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CITY PLANNING**

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June 30, 2023

sent via email

Applicant

Bedrock Properties Group,
LLC
dba Uncommon Developers
c/o Leon Benrimon
9220 Winnetka Ave.
Chatsworth, CA 91311

Owner

8217 Winnetka LLC
c/o Jason Larian
9220 Winnetka Ave.
Chatsworth, CA 91311

Representative

Dave Rand and Olivia Joncich
Rand Paster & Nelson LLP
633 W. Fifth St., 64th Floor
Los Angeles, CA 90071

Case Number:

CEQA:

Application Type:

Project Location:

Legal Description

Planning Area:

Specific Plan Overlay:

Council District:

ADM-2023-4274-DB-VHCA-ED1

N/A

Density Bonus, ED1

8217 N. Winnetka Ave.

Lot 1 TR 22430, Lot PT 811 TR
1000

Canoga Park-Winnetka-Woodland
Hills-West Hills

N/A

3 - Blumenfield

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

The above referenced case was filed on June 23, 2023. I have determined that the case file materials are NOT complete and updated materials are required. Therefore, as provided for in Section 19.00 of the Los Angeles Municipal Code, your application has been placed on hold until the items in the table below are corrected or submitted.

An Optional HCA Vesting Preliminary Application was submitted on 3/15/23 under Case No. PAR-2023-1802-VHCA-ED1 and was deemed complete by Planning on 3/22/23. California Government Code Section 65941.1 states that if the public agency determines that the application for the development project is not complete pursuant to Section 65943, the development proponent shall submit the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. If the development proponent does not submit this information within the 90-day period, then the preliminary application shall expire and have no further force or effect. As such, the specific information needed to deem Case No. ADM-2023-4274-DB-VHCA-ED1 complete must be submitted to Planning no later than 90 days from the date of this letter or September 28, 2023. Otherwise,

Case No. PAR-2023-1802-VHCA-ED1 shall expire and have no further force or effect. If vesting status is lost project eligibility for ED1 will need to be re-evaluated based on policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

Also, please be aware that Case No. PAR-2023-1802-VHCA-ED1 discloses a Project that is not consistent with other application forms and plans submitted on 6/23/23. For example, Case No. PAR-2023-1802-VHCA-ED1 discloses 330 dwelling units with a proposed FAR/RFAR of 235,764 square feet and 266 parking spaces. This is not consistent other application papers submitted (for example, the Department of City Planning Application discloses 360 units with 236,181 square feet of floor area and 269 parking stalls). Additionally, Case No. PAR-2023-1802-VHCA-ED1 discloses "...four incentives for averaging, two yard reductions and open space reduction, and waivers of development standards for height and FAR/RFAR." However, this is inconsistent with your Department of City Planning Application filed on 6/23/23 which discloses incentives for averaging, yard reductions, bicycle parking reduction and waivers for yards, height, floor area, open space, and compact parking. When finalizing your project description on your application forms and plans, be aware that any change in the residential unit count or in the building area are limited to less than 20% of the total proposed on the completed Preliminary Application to maintain vesting rights.

No	Item for Correction	Correction Required	Date Corrected	Initials of Approval
1	Updated Department of City Planning Application Form No. CP-7771.1	<p>A Department of City Planning Application Form was provided but needs to amplified, corrected, clarified, and supplemented as follows:</p> <ul style="list-style-type: none"> • Section 2, Project Description states that the Project proposes 360 units (359 affordable + 1 market rate) with 269 parking stalls. This is not consistent with the Affordable Housing Referral Form which states that the project is providing 365 units (291 low income + 73 moderate income + 1 manager's/market rate) and 272 parking stalls. You must correct these application forms and make these materials consistent. • Attachment A to Department of City Planning Application shows 360 affordable units (287 low income units and 72 moderate income units). You must correct Attachment A so that it is consistent with all other application forms and plans. • Attachment A to the Department of City Planning Application shows that you are requesting a 30% reduction in bicycle parking. You must disclose the number of bicycle parking spaces required and provided on this attachment to the application. 		

