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LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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November 20, 2017

BY EMAIL AND U.S. MAIL

The Honorable Planning and Land Use Management  
Committee of the City Council  
Room 395 City Hall  
200 N. Spring Street  
Los Angeles, California 90012

Attn: Zina Cheng (zina.cheng@lacity.org)

Re: 1525 Industrial Street/CF 17-0131 and CF 17-1031-S1  
(Scheduled for the November 21, 2017 PLUM Committee Meeting)

Dear Committee Members:

As you know, we represent Camden USA, Inc. (“Camden”) the owner of the above-reference property (“Property”) and the applicant in the above cases. On behalf of Camden, we are writing to respectfully request the following minor technical changes to the conditions of approval.

1. **Delete Condition 7.f of VTTM 74112-1A**, which provides as follows:

The submitted map does not comply with the maximum density (400 square feet of lot area/dwelling unit) requirement for the proposed C2 Zone. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.

**Justification:** Camden is seeking approval of a zone change to C2-2D and a General Plan amendment to Regional Commercial. The Project would include up to 344 live/work units. Residential uses within the C2 Zone are generally permitted to be developed under the R4 development standards, which has a minimum lot area requirement of 400 square feet per unit. However, LAMC Section 12.22 A.18 provides for an R5 density (200 square feet of lot area per

dwelling unit) for mixed-use projects on sites designated as Regional Center. As the Project is mixed use, the R5 density standards will apply with approval of the proposed General Plan amendment. The Project Site has a net lot area of 112,843 square feet, which yields an allowable density of 564 units, which is greater than the 344 units proposed. Therefore, the proposed density is consistent with applicable maximum density of the C2 zone.

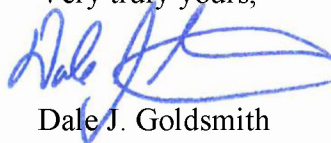
**2. Revise “Q” Condition 12 as follows:**

12. Public Open Space. The project shall provide a 4,305 square-foot ~~publically~~ publicly accessible plaza fronting Industrial Street and 8,359 square feet of ~~publically~~ publicly accessible open space in the paseo and eastern parcel between Building A and Building B. Public open space shall be open and ungated between the hours of ~~6:00~~ 8:00 A.M. and ~~9:00~~ 8:00 P.M., at minimum. Public open space shall be landscaped in accordance with Exhibit A.

**Justification:** Use of the public open space at 6:00 A.M. could disturb residents and also present security concerns during times of the year when the sun does not rise until around 7:00 A.M. Therefore, we are requesting that access in the morning be provided no later than 8:00 A.M., in addition to correcting the typographical errors above.

Thank you for your consideration. Please let us know if you need any additional information.

Very truly yours,



Dale J. Goldsmith

cc: Shawn Kuk  
Clare Eberle  
Michael Sin  
Camden USA