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CITY PLANNING**

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July 6, 2023

**Applicant**

Bedrock Properties Group, LLC  
dba Uncommon Developers  
c/o Leon Benrimon  
9220 Winnetka Ave.  
Chatsworth, CA 91311

**Case Number:**

ADM-2023-4274-DB-VHCA-ED1

**CEQA:**

N/A

**Application Type:**

Density Bonus, ED1

**Project Location:**

8217 N. Winnetka Ave.

**Legal Description**

Lot 1 TR 22430, Lot PT 811 TR 1000

**Planning Area:**

Canoga Park-Winnetka-Woodland Hills-  
West Hills

**Owner**

8217 Winnetka LLC  
c/o Jason Larian  
9220 Winnetka Ave.  
Chatsworth, CA 91311

**Council District:**

3 - Blumenfield

**Representative**

Dave Rand and Olivia Joncich  
Rand Paster & Nelson LLP  
633 W. Fifth St., 64<sup>th</sup> Floor  
Los Angeles, CA 90071

Per the revised Executive Directive 1 ([ED1](#)) issued by Mayor Karen Bass on June 12, 2023, projects located in single-family or more restrictive zones cannot use the ED1 Ministerial Approval Process. This revision affects projects in the following zones: OS, A1, A2, RA, RE, RS, R1, RU, RZ, and RW1. The proposed project located at 8217 N. Winnetka Avenue has an RA-1 zone on one parcel and is not eligible for ED1 processing. However, there are other entitlement options available for your project to be considered for approval, none of which require a legislative act (e.g. General Plan Amendment or Zone Change). To discuss other project review options or to revise the Affordable Housing Referral Form for the project, please contact the Affordable Housing Services Section at [planning.priorityhousing@lacity.org](mailto:planning.priorityhousing@lacity.org), or schedule an appointment for a consultation via [BuildLA](#). Please be aware that modification of entitlement requests will likely require updated and/or additional application materials including environmental clearance documentation. If you have questions related to the status of your case, please contact Principal City Planner Blake Lamb at (818) 374-9914 or [blake.lamb@lacity.org](mailto:blake.lamb@lacity.org) for questions regarding this matter.

Lisa M. Webber, AICP  
Deputy Director