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		<ul style="list-style-type: none"> • Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standard for a reduction in the RA Zoned rear yard to allow a 15 foot rear yard in lieu of 25 feet. You must disclose the percentage of reduction requested on Attachment A. • Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standard for an increase in height to permit 80 feet, 3 inches in lieu of the otherwise permitted 30 feet in the RA-1 Zone and 45 feet in the RD2-1 Zone. However, your Affordable Housing Referral Form, Sections 4 and 10B show that you are requesting a waiver of development standard to increase total height to 79 feet. These two application papers are not consistent and must be corrected for consistency. • Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standards to permit a 73.2% reduction in the required open space to permit 10,031 square feet in lieu of 37,425 square feet as required by LAMC Section 12.21 G. However, your AHRF Sections 4 and 10B show that you are requesting a waiver of development standard for a 65% reduction in open space to provide 13,100 square feet of open space in lieu of the otherwise required 37,925 square feet. Attachment A and the AHRF are not consistent, and you are required to make corrections so that both forms are consistent. • Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standards to permit up to 69% of the provided parking to be compact but this is not disclosed on your AHRF. Attachment A and the AHRF are not consistent and must be corrected for consistency. • Landscaping must be corrected to show the number of landscape points are equivalent to 10% or more than otherwise required by LAMC Section 12.40 and Landscape 		

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		<p>Ordinance Guidelines O to qualify for on-menu reduced yard setbacks as requested on your Department of City Planning Application.</p> <p>See Department of City Planning Application Form (lacity.org)</p> <p>City Planning Application Filing Instructions.pdf (lacity.org)</p>		
2	Updated Affordable Housing Referral Form (Form No. CP-4043)	<p>An Affordable Housing Referral Form (AHRF) was provided with your application materials under Case No. PAR-2023-924-AHRF-ED1 and signed by the Affordable Housing Services Section on 6/15/23 with an expiration date of 12/12/23. This form shall be amplified, corrected, clarified, and supplemented as follows:</p> <ul style="list-style-type: none"> • The Affordable Housing Referral Form states that the project is providing 365 units (291 low income + 73 moderate income + 1 manager’s unit/market rate) and 272 parking stalls. This is not consistent with your other application forms (such as the Department of City Planning Application which states that the Project proposes 360 units (359 affordable + 1 market rate) with 269 parking stalls. This is not consistent with plans that state the project is providing 360 units (291 low income + 72 moderate income). You must correct your application materials so that all materials are consistent. • Section 3 - The proposed number of dwelling units must be corrected if the Project is not proposing 365 units. Section 3 shows your Project is providing 291 low income units and 73 moderate income units but your Department of City Planning Application Attachment A shows 287 low income units and 72 moderate income units. All materials must be corrected for consistency. • Section 7C – If the Project is not proposing 365 dwelling units, you must provide corrections to the table (breakdown by levels of affordability, number of affordable units, number of density bonus units, and percentages) • Sections 4 and 10B show that you are requesting a 26% reduction in the front yard 		

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		<p>setback in the RA Zone as an off-menu incentive but your Section 3, Narrative Attachment A to Department of City Planning Application shows you are requesting a 27% reduction. Your Affordable Housing Referral Form must be corrected.</p> <ul style="list-style-type: none"> • Sections 4 and 10B do not disclose a 40% rear yard reduction in the RA Zone (the form is marked N/A). The form must be corrected to request a 40% rear yard reduction in the RA Zone if your project is providing a 15 feet rear yard in lieu of 25 feet. • Your Affordable Housing Referral Form, Sections 4 and 10B show that you are requesting a waiver of development standard to increase total height to 79 feet. However, Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standards for an increase in height to permit 80 feet, 3 inches in lieu of the otherwise permitted 30 feet in the RA-1 Zone and 45 feet in the RD2-1 Zone. Attachment A and the AHRF are not consistent and must be corrected for consistency. • Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standards to permit up to 69% of the provided parking to be compact but this is not disclosed on your AHRF. Your AHRF must disclose all waivers requested and must be corrected for consistency. • Section 10B must be corrected to show the total number of waivers requested. This number must be consistent with other application forms and plans (for example, Attachment A discloses requests for 5 waivers). • Once the AHRF form has been corrected, you need to obtain the review and signature of LACP DSC Affordable Housing Service Section (AHSS) Staff. Any modifications to the content(s) of this form after its authorization by AHSS Staff is prohibited. LACP reserves the right to require an updated Referral Form for the project if more 		

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		<p>than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.</p> <p>See Affordable Housing Referral (lacity.org)</p>		
3	BOE R3 Letter	<p>Your email exchange with BOE dated 3/15/23 discloses an R3 investigation in progress and your Department of City Planning Application and plans show a 5 foot dedication requirement on Winnetka for the RD2 portion of the site. Please provide a copy of the R3 Letter from BOE to show dedication and improvement requirements.</p>		
4	Preliminary Zoning Assessment (PZA) Form No. CP-4064	<p>The Preliminary Zoning Assessment (PZA) Form accompanied by architectural plans stamped by LADBS Plan Check are required and were not provided. You must provide this form and stamped plans.</p> <p>See Preliminary Zoning Assessment Form March 2023 (lacity.org)</p>		
5	Plans – All Plans	<p>Plans were provided but must be amplified, corrected, clarified, and supplemented as follows:</p> <ul style="list-style-type: none"> • All plans must be stamped and signed by LADBS Staff and provided with Form CP-4064. This is not in compliance with the Housing Crisis Act. Stamped plans and Form CP-4064 stamped by LADBS was not provided and must be provided. • Plans cannot be read at the reduced size and must be corrected. An illegible or inadequate plan cannot be accepted. When reducing full-sized plans, font sizes and dimensions shall be made large enough so they can be read at the reduced size. • Landscaping must be corrected to show the number of landscape points are equivalent to 10% or more than otherwise required by LAMC Section 12.40 and Landscape Ordinance Guidelines O to qualify for on-menu reduced yard setback. <p>See City Planning Application Filing Instructions.pdf (lacity.org)</p>		

