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August 23, 2024

CPC-2023-5876-CU-DB-DRB-SPP-VHCA-1A
ENV-2023-5877-CE
Council District 5

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S),
NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, September 17, 2024** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Sections 15301 (Class 1) and Section 15332 (Class 32), and related CEQA findings; Report from the Los Angeles City Planning Commission (LACPC); and, an Appeal filed by Steven Carbone and Michelle Maravich Carbone, from the determination of the LACPC 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 an 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 multifamily 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.

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

Note that pursuant to Los Angeles Municipal Code Chapter 1A, Section 13B.11.1.F.8, all appeal related documents filed by or on behalf of the appellant must be filed with the City Clerk no later than 5 business days prior to the date set for the hearing. Appeal-related documents filed by any party other than the appellant (or the appellant's representatives) must be filed with the City Clerk no later than 2 business days prior to the date of the hearing. Documents submitted after these deadlines will be marked late and shall not be considered by the City Council in its review and decision on the appeal.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **24-0832** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

Kevin Fulton

(213) 978-1210

kevin.fulton@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.