

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

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

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:

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

N/A

FISCAL IMPACT STATEMENT: Yes No

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

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:**COMMISSION VOTE:****LAST DAY TO APPEAL:****DATE APPEALED:**

December 1, 2023

TRANSMITTED BY:**TRANSMITTAL DATE:**

Kinikia Gardner

1/11/2024