# TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Case No.(s) Planning Staff Name(s) and Contact No.				
CPC-2006-8689-GPA-ZC-HD-CU-ZAA-SPR DEBBIE LAWRENCE 213-97		213-978-1163	10		
Items Appealable to Council:		Last Da	ay to Appeal:	Appealed:	
ZC-HD-CU-ZAA-SPR		F	EB' 0 <b>5 2015</b>	Yes □ No	
Location of Project (Include project titles, if any.)					
805 – 833 S. CATALINA 806 – 836 S. KENMORE AVENUE					
Name(s), Applicant / Representative, Address, and Phone Number.					
MIKE HAKIM COLONY HOLDINGS, LLC 805 S. CATALINA AVENUE LOS ANGELES, CA 90005 310-888-2858					
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 only those items which are appealable to Council.)					
Project description as denied by the City Planning Commission. The proposed project is a 27-story (300.5 feet tall) mixed use building with 269 dwelling units and 7,500 square feet of commercial use. The total floor area proposed is 322,238 square feet on a site of 53,857 square feet. A total of 33,046 square feet of common open space and 562 parking spaces will be provided.  The project is located in the Wilshire Community Plan area and is bounded by 8th Street to the north, Catalina Street to the east, Kenmore Avenue to the west, and multi-family residential use to the south. The project involves the demolition of three residential buildings containing 14 residential units. The environmental analysis for the project, ENV-2006-7211-MND, was updated to reflect the revised project description and published on October 16, 2014.					
riscal impact Statement	ronmental No.	ental No.		Com	mission Vote:
*Determination states administrative costs are recovered through fees.	2006-7211- <b>M</b> ND		8 - 0		
JAMES WILLIAMS, Commission Executive Assistant II			MAR 1 6 2015 Date:		

## DEPARTMENT OF

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI

CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ

BESSITEMS

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INFORMATION http://planning.lacity.org

Date: MAR 1 6 2015

Honorable City Council City of Los Angeles 200 North Spring Street, Room 395 Los Angeles, CA 90012 City Planning Case No, CPC-2006-8689-GPA-ZC-HD-CU-ZAA-SPR Council District: 10

Plan Area: Wilshire

# A GENERAL PLAN AMENDMENT, ZONE CHANGE AND A HEIGHT DISTRICT CHANGE FOR THE PROPERTY LOCATED AT 805-833 S. CATALINA STREET AND 806-836 S. KENMORE AVENUE WITHIN THE WILSHIRE COMMUNITY PLAN

#### Dear Councilmembers:

Pursuant to the provisions of Sections 551, 555, and 558 of the City Charter, transmitted herewith is the December 11, 2014 action of the City Planning Commission denying a General Plan Amendment to the Wilshire Community Plan from Neighborhood Office Commercial and High Medium Residential to Regional Commercial Land Use Designation. The City Planning Commission also disapproved a Zone and a Height District Change from (Q)C2-1 and R4-2 to R5-2 for the property located at 805-833 S. Catalina Street and 806-836 S. Kenmore Avenue.

The proposed denial of the General Plan Amendment and Zone Change is submitted to you for your recommendation, 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 General Plan Amendment and Zone Change <u>will not conform</u> to the City's General Plan, will not be compatible with adjacent land uses, and is not appropriate for the site.

## The Department of City Planning recommends:

That the City Council:

- 1. <u>Concur</u> in the attached Action of the City Planning Commission relative to its disapproval of the proposed General Plan Amendment for the subject property;
- Concur in the attached Action of the City Planning Commission relative to its disapproval of the requested Zone and Height District change from (Q)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. <u>Do not Adopt</u> by Resolution, the General Plan Amendment to the Wilshire Community Plan; and
- 5. <u>Do not Adopt</u> the Mitigated Negative Declaration No. ENV-2006-7211-MND, an expanded Initial Study/MND.

Sincerely, MICHAEL J. LOGRANDE Director of Planning

Dan Scott

Principal City Planner

### Attachments:

- 1. Determination
- 2. Resolution