

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2023-4274-DB-PHP-VHCA-1A	ENV-2023-5358-EAF	3 - Blumenfield
RELATED CASE NOS.		COUNCIL FILE NO:
<input type="checkbox"/> N/A		<input type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
8217 N. Winnetka Avenue, 91306		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Applicant: Bedrock Properties Group, LLC dba Uncommon Developers c/o Leon Benrimon Owner: 8217 Winnetka LLC c/o Jason Larian <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	310-980-7206 310.980.7206	leon@uncommondevelopers.com jason@uncommondevelopers.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Dave Rand and Olivia Joncich Rand Paster & Nelson, LLP <input type="checkbox"/> N/A	213-557-2703	Dave@rpnllp.com Olivia@rpnllp.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
8217 Winnetka LLC & Bedrock Properties Group, LLC c/o Leon Benrimon <input type="checkbox"/> N/A	310-980-7206	leon@uncommondevelopers.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Dave Rand and 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

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

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

A Priority Housing Project consisting of a 360 unit, 100% affordable (359 affordable units plus 1 market rate manager's unit) residential apartment building utilizing state density bonus provisions.

☐ N/A

ITEMS APPEALED:

Appeal under GC 65943(c) for a determination of application incompleteness

☐ 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 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 checked="" type="checkbox"/> Appeal and Attachments	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other: 6/30/23 Status of Project Review; 7/6/23 Department of City Planning letter; 8/4/23 Second Status of Project Review	<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:

TRANSMITTED BY:

TRANSMITTAL DATE:

Ari Briski

8.28.23