

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

MARIA CABILDO  
ILISSA GOLD

MONIQUE LAWSHE

HELEN LEUNG

KAREN MACK

JACOB NOONAN  
ELIZABETH ZAMORA

**CITY OF LOS ANGELES  
CALIFORNIA**



KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

August 4, 2023

*Transmitted via email*

**Applicant**

Uncommon Developers  
Leon Benrimon  
9220 Winnetka Ave  
Chatsworth, CA 91311

**Owner**

5511 Ethen LLC  
Jason Larian  
9220 Winnetka Ave  
Chatsworth, CA 91311

**Representative**

Dave Rand and Olivia Joncich Rand  
Paster & Nelson LLP  
633 W. Fifth Street  
Los Angeles, CA 90071

**Updated Case No.** CPC-2023-3809-DB-PHP-VHCA

**Previous Case No.** ADM-2023-3809-DB-VHCA-ED1

**Related Case:** N/A

**CEQA:** ENV-2023-5355-EAF

**Location:** 5511, 5501 N. Ethel Avenue

**Council District:** 4 - Raman

**Neighborhood Council:** Sherman Oaks

**Community Plan Area:** Van Nuys – North Sherman Oaks

**Specific Plan:** N/A

**Land Use Designation:** Low Residential

**Zone:** R1-1

**Legal Description:** Lot PT 88, ARB 19 TR 1000

**Second Status of Project Review: Application Incomplete and Case Processing on Hold**

This letter is to let you know that since the project does not qualify for ED1 processing as stated in our letter dated July 6, 2023, the project application will be considered converted as of July 6, 2023, to a regular entitlement process that will proceed according to the entitlement paths and procedures specified by the LAMC provisions and land use plans in effect on the date of your complete Preliminary Application submission. As a result, the existing case number ADM-2023-3906-DB-ED1-VHCA is being converted to CPC-2023-3809-DB-PHP-VHCA. The new case number reflects: 1) the project does not qualify for ED1 processing by removal of the ED1 suffix; 2) a change from an administrative review process originally indicated by the "ADM" prefix, to a City Planning Commission review process based on the procedures specified in LAMC 12.22.A.25 for off-menu density bonus incentives and waivers, as specified by the new "CPC" prefix; 3) a density bonus under State law was pursued under the ADM case number and is also being pursued under the CPC case number by the suffix "DB"; 4) a new Priority Housing Program (PHP) suffix to denote that the project qualifies for PHP by providing at least 10 units and for setting aside at least 20 percent of rental units for Low Income households.; and 5) the project remains vested in the LAMC provisions and land use plans in effect on the date of your complete Preliminary Application by carrying over the "VHCA" suffix to the CPC case number. We have

invoiced for the entitlement path associated with the CPC case number (invoice attached) and will need your further assistance in order to apply the ADM case number application filing fees toward the CPC application case number filing fees. Please contact your assigned project planner who can refer you to planning staff at the Development Services Center to assist with any additional fees due and/or the submittal of additional required documents.

We will treat your existing application materials associated with the ADM case number, as now associated with the CPC case number, but need your assistance in formally converting those application materials. Please contact Maren Gamboa, who is your assigned project planner to resolve this issue.

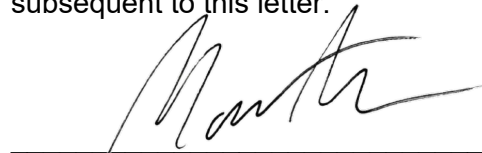
This letter also serves as written notice under G.C. 65943 that the application materials for the CPC case number are incomplete for the reasons stated in the written determination of incompleteness dated June 22, 2023 associated with the ADM case number, and those incompleteness issues are raised in this letter by reference, without repeating them again here. Please contact your assigned project planner in this regard, and to submit further materials.

Please also provide materials related to needed CEQA analysis as follows:

Please review and complete an Environmental Assessment Form (EAF) per CP-1204, including any required supplemental documents as illustrated on page 17 of the EAF.

Please work with the Los Angeles City Planning Development Services Center in order to process the EAF, including any subject fees, and any other required materials or studies needed to supplement your case.

The above is necessary to continue the processing of your case. It is the intent of the Department to carry out the project review process in a timely manner and therefore request that you provide the information within **30 days** of the date of this letter. If all the requested materials are not provided at that date, the Department may initiate termination of the case file after subsequent outreach to you. Please note, additional requests for information or material may be made subsequent to this letter.



Maren Gamboa, City Planner  
Valley Project Planning  
Department of City Planning  
6262 Van Nuys Blvd, Rm 430  
Van Nuys, CA 91401  
Phone: 213-978-1358  
E-mail: maren.gamboa@lacity.org