

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2023-3809-DB-PHP-VHCA-1A	ENV-2023-5355-EAF	4 - Raman
RELATED CASE NOS.		COUNCIL FILE NO:
ADM-2023-3809-DB-VHCA-ED1 <input type="checkbox"/> N/A		<input type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
5511, 5501 N. Ethel Avenue		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Uncommon Developers Leon Benrimon <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	310-980-7206	leon@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:
5511 Ethen 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:
Maren Gamboa	213-978-1358	maren.gamboa@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<p>N/A</p> <p><input type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i></p>		

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

A Priority Housing Project consisting of a 200 unit, 100% affordable 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	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other: Correspondence	<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:
Linda Lou	August 9, 2023