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CITY PLANNING**

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December 5, 2024

Transmitted via email

Applicant/Owner

Tal Hassid
Western Imperial 2000 LLC
1340 E 6th Street #200
Los Angeles, CA 90021

Case Number: CPC-2024-7115-DB-WDI-HCA-PHP

CEQA Number: ENV-2024-7116-EAF

Application Type: 100% Affordable Housing

Location: 14533 W Saticoy St

Plan Area: Van Nuys – North Sherman Oaks

Neighborhood Council: Van Nuys

Council District: 6 - Padilla

Representative

Shapour Shajirat
DCC
13725 Ventura Blvd #200
Sherman Oaks, CA 91423

Status of Project Review: Case Processing on Hold

This is to advise you that the above referenced case, filed on November 1, 2024, was submitted to the Department of City Planning Development Services Center, and forwarded to the Valley Project Planning Division for review. I am your newly assigned Project Planner. Your case was placed on hold pending missing items upon submission. On December 3, 2024, Findings were provided and added to the case file.

In the course of reviewing and processing your case, the Department requests that you clarify, correct, or otherwise supplement the information provided for the application in accordance with Government Code Section 65943(a) 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:

No	Item for Correction	Correction Required	Date Corrected	Initials of Approval
1	Notification Materials	A public hearing is required. Notification includes mailing to Property Owners and Occupants within a 300-foot radius of all contiguously owned properties of the subject site, and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the Notice of Public Hearing and for the CPC Public Meeting, when required. Refer to the Mailing Procedures Instructions (CP13-2074) and On-Site Posting (CP-7762) handouts for additional information.		

2	Color Elevations	Color elevations are mandatory for all Density Bonus cases. These shall include specifications and a legend for all materials and colors proposed for the street facing façade. Refer to the Elevation Instructions (CP-7817) for technical requirements. Provide as many copies as plans required per the City Planning Application Filing Instructions		
3	Color Renderings	Color renderings are mandatory for all Density Bonus cases that include Project Review and/or require CPC approval. Provide as many copies as plans required per the City Planning Application Filing Instructions.		
4	Citywide Design Guidelines Compliance Review Form	This form (CP-4056) is required for any project which involves the construction of five or more residential units, construction of a new main building, or the filing of a Vesting Tentative Tract Map. Exceptions include those utilizing the Qualified Permanent Supportive Housing (QPSH) Ordinance, applicable streamlining measures (SB 35 or SB 2162).		
5	BOE Formal Investigation	The Preliminary Land Use Report (PLUR) from BOE indicates there are dedications and improvements required. Provide the formal investigation letter as outlined on page 7 of the PLUR.		
6	Transportation Study Assessment – Department of Transportation Referral Form	This form (CP13-2151.1) is required if the proposed project requires an EAF (CP-1204) and exceeds Los Angeles Department of Transportation (LADOT) traffic thresholds. The Applicant shall fill out this form and submit it with the case filing to obtain a case number. The form shall then be submitted to LADOT for review and approval. See the Transportation Assessment for more information regarding the traffic thresholds.		
7	Low Impact Development PCRF	To obtain a LID PCRF, visit the LID Online Portal at https://lid.lacitysan.org/ . Be advised that the project design may require alterations in order to incorporate storm water mitigation measures and satisfy LID requirements per the City's LID Ordinance.		
8	Photographs and Index Map	Provide color photographs taken recently and depicting current conditions of the entire project site and surrounding area. Photos of the project site should show existing structures, trees, shrubs, walls/fences, signage, streets, curb and gutters, and parking areas, as applicable. Photos of the surrounding area should clearly represent the context of the proposed project to the neighborhood. Photographs should be printed, no more than two to a page, captioned as to the content, and keyed to number on an accompanying Index Map (see below). An aerial view is also recommended. Provide a map (e.g., Assessor's Map, ZIMAS Map, District Map) with arrows and numbers keyed to the		


		photographs indicating from where each photo was taken and toward which direction.		
9	EAF Findings	Written justification that the proposed Project meets the criteria (CP-7828)		
10	Air Quality Study	Per Page 7 of the Environmental Assessment Form, provide an Air Quality Study.		
11	Owner's Declaration of Biological Resources	Per Page 8 of the Environmental Assessment Form, provide an Owner's Declaration of Biological Resources (CP-3612)		

Provision of uncompleted documentation is necessary to continue processing your case. Department Forms and Instructions are available online on the Department's Web page at www.planning.lacity.org.

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. These materials must be provided in one submittal, both digital and originals, unless otherwise instructed. If all of 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.

Acceptance of your application and deeming the case application "complete" does not constitute an approval of your request; there is no guarantee that a request will be granted. A future decision on this matter will be issued in the form of a Determination Letter and is subject to an appeal period.

Additional information on planning processes, announcements, and upcoming policies is available on the Department's webpage at www.planning.lacity.org. The case file is located at my office location indicated below, and arrangements to review the case file can be made.


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