

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal of a determination of incompleteness by the Department of City Planning (DCP) under the Permit Streamlining Act for the properties located at 5501 and 5511 North Ethel Avenue.

Recommendation for Council action:

RESOLVE TO GRANT THE APPEAL filed by 5511 Ethen LLC & Bedrock Properties Group, LLC, c/o Leon Benrimon (Representative: Dave Rand and Olivia Joncich, Rand Paster & Nelson LLP), and THEREBY OVERTURN the DCP's determination of an incomplete application filed for a Priority Housing Project consisting of a 200 unit, 100 percent affordable apartment building utilizing state density bonus provisions; for the properties located at 5501 and 5511 North Ethel Avenue.

Applicant: Uncommon Developers, Leon Benrimon

Representative: Dave Rand and Olivia Joncich, Rand Paster & Nelson LLP

Case No. CPC-2023-3809-DB-PHP-VHCA-1A

Environmental No. ENV-2023-5355-EAF

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on September 19, 2023, the PLUM Committee considered a report from the DCP relative to an appeal of a determination of incompleteness under the Permit Streamlining Act, for the properties located at 5501 and 5511 North Ethel Avenue. DCP staff provided an overview of the matter. A representative of Council District 4 provided comments on the matter. A representative from the Mayor's Office provided comments on the matter. After an opportunity for public comment, and presentations from the Applicant/Appellant Representative, the Committee recommended to grant the appeal and overturn the DCP's determination of an incomplete application. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER</u> | <u>VOTE</u> |
|----------------|-------------|
| HARRIS-DAWSON: | YES |
| LEE: | YES |
| YAROSLAVSKY: | ABSENT |
| PADILLA: | YES |
| HUTT: | ABSENT |

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--NOT OFFICIAL UNTIL COUNCIL ACTS--