

To: City Clerk

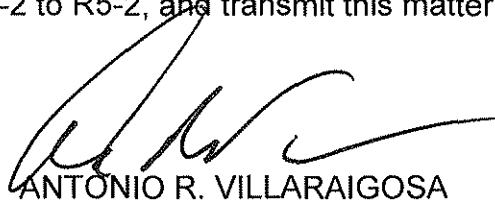
Date: DEC 23 2009

From: Mayor

Council District : 10 ✓

**Disapproval** of a proposed General Plan Amendment and zone change and height district change for 805-833 S. Catalina Street, 806-836 S. Kenmore Avenue add and add area 800 S. Kenmore Avenue and 3130 W. 8<sup>th</sup> Street within the Wilshire Community Plan – Geographic Area 2 (CPC 2006-8689-GPA-ZC-HD-CU-ZAA-SPR)

I hereby concur with the Planning Commission's action **disapproving** a proposed General Plan Amendment to the Wilshire Community Plan, and **disapproval** of a concurrent zone change and height district change from C2-1 and R4-2 to R5-2, and transmit this matter for your consideration.



ANTONIO R. VILLARAIGOSA  
Mayor

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401  
—  
CITY PLANNING COMMISSION

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ANTONIO R. VILLARAIGOSA  
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Date: DEC 15 2009

City Plan Case No. CPC 2006-  
8689-GPA-ZC-HD-CU-ZAA-SPR  
Council District No. 10

Honorable Antonio R. Villaraigosa, Mayor  
City of Los Angeles  
200 N. Spring Street, Room 305  
Los Angeles, CA 90012

Dear Mayor Villaraigosa:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE/HEIGHT DISTRICT CHANGE FOR PROPERTY LOCATED AT 805-833 S. CATALINA STREET, 806-836 S. KENMORE AVENUE ADD AND ADD AREA 800S KENMORE AVENUE AND 3130 W 8<sup>TH</sup> STREET WITHIN THE WILSHIRE COMMUNITY PLAN – GEOGRAPHIC AREA 2**

Pursuant to the provisions of Section 558 of the City Charter, transmitted herewith is the October 8, 2009, action of the City Planning Commission disapproving a proposed General Plan Amendment to the Wilshire Community Plan from the Neighborhood Commercial and High Medium Density Residential land use designation to the Regional Commercial land use designation. The City Planning Commission also disapproved a concurrent Zone/Height District Change from C2-1 and R4-2 to R5-2, for the development of a mixed use building with 270 residential units, 35 stories in height with 663 parking spaces and 3,600 square feet of commercial/retail space. Associated Conditional Use, Adjustment and Site Plan Review requests were also denied.

The proposed General Plan Amendment is submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will not conform with the City's General Plan, will not be compatible with adjacent land uses, and is not appropriate for the site.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone Change will be transmitted to you following the City Council's Action.

THE CITY PLANNING DEPARTMENT RECOMMENDS

That the Mayor:

1. **Concur** in the attached Action of the City Planning Commission relative to its **disapproval** of the proposed General Plan Amendment for the subject property; and
2. **Concur** in the attached Action of the City Planning Commission relative to its **disapproval** of the requested Zone Change from C2-1 and R4-2 to R5-2 ;
3. **Recommend** that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment.

Sincerely,

S. GAIL GOLDBERG  
Director of Planning



Kevin Keller  
Senior City Planner

Attachments:

1. City Plan Case File
2. City Council Package
3. Mayors Transmittal Form