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March 27, 2019

The Honorable City Council
Attention: Planning and Land Use Management Committee
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Councilmembers:

A PROPOSED GENERAL PLAN AMENDMENT FOR PROPERTY LOCATED AT 12420 WEST OSBORNE STREET WITHIN THE ARLETA-PACOIMA COMMUNITY PLAN; CASE NO. CPC-2016-2568-GPA-VZC; COUNCIL DISTRICT 7; CF-19-0161

Pursuant to the provisions of Sections 551, 555, and 558 of the City Charter, transmitted herewith are the following documents modifying the February 11, 2019 action of the City Planning Commission recommending approval of a General Plan Amendment to change the Arleta-Pacoima Community Plan land use designation from Low Residential to Limited Industrial. The City Planning Commission recommended approval of a concurrent zone change from R1-1-CUGU to (T)[Q]MR1-1-CUGU for the construction, use, and maintenance of a one-story, approximately 21 feet 4 inches in height, 1,940 square foot commissary/food catering establishment for the film and television industry, and adopted Conditions of Approval.

The modification requested at the PLUM Committee is a deletion of specific landscape requirements as specified in Q Condition No. 8. These specific requirements were erroneously included in the City Planning Commission Letter of Determination. The reference to regulations pursuant to LAMC Section 12.22 A.25 (Density Bonus) are not applicable to the applicant's request for a commissary/food catering establishment that does not include residential units.

Specifically, Q Condition No. 8 should be modified as follows:

- 8. Landscape Plan.** Revised landscape plans shall be submitted to show the size and location of all plants. ~~The landscape plan shall indicate landscape points for the Project as regulated by LAMC Section 12.22 A.25(f)(1), which requires the number of landscape points to be equivalent to 10% more than otherwise required by LAMC Section 12.40 and Landscape Ordinance Guidelines "O."~~ All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the

Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, **Exhibit "A,"** and shall incorporate any modifications required as a result of this grant. Any modifications to the landscape plan subsequent to the effectuation of this grant shall be to the satisfaction of the Director of Planning.

No other modifications from the City Planning Commission action at its meeting of February 11, 2019 are requested herein.

In light of the modifications discussed above, the Department has reviewed the Findings of the City Planning Commission and has found them to be adequate.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning


Michelle Levy
Senior City Planner