

EXHIBIT J
LETTER FROM CITY PLANNING
DATED JULY 6, 2023

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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DEPUTY DIRECTOR

July 6, 2023

Applicant

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

Owner

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

Representative

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

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

Council District:

3 - Blumenfield

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, 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 for questions regarding this matter.

Lisa M. Webber, AICP
Deputy Director