

ROSENHEIM & ASSOCIATES, INC.

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November 16, 2017

The Honorable Jose Huizar and
Honorable members of the Planning and Land Use Committee
c/o City Clerk,
Room 395 City Hall
200 North Spring Street
Los Angeles, CA 90012-4801

SUBJECT: **CPC-2016-5001-VZC-HD-CU-CUB-SPR**
20504 – 20524 Lassen Street and 9733 – 9857 Mason Avenue,
Chatsworth

Dear Chairman Huizar and PLUM Committee members:

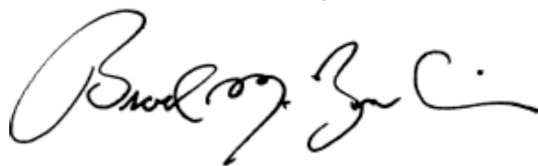
We are pleased to present the “Gateway at Lassen” project to the Planning and Land Use Management Committee for its review and recommendation of approval to the City Council. Subsequent to the Planning Commission’s decision, we met with Councilmember Englander to discuss the project details. As a result of these meetings, we agreed with his suggestion to reorient Building 6 (Starbucks), as identified on the Site Plan. The reorientation of Building 6 results in a more positive face of the center along the Lassen Street frontage and provides for safe pedestrian access to the building from the parking area. In making this adjustment we found that the Planning Commission’s Letter of Determination will require some technical changes to accommodate this change.

As a result of this plan adjustment we respectfully request that the PLUM Committee and City Council approve the edits to the Planning Commission’s Letter of Determination dated August 18, 2017 (*additions* and ~~deletions~~) as found in the attached Technical Changes to CPC-2016-5001-VZC-HD-CU-CUB-SP; and accept the updated Site Plan and Landscape Plan as we will present to you at the PLUM Committee meeting.

Thank you very much for your consideration of these minor changes and we very much appreciate your time and consideration.

Again, we appreciate your efforts and we look forward to your approval.

Sincerely,



Brad M. Rosenheim
ROSENHEIM & ASSOCIATES, INC.

Attachment: Requested edits to 8/18/2017 LOD

cc: HRI Development

The Honorable Jose Huizar and
Honorable members of the PLUM Committee
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Council District 12

Council File No. 17-1043
Technical Changes to
CPC-2016-5001-VZC & HD – CUB-CU-SPR
Gateway at Lassen

20504 – 20524 Lassen Street and 9733 – 9857 Mason Avenue, Chatsworth

To accommodate the reorientation of Building 6, an updated Site Plan and Landscape Plan (dated November 20, 2017) will be presented and the following technical changes (*additions* and deletions) are requested to the 8/18/2017 Letter of Determination by the City Planning Commission:

Cover Page:

Para 2:

- Line 11 – “...a total of ***no less than*** 411 parking spaces ...”

Page T-1:

Condition 2

- a. Improvements Required –

Lassen Avenue – Improve Lassen adjoining the tract by the ***repair and continued maintenance of existing*** reconstruction of new full-width concrete sidewalks with tree wells including any necessary ***repair of the existing driveway approach, curb return or curb.*** removal and reconstruction of the existing improvements satisfactory to the City Engineer. ***Where a conflict may arise with Conditions of Approval for VTT 74699, this condition shall prevail.***

Mason Street – Improve Mason Street adjoining the tract by the ***repair and continued maintenance of existing*** reconstruction of new full-width concrete sidewalks with tree wells including any necessary ***repair of the existing driveway approach, curb return or curb.*** removal and reconstruction of the existing improvements satisfactory to the City Engineer. ***Where a conflict may arise with Conditions of Approval for VTT 74699, this condition shall prevail.***

Page F-5:

Para 8/line 4 – “... frontages by ***repairing*** reconstructing them and ...”

Page F-8:

Para 3/line 3 – “... include ***one*** two outdoor patio areas...”

Page F-9:

Para 1/Line 3 – “... entrances and ***one*** two outdoor patios...”

Page F-12:

Finding 5/Line 1 – “The project site is comprised of ***up to*** eight lots and configured ...”

Page F-17:

Para 5/Line 1 – “... driveways, ***no less than*** 411 vehicle parking ...”

Page F-18:

Para 1/Line 9 – “... The surface parking lot includes ***no less than*** 411 spaces ...”

Page F-20:

Landscaping – Line 4 – “~~***119***~~ 429 shade trees capable of providing ~~***59***~~ 58 percent of shade
...”

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