

To: The Council

Date: 5/31/17

From: Mayor

Council District: 10

Proposed General Plan Amendment, Zone and Height District Change, and
Building Line Removal on Property Located at
3525 West 8th Street and 765 South Serrano Avenue
Within the Wilshire Community Plan
(CPC-2015-4613-GPA-VZC-HD-BL-CUB-SPR)

I herewith concur with the City Planning Commission's action
and transmit this matter for your consideration.

A handwritten signature in black ink, appearing to read 'E. Garcetti', with a horizontal line extending to the right.

ERIC GARCETTI
Mayor

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
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CITY OF LOS ANGELES
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ERIC GARCETTI
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May 2, 2017

The Honorable Eric Garcetti
Mayor, City of Los Angeles
City of Los Angeles
City Hall, Room 303
Los Angeles, California 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT, ZONE AND HEIGHT DISTRICT CHANGE,
AND BUILDING LINE REMOVAL ON PROPERTY LOCATED AT 3525 WEST 8TH STREET
AND 765 SOUTH SERRANO AVENUE WITHIN THE WILSHIRE COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the February 23, 2017 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Wilshire Community Plan by changing the land use designation for a property located at 3525 West 8th Street/765 South Serrano Avenue, 762 South Oxford Avenue, 753 South Serrano Avenue, 750 South Oxford Avenue, 745 South Serrano Avenue, 744 South Oxford Avenue, 739 South Serrano Avenue, 736 South Oxford Avenue (Project Site); and General Plan Amendment Add Areas for the parcels located at 708 South Oxford Avenue, 722 South Oxford Avenue, 730 South Oxford Avenue, 705 South Serrano Avenue, 715 South Serrano Avenue and 727 South Serrano Avenue from Neighborhood Office Commercial and High Medium Residential to Regional Commercial land use. The construction of a new 7-story mixed use residential and commercial development above a 3-level subterranean parking garage with 364 residential units and 52,619 square feet of commercial space is proposed on the Project Site.

The proposed general plan amendment, and vesting zone and height district change, and building line removal for the Project Site and General Plan Amendment for the Add Areas are 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 conform to the City's General Plan, will be compatible with adjacent land uses, and is 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 and height district change and building line removal will be transmitted to you following the City Council's action.

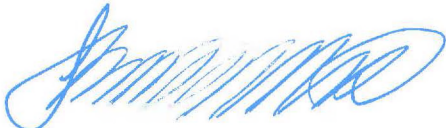
RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its approval 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 approval of the requested Vesting Zone and Height District Change, and Building Line Removal for the subject property, with the attached conditions of approval; and
3. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Shana Bonstin
Principal City Planner

VPB:SB:JC:KG

Enclosures

1. CPC Case File
2. Plan Map
3. Resolution
4. City Council Package
5. Mayor's Transmittal Form

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May 2, 2017

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

A PROPOSED GENERAL PLAN AMENDMENT, ZONE AND HEIGHT DISTRICT CHANGE AND BUILDING LINE REMOVAL ON PROPERTY LOCATED AT 3525 WEST 8TH STREET AND 765 SOUTH SERRANO AVENUE WITHIN THE WILSHIRE COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the February 23, 2017 action of the City Planning Commission approving a proposed General Plan Amendment to the Wilshire Community Plan by changing the land use designation for a property located at 3525 West 8th Street/765 South Serrano Avenue, 762 South Oxford Avenue, 753 South Serrano Avenue, 750 South Oxford Avenue, 745 South Serrano Avenue, 744 South Oxford Avenue, 739 South Serrano Avenue, 736 South Oxford Avenue (Project Site); and General Plan Amendment Add Areas (No projects are proposed within the Add Area): 708 South Oxford Avenue, 722 South Oxford Avenue, 730 South Oxford Avenue, 705 South Serrano Avenue, 715 South Serrano Avenue and 727 South Serrano Avenue from Neighborhood Office Commercial and High Medium Residential to Regional Commercial land use.

The City Planning Commission also recommended approval of a concurrent zone and height district change from (T)(Q)C2-1 and (Q)C2-1 to (T)(Q)C2-2D for the Project Site, for the construction of a new 7-story mixed use residential and commercial development above a 3-level subterranean parking garage with 364 residential units and 52,619 square feet of commercial space.

The City Planning Commission recommended approval of a concurrent Building Line removal for the Lots 77, 78 and 79 along South Oxford Avenue and Lots 113, 114, and 115 along South Serrano Avenue of the property.

The proposed general plan amendment and vesting zone and height district change, and building line removal are 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 conform to the City's General Plan, will be compatible with adjacent land uses, and is 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.

RECOMMENDATION

That the City Council:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;
2. Concur in the attached action of the City Planning Commission relative to its approval of the requested Zone and Height District Change for the subject property, with the attached conditions of approval;
3. Concur in the attached action of the City Planning Commission relative to its approval of the requested Building Line Removal for the subject property, with the attached conditions of approval;
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
5. Adopt, by Resolution, the proposed Plan Amendment to the Wilshire Community Plan as set forth in the attached exhibit;
6. Adopt the Ordinance for the change of zones to (T)(Q)C2-2D subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit; and
7. 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-2015-4614-MND.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Shana Bonstin
Principal City Planner

VPB:SB:JC:KG

Enclosures

1. Department of City Planning Case File
2. City Planning Commission action, including Findings and Conditions
3. Resolution Amending the Wilshire Community Plan
4. Vesting Zone and Height District Change and Building Line Ordinance Maps