

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal of a determination of incompleteness by the Department of City Planning (DCP) under the Permit Streamlining Act, related to application papers associated with the property located at 13916 West Polk Street.

Recommendation for Council action:

RESOLVE TO DENY the appeal filed by Janet Jha (Representative: Akhilesh Jha), under the Permit Streamlining Act, California Government Code Section 65943(c), and THEREBY SUSTAIN the DCP's determination of incompleteness under the Permit Streamlining Act, relative to application papers submitted for Case Nos. CPC-2022-9268-DB-HCA and CPC-2022-8993-GPA-ZC-HD-K-BL-ZV-ZAA-WDI-VHCA and the associated Environmental Case Nos. (ENV-2022-8994-EAF; ENV-2022-9270-EAF), for a proposed 40 residential dwelling units in a townhome configuration for sale on a 48,284.1 square foot lot, located at 13916 West Polk Street. Eight units are proposed for low-income families. Each unit is proposed to be three-stories and 40 feet in height. The proposed project will have 99,868 square feet of floor area, 100,260 square feet of building area, and 48 parking spaces. One of the 40 units will be provided for an on-site property manager. As proposed, two non-protected on-site trees will be removed, there will be no phased development, and there are no plans for future expansion. The existing 1,961 square foot single-family home on site is proposed for demolition.

Applicant: Janet Jha

Representative: Akhilesh Jha

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on June 20, 2023, the PLUM Committee considered a report from the DCP and Addendum relative to an appeal of a determination of incompleteness under the Permit Streamlining Act, related to application papers submitted for Case Nos. CPC-2022-9268-DB-HCA and CPC-2022-8993-GPA-ZC-HD-K-BL-ZV-ZAA-WDI-VHCA and the associated Environmental Case Nos. (ENV-2022-8994-EAF; ENV-2022-9270-EAF), associated with the property located at 13916 West Polk Street. A representative of Council District Seven provided comments in support of denying the appeal. After an opportunity for public comment, and presentation from the Appellant's Representative, the Committee recommended to deny the appeal and thereby sustain the DCP's determination that the application papers are incomplete under the Permit Streamlining Act, California Government Code Section 65943(c). This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	ABSENT
YAROSLAVSKY:	ABSENT
LEE:	YES
HUTT:	YES

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