--|---|

PLANNING COMMISSION HEARING DATE:

COMMISSION VOTE:

LAST DAY TO APPEAL:	DATE APPEALED:
	9/20/23
TRANSMITTED BY:	TRANSMITTAL DATE:
Ari Briski	10/2/2023