

TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.		
CPC-2013-3340-GPA-ZC-DB-SPR	Christina Toy Lee (213) 473-9723	8		
Items Appealable to Council:	Last Day to Appeal:	Appealed:		
ZC-DB-SPR	OCT. 27, 2014	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Location of Project (Include project titles, if any.)				
1060 – 1094 W. EXPOSITION BOULEVARD 3779 – 3785 S. WISCONSIN BOULEVARD 1061 – 1095 W. 38 TH STREET				
Name(s), Applicant / Representative, Address, and Phone Number.				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> HOLLY BENSON ROLLAND CURTIS PARTNERS, LLC 701 EAST 3RD STREET, STE 400 LOS ANGELES, CA 90013 </td> <td style="width: 50%; vertical-align: top;"> REPRESENTATIVE: JIM RIES, CRAIG LAWSON & CO. 8758 VENICE BOULEVARD LOS ANGELES, CA 90034 310-838-2400 </td> </tr> </table>			HOLLY BENSON ROLLAND CURTIS PARTNERS, LLC 701 EAST 3 RD STREET, STE 400 LOS ANGELES, CA 90013	REPRESENTATIVE: JIM RIES, CRAIG LAWSON & CO. 8758 VENICE BOULEVARD LOS ANGELES, CA 90034 310-838-2400
HOLLY BENSON ROLLAND CURTIS PARTNERS, LLC 701 EAST 3 RD STREET, STE 400 LOS ANGELES, CA 90013	REPRESENTATIVE: JIM RIES, CRAIG LAWSON & CO. 8758 VENICE BOULEVARD LOS ANGELES, CA 90034 310-838-2400			
Name(s), Appellant / Representative, Address, and Phone Number.				
LI FELLERS WALTON AVE. NEIGHBORS 3849 WALTON AVENUE LOS ANGELES, CA 90037 213-281-7779				
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)				
Construction of a mixed-use development with 140 units and 8,000 square feet of commercial floor area. The proposed project will include 138 Low Income units, 2 market rate manager's units, and 130 parking spaces. The project includes the demolition of six two-story buildings with 48 apartment units. The project may be built in two phases.				
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental No.		
		ENV-2013-3341-MND		
		Commission Vote:		
		6-0		
 JAMES K. WILLIAMS, Commission Executive Assistant II		Date: <u>NOV 03 2014</u>		

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

RENEE DAKE WILSON
PRESIDENT

DANA M. PERLMAN
VICE-PRESIDENT

ROBERT L. AHN
DAVID H. J. AMBROZ
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
MARTA SEGURA

JAMES K. WILLIAMS
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CITY OF LOS ANGELES
CALIFORNIA



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INFORMATION
www.planning.lacity.org

Date: NOV 03 2014

City Planning Case No. CPC-2013-3340-GPA-ZCDB-SPR
Council District No. 8

Honorable City Council
City of Los Angeles
200 N. Spring Street, Room 395
Los Angeles, CA 90012

Dear Honorable Councilmembers:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR
PROPERTY LOCATED AT 1060-1094 WEST EXPOSITION BOULEVARD; 3779-3785
SOUTH WISCONSIN STREET; AND 1061-1095 WEST 38TH STREET WITHIN THE
SOUTH LOS ANGELES COMMUNITY PLAN**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the September 11, 2014 action of the City Planning Commission approving a proposed General Plan Amendment to the South Los Angeles Community Plan from the Medium Residential to Community Commercial land use designation for the subject property. The City Planning Commission also approved a Zone Change request from [Q]R3-1 (Multiple Dwelling Zone) to (T)(Q)C2-1 (Commercial Zone) over approximately 2.3 net acres of land for demolition of six existing two-story buildings consisting of 48 apartment units at 1060-1094 West Exposition Boulevard; 3779-3785 South Wisconsin Street; and 1061-1095 West 38th Street for the construction of a new mixed-use development with a maximum height of 72 feet, that will consist of 138 Low Income residential units, 2 market rate manager's units, 8,000 square feet of commercial floor area, and 132 parking spaces, for a total area of 180,825 square feet.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone change will conform with 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.

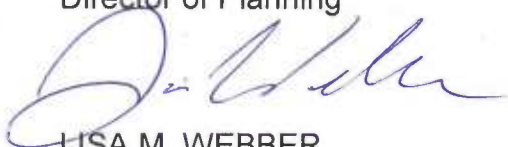
THE CITY PLANNING DEPARTMENT RECOMMENDS

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; and
2. **Concur** in the attached Action of the City Planning Commission relative to its approval of the recommended zone change for the subject property, with the attached conditions of approval;
3. **Adopt** the attached Findings of the City Planning Commission as the Findings of the City Council; and
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-2013-3341-MND.

Sincerely,

MICHAEL LOGRANDE
Director of Planning



LISA M. WEBBER
Deputy Director

LW:JK:FQ:CL

Attachments:

1. City Plan Case File
2. City Planning Commission action including Findings and Conditions.

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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Date: NOV 03 2014

City Planning Case No. CPC-2013-3340-GPA-ZC-DB-SPR
Council District No. 8

Honorable Eric Garcetti, Mayor
City of Los Angeles
200 N. Spring Street, Room 305
Los Angeles, CA 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR
PROPERTY LOCATED AT 1060-1094 WEST EXPOSITION BOULEVARD; 3779-3785
SOUTH WISCONSIN STREET; AND 1061-1095 WEST 38TH STREET WITHIN THE
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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 conform with 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 Change will be transmitted to you following the City Council's Action.

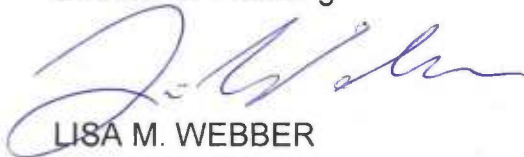
THE CITY PLANNING DEPARTMENT RECOMMENDS

That the Mayor:

1. **Concur** in the attached Action of the City Planning Commission relative to its 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 change 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,

MICHAEL LOGRANDE
Director of Planning



LISA M. WEBBER
Deputy Director

LW:JK:FQ:CL

Attachments:

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