

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ AHS Eligible ☐ Housing Element Streamlining¹
☐ AB 2097 Eligible ☒ AB 3177 Eligible
Case Number: CPC-2026-5371-DB-PR-VHCAEnv. Case Number: ENV-2026-5379-EAFApplication Type: DB, PR, VTTCase Filed With (Print Name): DAVID URETADate Filed: 10/15/26

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent Hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)
Related Case Number(s): VTT-85385

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Refer to the City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address²: 7639-7827 N. TOPANGA CANYON BLVD, 7716 & 7746 N. GLADE AVE, 22000 W. ELKWOOD STUnit/Space Number: n/aLegal Description³ (Lot, Block, Tract): FR 3, FR 2, & FR 1, BL 2, Tract Owensmouth & FR 928, BL none, TR 1000Assessor Parcel Number: 2012-012-007, 2012-022-010, -011, -012, -014, -015, -016Total Lot Area: 771,306 sf

¹ Housing Development Projects located on sites identified under ZI-2534 & ZI-2535 are eligible for Ministerial Approval if at least 20 percent of the units are reserved for lower-income households.

² Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

³ Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

2. PROJECT DESCRIPTION

Present Use: Commercial nursery, church, and accessory parking (APN -016), and 4 dwelling units (APNs -015, -011, -012, -010).

Proposed Use: Residential subdivision with 269 for-sale units including 13 VLI units.

Project Name (if applicable): Topanga Grounds

Describe in detail the characteristics, scope and/or operation of the proposed project:

The Project includes demolition of the existing uses and construction of a residential subdivision with 269 for-sale units (detached and attached duplex structures), including 13 Very Low Income units, two to three stories in height, with associated parking and open space. Each unit will be subdivided as an individual condominium.

Additional Information Attached:

☒ YES ☐ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|--|---|
| ☐ Site is undeveloped or unimproved (i.e., vacant) | ☐ Site is located within 500 feet of a freeway or railroad |
| ☒ Site has existing buildings (provide copies of building permits) | ☒ Site is located within 500 feet of a sensitive use (e.g., school, park) |
| ☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial, oil wells) | ☐ Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|--|
| ☒ Demolition of existing buildings/structures | ☒ New construction: <u>725,675</u> square feet |
| ☐ Relocation of existing buildings/structures | ☐ Additions to existing buildings |
| ☒ Removal of any on-site tree | ☐ Interior tenant improvement |
| ☐ Removal of any street tree | ☐ Exterior renovation or alteration |
| ☐ Removal of protected trees onsite/in public right-of-way | ☐ Change of use and/or hours of operation |
| ☒ Grading | ☐ Uses or structures in public right-of-way |
| ☐ Haul Route | ☐ Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 4 - Demolish(ed)⁴ 4 + Adding 269 = Total 269

Number of Affordable Units⁵: Existing 0 - Demolish(ed) 0 + Adding 13 = Total 13

Number of Market Rate Units: Existing 4 - Demolish(ed) 4 + Adding 256 = Total 256

Mixed Use Projects, Amount of Non-Residential Floor Area: n/a square feet

PARKING INFORMATION

Is the project utilizing AB 2097? ☐ YES ☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

PARKING MINIMUM CHECKLIST

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.⁶

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the Preliminary Land Use Report (PLUR) to BOE? ☒ YES ☐ NO
(if required)

Is the project required to dedicate land to the public right-of-way? ☒ YES ☐ NO

If so, what is/are the dedication requirement(s)? see below feet

If dedications are required on multiple streets, identify as such: 5ft ROW dedication on Topanga,
1ft street + 21ft ROW dedication on Elkwood, 1ft street dedication on Glade

⁴ Number of units to be demolished and/or which have been demolished within the last five years.

⁵ As determined by the Los Angeles Housing Department.

⁶ Parking relief may also be available for projects requesting approval under LAMC Sections 12.22 A.37, 12.22 A.38, or 12.22 A.39 of Chapter 1 or Sections 9.2.1, 9.2.2, 9.2.3, 9.2.4, or 9.2.5 of Chapter 1A.

