

EXHIBIT 5

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND

6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

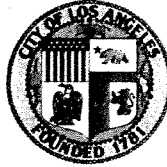
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INFORMATION
www.planning.lacity.org

Date: December 5, 2013

To: Sean Nguyen
EZ Permits, LLC
7251 North Owensmouth #2
Canoga Park, CA 91303

RE: RECONSIDERATION, ENV-2013-1084-MND-REC2, 758 EAST SUNSET AVENUE; VENICE COMMUNITY PLAN AREA

The Department of City Planning has issued a Reconsideration of the previously issued Mitigated Negative Declaration (ENV-2013-1084-MND-REC1) for a project located at 758 East Sunset Avenue and originally described as:

A Preliminary Parcel Map for Small Lot subdivision purposes to create three lots; a Coastal Development Permit to allow a three parcel map small lot subdivision for the construction of three single family dwellings and demolition of an existing single family dwelling and detached garage in the single Coastal Jurisdiction Zone; and a Mello Determination. The project site is an approximately 4,500 net square-foot lot in the RD1.5-1 Zone.

In a letter dated November 1, 2013, the applicant's representative requested a first reconsideration of the previously issued Mitigated Negative Declaration as the project required a Zoning Administrator's Adjustment to permit a reduced lot area of 4,670 net square feet in lieu of the required 5,000 square feet in the RD1.5 Zone.

As such, the project description was revised to read as follows:

A Preliminary Parcel Map for Small Lot subdivision purposes to create three lots; a Coastal Development Permit to allow a three parcel map small lot subdivision for the construction of three single family dwellings and demolition of an existing single family dwelling and detached garage in the single Coastal Jurisdiction Zone; a Mello Determination; and a Zoning Administrator's Adjustment to permit a reduced lot area of 4,670 net square feet in lieu of the required 5,000 square feet in the RD1.5 Zone.

Subsequently, in a letter dated December 4, 2013, the applicant's representative has requested additional entitlements for the project.

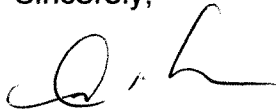
As such, the project description for Reconsideration 2 is further revised to read as follows:

A Preliminary Parcel Map for Small Lot subdivision purposes to create three lots; a Coastal Development Permit to allow a three parcel map small lot subdivision for the construction of three single family dwellings and demolition of an existing single family dwelling and detached garage in the single Coastal Jurisdiction Zone; a Mello Determination; and a Zoning Administrator's Adjustment to permit a reduced lot area of 4,670 net square feet in lieu of the required 5,000 square feet in the RD1.5 Zone, to allow a 0-foot side yard for parking in lieu of the required 5 feet, and to allow a 1-foot projection for balconies and a 2-foot projection for canopies into the required 5-foot side yard.

As the previously issued Reconsideration (ENV-2013-1084-MND-REC1) addressed the potential environmental impacts of the proposed project, the mitigation measures imposed still serve to mitigate the impacts of the project to less than significant levels as required by the California Environmental Quality Act (CEQA).

A 30-day recirculation period of the MND is required because of the addition of new project entitlements.

Sincerely,



Jose Carlos Romero-Navarro
City Planner

JCRN:JV