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CITY PLANNING**
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June 22, 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

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

Related Case: N/A

CEQA:

Location: 5511, 5501 N. Ethel Ave

Council District: 4 - Raman

Neighborhood Council: Sherman Oaks

Community Plan Area: Van Nuys – North Sherman Oaks

Specific Plan: N/A

Land Use Designation:

Zone: R1-1

Legal Description: Lot PT 88, ARB 19 TR 1000

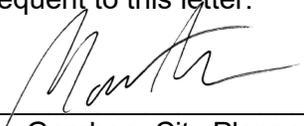
Status of Project Review: Application Incomplete and Case Processing on Hold

This is to advise you that the above referenced case, filed on June 6, 2023, associated with plans dated May 31, 2023, was submitted to the Department of City Planning Development Services Center and forwarded to the Valley Project Planning Division for review on June 13, 2023.

I am your assigned Project Planner. During the review and processing of your case, the Department requests that you clarify, amplify, correct, or otherwise supplement the information provided for the application in accordance with Government Code Section 65944 of the California Government Code. Therefore, as provided for in Section 19.00 of the Los Angeles Municipal Code, your application has been placed on **HOLD** until the following items are corrected or submitted:

□	Item for Correction	Correction Required	Date Corrected	Initials of Approval
For Case No. ADM-2023-3809-DB-VHCA-ED1				
1	Preliminary Zoning Assessment Referral Form	<p>Review of the Preliminary Zoning Assessment (PZA) referral form by City staff is intended to determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to identify any zoning issues or necessary approvals that would need to be resolved through a City Planning application.</p> <p>The PZA was not submitted with the City Planning application. Please provide a completed PZA referral form.</p>		
2	Affordable Housing Referral Form	<p>The owners of a project obligated to replace projected units subject to the Rent Stabilization Ordinance (RSO) must complete an application for a SB 8 Replacement Unit Determination (RUD) with the Los Angeles Housing Department (LAHD).</p> <p>The RUD provided indicates 1, 3-bedroom unit restricted at the Very Low Income (VLI) level must be provided. The unit mix on the plans do include the 3-bedroom unit, but the AHRF does not reflect the inclusion of a 3-bedroom unit set aside at the VLI level.</p> <p>Please submit a revised Affordable Housing Referral Form.</p>		

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
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