

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE**

**SUPPLEMENTAL  
CF 23-0908**

|  |                              |                                      |
|--|------------------------------|--------------------------------------|
| <b>CITY PLANNING CASE:</b>   | <b>ENVIRONMENTAL CASE:</b>   | <b>COUNCIL DISTRICT:</b>             |
| CPC-2023-4274-DB-PHP-VHCA-1A   | ENV-2023-5358-EAF            | 3 - Blumenfield                      |
| <b>RELATED CASE NOS.</b>   | <b>COUNCIL FILE NO:</b>      |                                      |
| <input type="checkbox"/> N/A   | <input type="checkbox"/> N/A |                                      |
| <b>PROJECT ADDRESS / LOCATION:</b>   |                              |                                      |
| 8217 N. Winnetka Avenue, 91306   |                              |                                      |
| <b>APPLICANT:</b>  | <b>TELEPHONE NUMBER:</b>     | <b>EMAIL ADDRESS:</b>                |
| Applicant: Bedrock Properties Group, LLC<br>dba Uncommon Developers c/o Leon Benrimon                          | 310-980-7206                 | leon@uncommondevelopers.com          |
| Owner: 8217 Winnetka LLC c/o Jason Larian<br><input type="checkbox"/> N/A <input type="checkbox"/> New/Changed | 310.980.7206                 | jason@uncommondevelopers.com         |
| <b>APPLICANT'S REPRESENTATIVE:</b>   | <b>TELEPHONE NUMBER:</b>     | <b>EMAIL ADDRESS:</b>                |
| Dave Rand and Olivia Joncich<br>Rand Paster & Nelson, LLP<br><input type="checkbox"/> N/A                      | 213-557-2703                 | Dave@rpnllp.com<br>Olivia@rpnllp.com |
| <b>APPELLANT:</b>  | <b>TELEPHONE NUMBER:</b>     | <b>EMAIL ADDRESS:</b>                |
| 8217 Winnetka LLC & Bedrock Properties Group, LLC c/o Leon Benrimon<br><input type="checkbox"/> N/A            | 310-980-7206                 | leon@uncommondevelopers.com          |
| <b>APPELLANT'S REPRESENTATIVE:</b>   | <b>TELEPHONE NUMBER:</b>     | <b>EMAIL ADDRESS:</b>                |
| Dave Rand and Olivia Joncich<br>Rand Paster & Nelson, LLP<br><input type="checkbox"/> N/A                      | 213-557-2703                 | Dave@rpnllp.com<br>Olivia@rpnllp.com |
| <b>PLANNER CONTACT:</b>  | <b>TELEPHONE NUMBER:</b>     | <b>EMAIL ADDRESS:</b>                |
| Laura Frazin Steele  | 818.374.9919                 | Laura.frazinstele@lacity.org         |
| <b>ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):</b>                           |                              |                                      |

N/A

*The preparation of a draft ordinance by the City Attorney will be required.*

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

A Priority Housing Project consisting of a 360 unit, 100% affordable (359 affordable units plus 1 market rate manager's unit) residential apartment building utilizing state density bonus provisions.

N/A

**ITEMS APPEALED:**

Appeal under GC 65943(c) for a determination of application incompleteness. The appeal was filed on 8/23/23 and the last day to act is 10/20/23.

N/A

| <b>ATTACHMENTS:</b>   | <b>REVISED:</b>          | <b>ENVIRONMENTAL DOCUMENT:</b>  | <b>REVISED:</b>          |
|---|--------------------------|---|--------------------------|
| <input type="checkbox"/> Letter of Determination  | <input type="checkbox"/> | <input type="checkbox"/> Categorical Exemption (CE)<br>(Notice of Exemption)            | <input type="checkbox"/> |
| <input type="checkbox"/> Findings of Fact   | <input type="checkbox"/> | <input type="checkbox"/> Statutory Exemption (SE)<br>(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<br>Project Exemption (SCPE)            | <input type="checkbox"/> |
| <input type="checkbox"/> GPA Resolution   | <input type="checkbox"/> | <input type="checkbox"/> Sustainable Communities<br>Environmental Assessment (SCEA)     | <input type="checkbox"/> |
| <input type="checkbox"/> Land Use Map   | <input type="checkbox"/> | <input type="checkbox"/> Sustainable Communities<br>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 and Attachments  | <input type="checkbox"/> |   |                          |
| <input type="checkbox"/> Development Agreement  | <input type="checkbox"/> |   |                          |
| <input type="checkbox"/> Site Photographs   | <input type="checkbox"/> |   |                          |
| <input checked="" type="checkbox"/> Other: 6/30/23 Status of Project<br>Review; 7/6/23 Department of City<br>Planning letter; 8/4/23 Second Status of<br>Project Review | <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:**

8/23/23

**TRANSMITTED BY:**

**TRANSMITTAL DATE:**

Ari Briski

8/29/23