

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

ENVIRONMENTAL IMPACT REPORT, STATEMENT OF OVERRIDING CONSIDERATIONS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE relative to a General Plan Amendment to the Hollywood Community Plan (HCP), Transportation Element, and Framework Element, as part of the General Plan of the City of Los Angeles and changes of zone and height district for the Hollywood Community Plan area.

THE PLUM COMMITTEE SUBMITS WITHOUT RECOMMENDATION, recommendations of the Los Angeles City Planning Commission (LACPC) dated February 24, 2012:

1. CERTIFY that the Environmental Impact Report (EIR No. ENV-2005-2158-EIR) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file 12-0303 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Environmental Impact Report.
2. ADOPT FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the City Planning Department.
3. ADOPT FINDINGS of the Los Angeles City Planning Commission (LACPC), including the Environmental Findings, as the Findings of the Council.
4. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC APPROVING the proposed General Plan Amendment to the HCP, Transportation Element, and Framework Element, as set forth in Exhibits B, C, H, I, and K of the LACPC report and attached to the Council file for the Hollywood Community Plan area, bounded by Melrose and Rosewood Avenues on the south; Hoover Street, Santa Monica and Sunset Boulevards, Fountain, Hyperion, and Rowena Avenues, Glendale Boulevard, and the Los Angeles River on the east; Mulholland Drive, Cahuenga and Barham Boulevards, and the Cities of Glendale and Burbank on the north; and Laurel Canyon Boulevard, Lookout Mountain and Wonderland Avenues, Crescent Drive, and the Cities of Beverly Hills and West Hollywood on the west, the HCP area is surrounded by the communities of Wilshire to the south, Northeast Los Angeles and Silver Lake - Echo Park - Elysian Valley to the east, Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass to north, and Bel Air - Beverly Crest to the west.
5. PRESENT and ADOPT the accompanying ORDINANCE (Exhibit G of the LACPC report and attached to the Council file) to effect changes of zone and height district.
6. DIRECT the Planning Department staff to revise the HCP Map, the Highways and Freeways Map of the Transportation Element, and the Long-Range Land Use Diagram of the Citywide Framework Element, and update the appropriate zoning maps in accordance with this action.
7. ADOPT the revisions to the HCP compiled by City Planning Department dated March 27, 2012:
 - a. Redesignate Outpost Drive from a Collector Street to a Local Street between Mulholland and Franklin.

- b. Revise street redesignation matrix to maintain Van Ness Avenue as a Collector Street from the 101 Freeway to Sunset Boulevard.
- c. Revise street redesignation matrix to maintain Melrose Avenue as a Secondary Highway from Highland Avenue to Vermont Avenue.
- d. Revise boundary of Subarea 6:1 to include full studio site as Regional Center Commercial land use, maintaining R4 Zoning in the add area.
- e. Revise boundary of Subarea 6:2 to be contiguous with Subarea 6:3 on the north side of Sunset Boulevard with Regional Center Commercial land use, maintaining existing zoning in the add area.
- f. Include proposal for the Santa Monica Boulevard Pedestrian Oriented District in Program LU.1.26.2 for the Route 66 Design Overlay.
- g. Include proposal for Specific Plan or Community Plan Implementation Overlay in Program LU.2.5.1 for central Hollywood.
- h. Add program supporting the study of additional crosswalks on Sunset Boulevard between Fairfax and La Brea, including locations between Gardner Avenue and Poinsettia Place, in coordination with the Los Angeles Department of Transportation.
- i. Add a Q condition requiring building setbacks above 35 feet in height to Subarea 38:A.
- j. Clarify base floor area ratio of Subarea 3:2C is 3:1.
- k. Shift western boundary of subareas 4:5B and 4:5E from Cole to Wilcox.
- l. Add a Q condition with requirements for transitional height, limiting building height to 20 feet within 15 feet of property line adjacent to residential zones and requiring building setbacks to Subarea 42:2 (Western Avenue).
- m. Limit residential and mixed use development to R3 density in the following areas: Western Avenue (Subareas 41:6 and 42:2), Santa Monica Boulevard (Subareas 26:1, 26:2, 28, 29, 42, 42:3, 44, and 44:A), and Melrose Avenue (Subareas 42:1, 43, and 43:1).
- n. Downzone lot in Subarea 18:6 to RD1.5-1XL, keeping Fountain Avenue frontage zoned R3-1 as a transition and include policy language to evaluate need for street dedications as part of future subdivisions in this area.
- o. Revise proposed zone change for Subarea 39:4 from MR1-2D to M1-2D.
- p. Remove all zoning references to the Community Redevelopment Agency of Los Angeles.

