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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS

ROSENHEIM & ASSOCIATES, INC.

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January 15, 2026

VIA SAME DAY ELECTONIC & HAND DELIVERY

The Honorable North Valley Area Planning Commission
City of Los Angeles
E-Mail: apcnorthvalley@lacity.org

Re: Day of Hearing Submission – Case No.: APCNC-2025-3758-SPPE-CU2; CEQA No.: ENV-2025-3759-CE; Property Addresses: 11364-11424 N. Ilex Avenue, 11447-11457 N. San Fernando Road; Public Hearing Date: January 15, 2026 (Agenda Item No. 5)

Dear President Gerlie Collado and Honorable Commissioners,

On behalf of our client, 11400 Ilex, LLC, the Owner and Applicant (or “Applicant”) in the above-referenced matter, we thank you and Los Angeles City Planning Staff for the opportunity to review and respond to the Department of City Planning Recommendation Report (“Staff Report”) for the above-referenced case. We agree with the Staff recommendations to approve the Specific Plan Exceptions to the Clean Up Green Up (“CUGU”) Supplemental Use District and the Class 2 Conditional Use Permit, which would allow the Applicant to maintain the existing improvements that have been located and operating on the Subject Property for over 22 years and would allow Galpin Motors to continue to operate automobile- and truck-repair and related uses in the M1-1-CUGU Zone. We are also pleased to share that we presented the subject requests at the Mission Hills Neighborhood Council Board Meeting on September 8, 2025, which were well received with no concerns expressed by the Board or meeting attendees.

Through this letter, we submit one request for your consideration, based on discussions held with and input received from the office of Councilwoman Monica Rodriguez (Council District Office 7). We respectfully request that the following voluntary condition be added to the Conditions of Approval, to ensure that the Applicant maintains the Subject Property along its primary street frontage:

- **Applicant Voluntary Condition.** The Applicant shall implement a weed abatement plan for the property to ensure the property’s fence line along San Fernando Road, both on the interior and exterior of the property where the sidewalk meets the fence, is maintained clear of weeds.

This concludes our Staff Report comments. On behalf of the Applicant, thank you for your consideration of the Staff recommendations and our request.

Sincerely,



Jessica Pakdaman

ROSENHEIM & ASSOCIATES, INC.