

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

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL CASE:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2023-5976-CU-DB-DRB-SPP-VHCA-1A	ENV-2023-5877-CE	5 – Koung Yaroslavsky
<b>RELATED CASE NOS.:</b>	<b>COUNCIL FILE NO.:</b>	<b>PROCEDURAL REGULATIONS:</b>
<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
<b>PROJECT ADDRESS / LOCATION:</b>		
10756 West Wilkins Avenue		
<b>APPLICANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
FIN Holdings LLC & Wilkins Group LLC  <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	310-729-8000	babak@lumarcorporation.com
<b>APPLICANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Daniel Ahadian, nur – Development   Consulting  <input type="checkbox"/> N/A	310-339-7344	daniel@nurdevelopment.com
<b>APPELLANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Steven Carbone & Michelle Maravich Carbone  <input type="checkbox"/> N/A	310-488-9633	sscarbone@verizon.net
<b>APPELLANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<input checked="" type="checkbox"/> N/A		
<b>PLANNER CONTACT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Kevin Fulton	213-978-1210	kevin.fulton@lacity.org
<b>ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):</b>		

*The preparation of a draft ordinance by the City Attorney will be required.*

N/A

**FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:  
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

**Density Bonus Off-Menu Incentives & Waivers of Development Standards**

N/A

**ITEMS APPEALED:**

**Project Permit Compliance Review (SPP), Design Review Board Review (DRB), Density Bonus On-Menu Incentives (DB), Conditional Use (CU), and CEQA (ENV-2023-5877-CE).**

N/A

<b>ATTACHMENTS:</b>	<b>REVISED:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>REVISED:</b>
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/> <b>Categorical Exemption (CE) (Notice of Exemption)</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> <b>Statutory Exemption (SE) (Notice of Exemption)</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> <b>Negative Declaration (ND)</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> <b>Mitigated Negative Declaration (MND)</b>	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> <b>Environmental Impact Report (EIR)</b>	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> <b>Mitigation Monitoring Program (MMP)</b>	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> <b>Sustainable Communities Project Exemption (SCPE)</b>	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> <b>Sustainable Communities Environmental Assessment (SCEA)</b>	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> <b>Sustainable Communities Environmental Impact Report (SCEIR)</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> <b>Appendices</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> <b>Other:</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

**NOTES / INSTRUCTIONS:**

**Time to Act Deadline: August 26, 2024. Appeal hearing also requires on-site posting of hearing notice 10 days before appeal hearing.**

N/A

**CITY COUNCIL NOTICE TIMING:**

**NOTICE LIST (SELECT ALL):**

**NOTICE PUBLICATION:**

<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input checked="" type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input checked="" type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input checked="" type="checkbox"/> Neighborhood Council <input checked="" type="checkbox"/> Interested Parties <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input checked="" type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
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**FISCAL IMPACT STATEMENT:**

Yes  No  
 \*If determination states administrative costs are recovered through fees, indicate "Yes."

**PLANNING COMMISSION:**

<input checked="" 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:**

April 11, 2024

**COMMISSION VOTE:**

8-0

**LAST DAY TO APPEAL:**

June 12, 2024

**DATE APPEALED:**

June 11, 2024

**COUNCIL TIME TO ACT:**

30 days  
 45 days  
 60 days  
 75 days  
 90 days  
 120 days  
 N/A / None  
 Other: [enter here if applicable]

**TIME TO ACT START:**

Appeal Filing Date  
 Received by Clerk  
 Last Day to Appeal  
 N/A / None  
 Other: [enter here if applicable]

**TRANSMITTED BY:**

Ari Briski

**TRANSMITTAL DATE:**

8.21.24