

**DEPARTMENT OF
CITY PLANNING**
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK

MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 16, 2019

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

A PROPOSED ZONE CHANGE AND BUILDING LINE REMOVAL FOR PROPERTY LOCATED AT 9502-9508 N. VAN NUYS BOULEVARD AND 14533-14535 W. PLUMMER STREET WITHIN THE MISSION HILLS-PANORAMA CITY-NORTH HILLS COMMUNITY PLAN; CASE NO. APCNV-2017-612-VZCJ-BL; COUNCIL DISTRICT 6; CF 16-0226

Pursuant to the provisions of Sections 552 and 558 of the City Charter, transmitted herewith are the following documents modifying the August 1, 2019 action of the North Valley Area Planning Commission recommending approval of a Vesting Zone Change from (T)(Q)C2-1VL, [Q]C2-1VL, and RA1-VL to (T)(Q)RAS4-1VL and removal of a 25 foot building line along Plummer Street.

The following requested modifications are attached:

- Modified project description
- CEQA Exemption pursuant to AB 1197
- Modified Q Conditions (Added Q Condition No. 9)
- Revised Findings (see pages F-11 and F-12)
- Revised Zone Change Ordinance

No other modifications from the North Valley Area Planning Commission action at its meeting of August 1, 2019 are requested herein.

PLUM Committee
CF 16-0226
Page 2

In light of the modifications discussed above, the Department has reviewed the Findings of the North Valley Area Planning Commission, including the CEQA Findings, and has found them to be adequate.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning


Michelle Levy
Senior City Planner

VPB:BL:ML:LFS

Enclosures