AB 3177 ELIGIBILITY⁷

1. Is the proposed project a "housing development"⁸? ☒ YES ☐ NO

If **NO**, AB 3177 does **not** apply. If **YES**, answer both questions below.

2. Is each individual street frontage less than 500 linear feet? ☐ YES ☒ NO

3. Is the project located in a Transit Priority Area⁹? ☒ YES ☐ NO

If **NO** to **both** questions, AB 3177 does **not** apply. If **YES** to **either**, AB 3177 does apply; however, the project may still be required to provide a dedication for public improvements (including sidewalks) or as necessary to preserve public health and safety, pursuant to the exceptions in Section 66005.1.(c) (2) of the California Government Code.

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 12.36? ☒ YES ☐ NO

Authorizing Code Section: LAMC Section 12.22.A.37

Code Section from which relief is requested (if any): see Attachment A

Action Requested: Density Bonus Compliance Review to permit a 269-unit project with 13 VLI units one incentive and waivers.

Authorizing Code Section: LAMC Section 16.05

Code Section from which relief is requested (if any): _____

Action Requested: Project Review for a development project which creates, or results in a net increase of 50 or more dwelling units.

Additional Requests Attached: ☒ YES ☐ NO

⁷ Ineligible projects must follow existing City code and BOE investigation criteria related to dedications and improvements.

⁸ Per Section 66005.1 of the California Government Code, housing development is defined as a development project with common ownership and financing consisting of residential use or mixed use where not less than 50 percent of the floorspace is for residential use

⁹ PRC §21099(a)(7): an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program or applicable regional transportation plan

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s): _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: _____

- | | |
|--|---|
| ☐ Condition Compliance Review | ☐ Clarification of Q (Qualified) Condition |
| ☐ Modification of Conditions | ☐ Clarification of D (Development) Limitation |
| ☐ Revision of Approved Plans | ☐ Amendment to T (Tentative) Classification |
| ☐ Renewal of Entitlement | ☐ Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☒ YES ☐ NO

Have you filed, or is there intent to file, a ministerial application with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☒ YES (provide copy) ☐ NO

(See survey)

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant¹⁰ Name: Borstein Enterprises (c/o Loren Borstein)

Company/Firm: Borstein Enterprises

Address: 11766 Wilshire Boulevard Unit/Space Number: Suite 820

City: Los Angeles State: CA Zip Code: 90025

Telephone: see rep E-mail: see rep

Are you in escrow to purchase the subject property?: ☒ YES ☐ NO

PROPERTY OWNER OF RECORD ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant): HDB Family Properties II, Newton Properties, LLC, and Ivan Lamart Rosdahl and Joanne Rosdahl, Trustees of The Rosdahl Trust

Address: see attached ownership authorization Unit/Space Number:

City: State: Zip Code:

Telephone: E-mail:

AGENT / REPRESENTATIVE NAME: Elisa Paster and Olivia Joncich

Company/Firm: Rand Paster & Nelson LLP

Address: 633 W. Fifth Street Unit/Space Number: Suite 5880

City: Los Angeles State: CA Zip Code: 90071

Telephone: 213.557.2703 E-mail: olivia@rpnllp.com

¹⁰ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.
An agent/representative is someone filing an application on behalf of a client.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature:  Date: 8/12/2026

Print Name: Loren Barstein

Signature: _____ Date: _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On Aug. 12, 2026 before me, Emily Kanuha, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Loren Barstein, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.


Signature



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified. I understand that improper segmentation is a violation of CEQA and the LAMC Section 13B.11.1.I. and subject to all remedies available for a Code violation, including but not limited to monetary penalties.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand that CEQA requires the City to analyze the whole of the project including actions taken under ministerial permits and discretionary permits before approving the project and if my project requires discretionary and ministerial case processing under separate case numbers, that the ministerial application will not be approved until the CEQA determination or finding for the project is issued.
- e. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- f. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- g. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- h. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")),

arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- j. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- k. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 

Date: 8/12/26

Print Name: Loren Borstein

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).