


TRANSMITTAL TO CITY COUNCIL

Case No.(s) CPC-2006-9797- GPA-VZC-HD-CU-SPR-DB	Planning Staff Name(s) and Contact No. LUCIRALIA IBARRA 213-978-1378	C.D. No. 4
Items Appealable to Council: GPA-VZC-HD-CU-SPR-DB	Last Day to Appeal: DEC 29 2014	Appealed: Yes <input type="checkbox"/> No <input type="checkbox"/>
Location of Project (Include project titles, if any.) 6649-6687 W. SANTA MONICA BLVD. 1120-1122 N. LAS PALMAS AVE. 6624-6650 W. LEXINGTON AVE.		
Name(s), Applicant / Representative, Address, and Phone Number.		
EUGENE LAPIETRA, BOOK CITY NEWS TINSELTOWN STUDIOS, LLC CALICO INDUSTRIES, LLC 6655 SANTA MONICA BLVD. LOS ANGELES, CA 90038	REPRESENTATIVE: JOEL MILLER, PSOMAS 555 S. FLOWER STREET LOS ANGELES, CA 90071 213-223-1440	
Name(s), Appellant / Representative, Address, and Phone Number.		
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.)		
<p>The proposed project includes a Vesting Tract Map for the merger and re-subdivision of an approximately 248,120 square-foot property into one Master Lot and 10 airspace lots for the construction of a mixed-use development consisting of 695 residential condominium units and approximately 24,900 square feet of commercial space. The project includes a Density Bonus providing 5% of the units for Very Low Income households. The development would demolish the existing improvements and build five new structures ranging in height from 62 feet to 91 feet with commercial uses located at the ground level along Santa Monica Boulevard. The project will provide 1,391 parking spaces and 123,501 square feet of open space.</p>		
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-2006-9653-EIR, SCH#2007031159
		Commission Vote: 7 - 0
 JAMES WILLIAMS, Commission Executive Assistant II		Date: _____

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AND

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INFORMATION

www.planning.lacity.org

Date: **JAN 06 2015**

City Plan Case No. CPC-2006-9797-
GPA-VZC-HD-CU-SPR-DB
Council District No. 4

Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Dear Councilmembers:

PROPOSED GENERAL PLAN AMENDMENT, AND VESTING ZONE AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 6649-6687 WEST SANTA MONICA BOULEVARD, 1120-1122 NORTH LAS PALMAS AVENUE, AND 6624-6650 WEST LEXINGTON AVENUE WITHIN THE HOLLYWOOD COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the November 13, 2014 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Limited Manufacturing to General Commercial within the Hollywood Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Vesting Zone and Height District Change from [Q]M1-1VL-SN to [T][Q]C2-2D-SN.

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

Honorable City Council

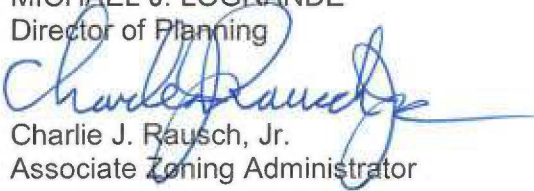
RECOMMENDATION

That the City Council:

1. Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report ENV-2006-9653-EIR, SCH 2007031159 and Adopt the Statement of Overriding Considerations.
2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment for the subject property; and
4. Adopt by Resolution, the proposed Plan Amendment to the Hollywood Community Plan as set forth in the attached exhibit; and
5. Adopt the ordinance changing the zone to [T][Q]C2-2D-SN as set forth in the attached exhibit; and
6. Concur in the action of the City Planning Commission relative to its approval of the Conditional Use for alcoholic beverages for on-site consumption in conjunction with two restaurant establishments;
7. Concur in the action of the City Planning Commission relative to its denial of a Conditional Use for alcoholic beverages for off-site consumption in conjunction with one convenience store, drug store, or specialty market; and,
8. Concur in the action of the City Planning Commission relative to its approval of Site Plan Review for the proposed project; and,
9. Concur in the action of the City Planning Commission relative to its approval of a 12.1% Density Bonus in exchange for a 5% set aside for Very Low Income households; and,
10. Direct staff to revise the Community Plan Map in accordance with this action.

Very truly yours,

MICHAEL J. LOGRANDE
Director of Planning



Charlie J. Rausch, Jr.
Associate Zoning Administrator

Attachments:

1. City Plan Case File
2. City Planning Commission action, including Findings
3. General Plan Amendment Map
4. Zone Change Ordinance Map