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August 15, 2025
Transmitted via U.S. Postal Service and email

Applicants/Owner

Barak Zilberberg
5938-40 Laurel Canyon, LLC
1835 East Charleston Boulevard
Unit 207
Las Vegas, NV 89104

Case Number: EAR-2025-2465-DB-HCA
CEQA Number: N/A
Application Type: Expanded Administrative Review
Density Bonus
Location: 5938 & 5940 Laurel Canyon Blvd;
12045 West Tiara Street
Plan Area: North Hollywood – Valley Village
Neighborhood Council: Greater Valley Glen
Council District: 2 - Nazarian

Representative

Timothy Parker
952 Riess Road
Simi Valley, CA 93063

STATUS OF PROJECT REVIEW: DEVELOPMENT INCONSISTENT

The above referenced case was filed on April 29, 2025, with the Department of City Planning Development Services Center as an Expanded Administrative Review (EAR) Density Bonus case. It was assigned to a planner on May 21, 2025. The case was placed on hold on May 21, 2025 for missing and incomplete application materials and taken off hold after all applicable materials were submitted on July 22, 2025. The applicant requests approval of a Density Bonus application pursuant to Section 12.22 A.37 of the Los Angeles Municipal Code (LAMC) and Government Code Section 65915.

The Department has determined that this development, as filed, is in conflict with objective zoning standards and/or objective design review standards of the LAMC. Therefore, the Department has determined that the development, as filed, is currently not eligible for Density Bonus processing, unless the project demonstrates compliance with the requisite objective standards. Pursuant to Government Code Section 65915 and 65943, this letter hereby serves as written documentation of which standards the proposed development is in conflict with.

DENSITY BONUS ELIGIBILITY STANDARDS

LAMC 12.22 A.37(f)(1)(i) states:

Allowed Number of Additional Incentives

Level of Affordability	Required Percentage of Residential Units Provided as Restricted Affordable Units (Excluding Units Added by a Density Bonus)			
	1 Incentive	2 Incentives	3 Incentives	4 Incentives

Very Low Income (for rental or for sale)	5%	10%	15%	16%
Lower Income (for rental or for sale)	10%	17%	24%	N/A
Moderate Income (for sale)	10%	20%	30%	45%
Lower Income Student Housing	20%	23%	N/A	N/A

The project is reserving 18% of units for Very Low Income households, therefore, Expanded Administrative Review of the project allows four (4) incentives. The project requested the following four (4) incentives upon filing:

- Side yard reduction of 20% (On-Menu)
- Averaging of density and FAR (On-Menu)
- 100% reduction of transitional height requirement (Off-Menu)
- Relief from LAMC 12.21.1(A)(1) which limits building height to 3 stories in the C2 zone to allow a 4-story development (Off-Menu)

The project plans show an additional request for a 35% increase in Floor Area Ratio (FAR) which was also identified in the Preliminary Zoning Assessment (PZA). Pursuant to LAMC 12.22 A.37(f)(2)(ii), an increase of FAR up to 35% is considered an additional On-Menu incentive. Only four (4) incentives may be requested, so the 5th incentive request would qualify as a waiver. Request of four (4) incentives and a waiver would require City Planning Commission (CPC) review per LAMC 12.22 A.37(d)(3). If the project can be modified down to four incentives, processing can remain as an EAR case.

Due to the above-cited inconsistencies and deficiencies, the Department has stopped the timeline related to both the review of objective planning standards and public oversight processing and the application will be placed on administrative hold until the applicant determines how they would like to proceed.

We have identified a potential alternate pathway through the **Mixed Income Incentive Program (LAMC Section 12.22 A.38)** that the project may be eligible for. In the event the applicant wishes to resubmit the application materials under consideration for **EAR Density Bonus or EAR Mixed Income Incentive Program**, the Department requests that the applicant clarify and/or correct the inconsistencies outlined herein or otherwise supplement the information initially submitted per the information provided above.

In the event the applicant wishes to pursue the current requests under consideration by the **CPC**, a new case filing will be required. The Department's review and processing time periods will begin anew when materials listed above are submitted. Please provide requested materials in physical and electronic format (PDF or Word Doc). Files may be sent directly to the Project Planner via Dropbox or Google Docs, or the like.

It is the intent of the Department to carry out the entitlement request in a timely manner pursuant to Government Code Section 65943, and therefore request that you provide the corrections within **30 days** of the date of this letter. In the event that all of the requested materials are not provided in a timely manner, the Department may initiate termination of the case file after subsequent outreach to the applicant.

Department Forms and Instructions and additional information on planning processes, announcements, and upcoming policies are available online on the Department's Web page at <http://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.

Sasha Kassab

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