

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL CASE:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2023-4205-DB-PHP-VHCA-1A	ENV-2023-5356-EAF	6 – PADILLA
<b>RELATED CASE NOS.</b>		<b>COUNCIL FILE NO:</b>
<b>ADM-2023-4205-DB-ED1-VHCA</b> <input type="checkbox"/> N/A		<b>CF23-1387</b> <input type="checkbox"/> N/A
<b>PROJECT ADDRESS / LOCATION:</b>		
10898, 10898 1/2, 10900 W OLINDA STREET		
<b>APPLICANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<b>MAMBA 24 LLC</b>  <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	(310) 853-5004	JEFF@JZARCH.LA
<b>APPLICANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<b>JEFF ZBIKOWSKI</b> <b>JZA</b>  <input type="checkbox"/> N/A	(310) 853-5004	JEFF@JZARCH.LA
<b>APPELLANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<b>MAMBA 24 LLC</b>  <input type="checkbox"/> N/A	(310) 853-5004	JEFF@JZARCH.LA
<b>APPELLANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<b>JEFF ZBIKOWSKI</b> <b>JZA</b>  <input type="checkbox"/> N/A	(310) 853-5004	JEFF@JZARCH.LA
<b>PLANNER CONTACT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<b>DANG NGUYEN</b>	(818) 374-5027	<a href="mailto:DANG.NGUYEN@LACITY.ORG">DANG.NGUYEN@LACITY.ORG</a>

**ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):**

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

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

A Priority Housing Project consisting of a 78-unit, 100% affordable apartment building utilizing state density bonus provisions.

☐ N/A

**ITEMS APPEALED:**

Appeal under GC 65943(c) for a determination of application incompleteness. The appeal was filed Dec. 1, 2023 and the last day to act is Jan. 30, 2024.

☐ 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

☐

☐ Development Agreement

☐

☐ Site Photographs

☐

☐ Other:

☐

**NOTES / INSTRUCTIONS:**

☒ N/A

<b>FISCAL IMPACT STATEMENT:</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small>	
<b>PLANNING COMMISSION:</b>	
<input 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
<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
<b>LAST DAY TO APPEAL:</b>	<b>DATE APPEALED:</b>
	December 1, 2023
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Kinikia Gardner	1/11/2024