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September 11, 2024

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

SUPPLEMENTAL REPORT REGARDING APPEAL OF CASE NO. CPC-2023-5876-CU-DB-DRB-SPP-VHCA-1A FOR PROPERTY LOCATED AT 10756 WEST WILKINS AVENUE WITHIN THE WESTWOOD COMMUNITY PLAN AREA; CF 24-0832

The project involves the construction of a new 5-story, 56-foot-tall multi-family residential building consisting of 11 dwelling units (including two (2) Very Low Income Units). The project will be approximately 11,941 square feet with a Floor Area Ratio ("FAR") of approximately 3.66:1. The project will provide seven (7) vehicular parking spaces and 12 long-term bicycle parking spaces in one (1) subterranean level. The site is currently improved with a single-family dwelling that will be demolished. No Protected or Significant Trees are located on the property. The project includes necessary grading and a haul route for the cut and export of 3,200 cubic yards of soil.

The City Planning Commission approved the project on April 11, 2024 and issued a determination letter dated May 28, 2024. Subsequently, Steven Carbone and Michelle Maravich Carbone appealed the City Planning Commission's determination to the Los Angeles City Council.

The appellant contends that the City improperly approved the Project Permit Compliance Review (SPP) because development incentives from City's Transit Oriented Communities (TOC) Guidelines cannot supersede regulations from the Westwood Community Multi-Family Specific Plan. They cite Section 3.B of the Specific Plan, which states:

"Wherever this Specific Plan contains provisions which differ from provisions contained in Chapter 1 of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code."

However, the appellant incorrectly asserts that the project was approved pursuant to the TOC Affordable Housing Incentive Program. As noted in the Letter of Determination, the City Planning Commission approved a State Density Bonus Affordable Housing Incentive Program Compliance Review – not a TOC Affordable Housing Incentive Program Compliance Review.

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State Density Bonus and the City's Transit Oriented Communities are different Affordable Housing Incentive Programs enacted by the State Legislature (California Government Code Section 65915) and a Citywide Ballot Initiative (Measure JJJ) respectively.

In summary, the appellant mistakenly claims this Density Bonus project was approved through the TOC program and does not challenge any of the other findings made by the City Planning Commission in approving CPC-2023-5876-CU-DB-DRB-SPP-VHCA. Therefore, City Planning recommends that the City Council's Planning and Land Use Committee deny the appeal and sustain the City Planning Commission's decision.

Sincerely,

VINCENT P. BERTONI, AICP

Director of Planning

A handwritten signature in cursive script that reads "Theodore L. Irving".

Theodore L. Irving
Principal City Planner

TLI:JO:KF