

**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

July 6, 2023

**Applicant/Owner**

5511 Ethel LLC  
Bedrock Properties Group, LLC  
9220 Winnetka Avenue  
Chatsworth, CA 91311

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

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

**Council District:** 4 – Nithya Raman

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

**Representative**

David Rand  
Rand Paster & Nelson LLP  
633 W. 5<sup>th</sup> Street  
Los Angeles, CA 90071

Per the revised Executive Directive 1 ([ED1](#)) issued by Mayor Karen Bass on June 12, 2023, projects located in single-family or more restrictive zones cannot use the ED1 Ministerial Approval Process. This revision affects projects in the following zones: OS, A1, A2, RA, RE, RS, R1, RU, RZ, and RW1. The proposed project located at 5501-5511 N. Ethel Avenue is in the R1-1 zone and is not eligible for ED1 processing. However, there are other entitlement options available for your project to be considered for approval, none of which require a legislative act (e.g. General Plan Amendment or Zone Change). To discuss other project review options or to revise the Affordable Housing Referral Form for the project, please contact the Affordable Housing Services Section at [planning.priorityhousing@lacity.org](mailto:planning.priorityhousing@lacity.org), or schedule an appointment for a consultation via [BuildLA](#). Please be aware that modification of entitlement requests will likely require updated and/or additional application materials including environmental clearance documentation. If you have questions related to the status of your case, please contact Principal City Planner Blake Lamb at (818) 374-9914 or [blake.lamb@lacity.org](mailto:blake.lamb@lacity.org) for questions regarding this matter.

Lisa M. Webber, AICP  
Deputy Director