

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal filed for the property located at 10756 West Wilkins Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Sections 15301 (Class 1) and Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by filed by Steven Carbone and Michelle Maravich Carbone, and THEREBY SUSTAIN the LACPC's determination in: 1) approving a Conditional Use Permit, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), for a 102.5 percent increase in density in lieu of the otherwise permitted 35 percent increase in density allowed under LAMC Section 12.22 A.25; 2) approving a Density Bonus/Affordable Housing Incentive Program Compliance Review, pursuant to LAMC Section 12.22 A.25, to permit the construction of a Housing Development Project totaling 11 units, reserving two units for Very Low Income Household Occupancy for a period of 55 years, with the following On-Menu Incentives: a. An On-Menu Incentive to permit a Floor Area Ratio (FAR) of 3.66:1 in lieu of 3:1 as otherwise permitted in the [Q]RD1.5-1 Zone; b. An On-Menu Incentive to permit a building height of 56 feet, in lieu of the 45 feet otherwise permitted by the [Q]RD1.5-1 Zone; 3) approving a Design Review, pursuant to LAMC Section 16.50, for compliance with the requirements of the Westwood Community Design Review Board; 4) approving a Project Permit Compliance Review, pursuant to LAMC Section 11.5.7 C, for a project within the Westwood Community Multi-Family Specific Plan; and, 5) approving a Categorical Exemption as the environmental clearance; for the demolition of a single-family dwelling and the construction of a new, five-story, 56-foot tall multi-family dwelling, the Project will provide 11 dwelling units, including two Very Low Income Units, the proposed structure will be approximately 11,941 square feet with a FAR of 3.66:1, a total of seven automobile parking spaces and 12 long-term bicycle parking spaces will be provided in one subterranean level, the Project also includes grading and a haul route for the export of 3,200 cubic yards of soil; for the property located at 10756 West Wilkins Avenue, subject to Conditions of Approval; and adoption of project findings.

Applicant: FIN Holdings LLC & Wilkins Group LLC

Representative: Daniel Ahadian, nur – Development | Consulting Case No.

CPC-2023-5876-CU-DB-DRB-SPP-VHCA-1A

Environmental No. ENV-2023-5877-CE

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

**TIME LIMIT FILE – SEPTEMBER 27, 2024**

**(LAST DAY FOR COUNCIL ACTION – SEPTEMBER 27, 2024)**

Summary:

At a regular meeting held on September 25, 2024, the PLUM Committee considered a report from the DCP and an appeal filed for the property located at 10756 West Wilkins Avenue. DCP staff provided an overview of the matter. Councilmember Yaroslavsky provided comments in support of denying the appeal. After an opportunity for public comment, and presentations by the Appellant and Applicant Representative, the Committee recommended to deny the appeal and thereby sustain the LACPC’s determination in 1) approving a Conditional Use Permit, 2) approving a Density Bonus/Affordable Housing Incentive Program Compliance Review with On-Menu Incentives; 3) approving a Design Review; 4) approving a Project Permit Compliance Review; and approving a Categorical Exemption. 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
YAROSLAVSY:	YES
PADILLA:	YES
HUTT:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**