

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
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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 City Council  
City of Los Angeles  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012

Dear Honorable Council-members:

**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 Sections 551, 555 and 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 City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone/height district change will not conform with the City's General Plan, will be incompatible with adjacent land uses, and is not appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

THE CITY PLANNING DEPARTMENT RECOMMENDS

That the City Council:

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. **Adopt** the attached Findings of the City Planning Commission as the Findings of the City Council.
4. **Find** that the proposed project will not have a significant effect on the environment for the reasons set forth in Mitigated Negative Declaration No. ENV-2006-7211-MND.

Sincerely,

S. GAIL GOLDBERG  
Director of Planning

A handwritten signature in black ink, appearing to read 'K. J. K.', with a long horizontal flourish extending to the right.

Kevin Keller  
Senior City Planner