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		Preliminary Zoning Assessment Form March 2023 (lacity.org)		
6	Site/Plot Plan	<p>A project information sheet (Sheet G001 and Site Plan (Sheet A000) were provided but need to be amplified, corrected, clarified, and supplemented as follows:</p> <ul style="list-style-type: none"> Both Sheets G001 and A000 cannot be read at the reduced size and must be corrected. An illegible or inadequate Site Plan cannot be accepted. When reducing full-sized plans, font sizes and dimensions shall be made large enough so they can be read at the reduced size. General Plan Land Use on p. G001 must be corrected from “Low Medium Residential” to “Low Medium II Residential” FAR and RFAR calculations need to be confirmed by LADBS as part of the PZA review and approval. You must disclose entitlements requested on the plans, and entitlements requested are not shown on Sheet G001. Sheets G001, A000, and other application materials are not consistent regarding the rear yard reduction requested. Plan Sheet G001 discloses a 40% off-menu reduction in the RA Zone. However, Attachment A to Department of City Planning Application discloses a request for a waiver of development standard for a reduction in the RA Zoned rear yard. The AHRF (Sections 4 and 10B) do not disclose a rear yard reduction in the RA Zone. Sheet A000 shows a 15 foot rear yard. All materials must be corrected for consistency. The provided density disclosed on Sheet G001 is inconsistent with other application materials and needs to be corrected for consistency. Sheet G001 shows 360 units (291 low income + 72 moderate). Attachment A to the Department of City Planning Application shows 360 units (287 low income + 72 moderate + 1 manager/unrestricted). The AHRF discloses 365 units (291 low income + 73 moderate income + 1 manager’s unit/market rate). All plans and other 		

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		<p>application materials need to be corrected for consistency.</p> <ul style="list-style-type: none"> • Sheet G001 shows the project is providing 261 parking stalls but this is inconsistent with other application materials and needs to be corrected. The Department of City Planning Application, Section 2 shows the project is providing 269 parking stalls but the AHRF shows the project is providing 272 parking stalls. You must make these plans and application forms consistent. • Incentives Requested on Sheet G001 is not consistent with other application materials and must be corrected for consistency. Sheet G001 discloses a total of four incentives as follows: averaging across the RD2 and RA Zones (on-menu); 20% south side yard reduction (on-menu); 30% reduction of bicycle parking (off-menu); 40% front yard reduction in RD2 Zone (off-menu). This is inconsistent with the Department of City Planning Application Attachment A which also discloses incentives for a front yard reduction in the RA Zone. This is also inconsistent with the AHRF which discloses requests for front yard reduction in the RA Zone as an off-menu incentive. The disclosure of requested incentives on Sheet G001 is also inconsistent with Preliminary Case No. PAR-2023-1802-VHCA-ED1 which requests "...four incentives for averaging, two yard reductions and open space reduction..." All materials must be corrected for consistency. • Sheet G001 discloses the 7 waivers of development standards which is inconsistent with other application materials and must be corrected for consistency. Sheet G001 discloses the following requested waivers: front yard/building line reduction in the RA Zone; rear yard reduction in the RA Zone; total height of 80 feet 3 inches; reduction in open space; increase in FAR/RFAR; 20 24-inch box trees; and 65% compact parking stalls. However, the Department of City Planning Application, Attachment A, requests the following 5 waivers: reduction of rear yard in the RA Zone; increase of height of 80 feet 3 		