Applicant: City of Los Angeles

CPC 2005-6082-CPU
CPC 1997-43-CPU

Fiscal Impact Statement: None submitted by the LACPC or City Planning Department. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis on this report.

Community Impact Statement: Yes

Against proposal: Hollywood United Neighborhood Council
East Hollywood Neighborhood Council

General Comments: Hollywood Studio District Neighborhood Council
Greater Griffith Park Neighborhood Council

TIME LIMIT FILE - JUNE 29, 2012

(LAST DAY FOR COUNCIL ACTION - JUNE 29, 2012)

The City Council may recess into Closed Session pursuant to Government Code Section 54956.9(b)(1) to allow the Council to confer with its legal counsel on the above matter.

Summary:

At the meeting held on May 8, 2012 (continued from March 27, 2012, April 17, 2012, and May 1, 2012), the PLUM Committee considered a General Plan Amendment to the Hollywood Community Plan, Transportation Element, and Framework Element, as part of the General Plan of the City of Los Angeles and changes of zone and height district for the Hollywood Community Plan area, bounded by Melrose and Rosewood Avenues on the south; Hoover Street, Santa Monica and Sunset Boulevards, Fountain, Hyperion, and Rowena Avenues, Glendale Boulevard, and the Los Angeles River on the east; Mulholland Drive, Cahuenga and Barham Boulevards, and the Cities of Glendale and Burbank on the north; and Laurel Canyon Boulevard, Lookout Mountain and Wonderland Avenues, Crescent Drive, and the Cities of Beverly Hills and West Hollywood on the west, the Hollywood Community Plan area is surrounded by the communities of Wilshire to the south, Northeast Los Angeles and Silver Lake - Echo Park - Elysian Valley to the east, Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass to north, and Bel Air - Beverly Crest to the west.

Planning Department staff gave the PLUM Committee background information on the matter. After an opportunity for public comment at the meetings of March 27, 2012 and April 17, 2012, the Committee moved, on May 8, 2012, to submit this matter to Council without recommendation the Environmental Impact Report, Statement of Overriding Considerations, and related California Environmental Quality Act findings, reports from the Mayor and the LACPC, and Resolution relative to a proposed General Plan Amendment to the HCP, Transportation Element, and Framework Element, as part of the General Plan of the City of Los Angeles; and Ordinance including requested rezoning actions to effect changes of zone and height district for the Hollywood Community Plan area, bounded by Melrose and Rosewood Avenues on the south; Hoover Street, Santa Monica and Sunset Boulevards, Fountain, Hyperion, and Rowena Avenues, Glendale Boulevard, and the Los Angeles River on the east; Mulholland Drive, Cahuenga and Barham Boulevards, and the Cities of Glendale and Burbank on the north; and Laurel Canyon Boulevard, Lookout Mountain and Wonderland Avenues, Crescent Drive, and the Cities of Beverly Hills and West Hollywood on the west, the Hollywood Community Plan area is surrounded by the communities of Wilshire to the south, Northeast Los Angeles and Silver Lake - Echo Park - Elysian Valley to the east, Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass to north, and Bel Air - Beverly Crest to the west. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
ENGLANDER:	ABSENT

SG
CD 4, 5, 13

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Not Official Until Council Acts