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October 22, 2025

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

CORRECTION TO LETTER OF DETERMINATION: APCNV-2019-3202-ZCJ (11144, 11146, 11148 Lorne Street, 8032 N Fair Avenue, Los Angeles, California, 91352); CF: 25-1084.

REQUEST

The project before you is for a Zone Change from R1-1 to (T)(Q)RD1.5-1-CUGU Zone to permit the demolition of existing improvements and the construction, use, and maintenance of a new 17-unit apartment project within the Sun Valley-La Tuna Canyon Community Plan. The North Valley Area Planning Commission Letter of Determination dated August 11, 2025 identified the Project Site as 11146-11148 Lorne Street. No appeals were filed.

On October 3, 2025, the Planning Department submitted a supplemental transmittal that sought to clarify additional addresses into the Project Site to include 11144, 11146, 11148 Lorne Street, and 8032 N Fair Avenue. The address at 8032 Fair Avenue was inadvertently omitted in the determination letter. However, this address was properly noticed in the Hearing Notice for the initial hearing officer hearing for the project. Project plans and the Zone Change map before you clearly show that the project site is inclusive of the 8032 Fair Avenue address. Therefore, this letter intends to correct the Letter of Determination dated August 11, 2025 to include the Fair Avenue address.

The other address, 11144 Lorne Street, is not an officially recognized address per the Bureau of Engineering. The address was brought up through the project's Replacement Unit Determination (RUD) and at the public hearing. During the public comment period, a member of the public spoke in concern regarding not properly receiving a notice to her address located 11144 Lorne Street. Upon later review, staff confirmed that while the 11144 Lorne Street address does not register as a recognized legal address on ZIMAS, according to a letter dated June 15, 2021 by the Los Angeles Housing Community Investment Department (HCIDLA) acknowledges that the 11144 Lorne Street address is subject to the Rent Stabilization Ordinance. As such, we are recommending including 11144 Lorne Street as a part of the Project Site for full transparency.

The Honorable City Council

CF: 25-1084

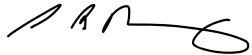
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RECOMMENDATION

Correct the Project Site to include the following addresses: 11144 Lorne Street, 11146 -11148 Lorne Street, 8032 N Fair Avenue, Los Angeles, California, 91352

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read 'JP' followed by a stylized flourish.

JOJO PEWSAWANG
Senior City Planner

VPP:JP:DQN