

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.frazinsteele@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:

☐ Letter of Determination

☐

☐ Categorical Exemption (CE)
(Notice of Exemption)

☐

☐ Findings of Fact

☐

☐ Statutory Exemption (SE)
(Notice of Exemption)

☐

☐ Staff Recommendation Report

☐

☐ Negative Declaration (ND)

☐

☐ Conditions of Approval

☐

☐ Mitigated Negative Declaration (MND)

☐

☐ T Conditions

☐

☐ Environmental Impact Report (EIR)

☐

☐ Proposed Ordinance

☐

☐ Mitigation Monitoring Program (MMP)

☐

☐ Zone Change Map and Ordinance

☐

☐ Sustainable Communities
Project Exemption (SCPE)

☐

☐ GPA Resolution

☐

☐ Sustainable Communities
Environmental Assessment (SCEA)

☐

☐ Land Use Map

☐

☐ Sustainable Communities
Environmental Impact Report (SCEIR)

☐

☐ Exhibit A – Plans

☐

☐ Appendices

☐

☐ Mailing List

☐

☐ Other:

☐

☐ Interested Parties List

☐

☒ Appeal and Attachments

☐

☐ Development Agreement

☐

☐ Site Photographs

☐

☒ Other: 7/18/23 Status of Project
Review; 7/6/23 Department of City
Planning letter; 8/4/23 Second Status of
Project Review

☐

NOTES / INSTRUCTIONS:

☒ N/A

FISCAL IMPACT STATEMENT:

☐ Yes

☐ No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

☐ City Planning Commission (CPC)

☐ North Valley Area Planning Commission

☐ Cultural Heritage Commission (CHC)

☐ South LA Area Planning Commission

☐ Central Area Planning Commission

☐ South Valley Area Planning Commission

☐ East LA Area Planning Commission

☐ West LA Area Planning Commission

☐ Harbor 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