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		<p>inches; increase in FAR/RFAR; reduction in open space; 65% compact parking. This is inconsistent with the AHRF which requests 3 waivers: increase in height to 79 feet; increase in FAR/RFAR; reduction in open space. Furthermore, this is inconsistent with Preliminary Case No. PAR-2023-1802-VHCA-ED1 which requests "...waivers of development standards for height and FAR/RFAR."</p> <ul style="list-style-type: none"> • Sheet G001 discloses 20 24-inch box trees but states that a total of 90 24-inch box trees will be required. Is the applicant requesting an incentive or waiver of landscaping requirements? If so, this must be disclosed and evaluated by Planning given the applicant's request for an on-menu incentive for reduced yard setbacks which requires increased landscaping. <p>See Plot Plan Instructions.pdf (lacity.org)</p>		
7	Floor Plans (see Form No. CP-7751)	<p>Floor plans were provided but need to be amplified, corrected, clarified, and supplemented as follows:</p> <ul style="list-style-type: none"> • The floor plans provided cannot be read at the reduced size and must be corrected. An illegible or inadequate Floor Plan cannot be accepted. When reducing full-sized plans, font sizes and dimensions shall be made large enough so they can be read at the reduced size. • The floor plans must show all dimensions of the premises and these dimensions are not shown. <p>See Form No. CP-7751 linked here: Microsoft Word - Floor Plan Instructions.docx (lacity.org)</p>		
8	Landscape Plan	<p>A Landscape Plan (Sheets L1-L4) was provided but needs to be amplified, corrected, clarified, and supplemented as follows:</p> <ul style="list-style-type: none"> • Sheets L1-L4 cannot be read at the reduced size and must be corrected. An illegible or inadequate Landscape Plan cannot be accepted. When reducing full-sized plans, font sizes and dimensions shall be made large enough so they can be read at the reduced size. 		

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		<ul style="list-style-type: none"> • The plans that were provided need to be certified by one or more Landscape Practitioners, as defined in LAMC Section 12.40 D, and stamped by the landscape professional with their license number. • Label the names of streets surrounding the project site. • Dimensions need to be provided for all important measurements, including setbacks, building or structure height, building footprints, open space areas, landscape (planting) areas, hardscape areas, and other key features, including Low Impact Development features, as applicable to the request. Refer to Plot Plan Instructions (CP-7752) for an example of how to properly dimension a site. These dimensions were not including and need to be shown on the landscape plans. • Your landscape plans do not show the quantities of plant materials. This is required. • To be eligible for an on-menu reduced yard setback, landscaping must be corrected to show the number of landscape points are equivalent to 10% or more than otherwise required by LAMC Section 12.40 and Landscape Ordinance Guidelines O to qualify for on-menu reduced yard setback. <p>See Landscape Plan Instructions.pdf (lacity.org)</p>		
9	Open Space Plans	<p>An Open Space Plan was provided but needs to be amplified, corrected, clarified, and supplemented as follows:</p> <ul style="list-style-type: none"> • Sheet G012 cannot be read at the reduced size and must be corrected. An illegible or inadequate Open Space Plan cannot be accepted. When reducing full-sized plans, font sizes and dimensions shall be made large enough so they can be read at the reduced size. • The Open Space Plan discloses that 20 24-inch box trees will be provided but states that a total of 90 24-inch box trees are required. Is the applicant requesting an incentive or waiver of landscaping requirements? If so, this must be disclosed on all application forms and plans (Department of City Planning Application, 		

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		<p>Vesting Housing Crisis Act Preliminary Application, AHRF, site plan/information sheet, open space plans).</p> <ul style="list-style-type: none"> • If a waiver of landscaping is requested, this must be evaluated by Planning given the Project's request for an on-menu incentive for reduced yard setbacks. • Sheet G080, Working Draft of Survey, discloses trees on site and in the public right-of-way. How many and what type of trees are on site and in the public right-of-way? Are any of these trees protected? 		
10	Tree Disclosure Statement Form No. CP-4067	<p>A Tree Disclosure Statement Form No. CP-4067 was not provided and needs to be provided. If there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required.</p> <p>Tree Disclosure Statement.pdf (lacity.org)</p>		
11	Transit Verification Form No. CP-4065	<p>This forms was provided in the plan set. Please provide a copy of this form signed by Planning staff in 8 ½ x 11 inch pdf format.</p> <p>See Transit Verification Form.pdf (lacity.org)</p>		
12	Findings/Special Requirements for Density Bonus, Conditional Use, Public Benefit Project Housing Incentives Form No. CP-3251	<p>This form and required findings as stated on the form were not provided and are required.</p> <p>See Forms Los Angeles City Planning (lacity.org)</p>		

Provision of the uncompleted documentation is necessary in order to continue processing of your case. Department Forms and Instructions are available on line on the Department's Web page at www.planning4la.com. If you have any questions, I am happy to set up a meeting with you.

The Case file is located at my office location noted below, and arrangements to review the case file can be made.

It is the intent of the Department to carry out the entitlement request in a timely manner and therefore request that you provide the corrections within 30 days of the date of this letter. Please provide all materials to Valley Project Planning (Planner name and contact information below). In the event that all of the requested materials are not provided at that point, the Department may

initiate termination of the case file after subsequent outreach to you.

Thank you.

Laura Frazin Steele

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cc: Council District 3