

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal of a determination of incompleteness by the Department of City Planning under the Permit Streamlining Act for the property located at 8217 North Winnetka Avenue.

Recommendations for Council action:

1. DENY THE APPEAL filed by 8217 Winnetka LLC & Bedrock Properties Group, LLC c/o Leon Benrimon (Representative: Dave Rand and Olivia Joncich, Rand Paster & Nelson LLP), and THEREBY SUSTAIN the Department of City Planning's determination of incompleteness under the Permit Streamlining Act, California Government Code Section 65943(c), for an application filed for a Priority Housing Project consisting of a 360 unit, 100 percent affordable (359 affordable units plus 1 market rate manager's unit) residential apartment building utilizing state density bonus provisions; for the property located at 8217 North Winnetka Avenue.
2. ADOPT the recommendation, rationale, and responses, contained in the Department of City Planning staff report dated September 29, 2023.

Applicant: Bedrock Properties Group, LLC dba Uncommon Developers, Leon Benrimon

Representative: Dave Rand and Olivia Joncich, Rand Paster & Nelson LLP

Case No. CPC-2023-4274-DB-PHP-VHCA-1A

Environmental No. ENV-2023-5358-EAF

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 October 3, 2023, the PLUM Committee considered a report from the DCP relative to an appeal of a determination of incompleteness under the Permit Streamlining Act, for the property located at 8217 North Winnetka Avenue. DCP staff provided an overview of the matter. Councilmember Blumenfield provided comments to deny the appeal. A representative of the Mayor's Office provided comments on the matter. After an opportunity for public comment, and a presentation from the Applicant/Appellant Representative, the Committee recommended to deny the appeal and sustain the DCP's determination of an incomplete application and adopt the recommendation, rationale, and responses, contained in the Department of City Planning staff report dated September 29, 2023. 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
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	YES

CR
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--NOT OFFICIAL UNTIL COUNCIL ACTS--