

To: The Council

Date: NOV 17 2015

From: Mayor

Council District: 5

Proposed General Amendment, Zone Change and Height District Change
for property located at 411-439 S. Hamel Road
within the Wilshire Community Plan
(CPC-2013-4028-GPA-ZC-SPR-ZAA)

I herewith concur with the City Planning Commission's action
denying a General Plan Amendment to the Wilshire Community Plan and transmit this
matter for your consideration.



ERIC GARCETTI
Mayor

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
DANA M. PERLMAN
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JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
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INFORMATION
<http://planning.lacity.org>

Date: NOV 06 2015

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

City Planning Case No, CPC-2013-
4028-GPA-ZC-SPR-ZAA
Council District: 5

ATTN: Legislative Coordinator

**A GENERAL PLAN AMENDMENT, ZONE CHANGE AND A HEIGHT DISTRICT
CHANGE FOR THE PROPERTY LOCATED AT 411-439 S. HAMEL ROAD WITHIN
THE WILSHIRE COMMUNITY PLAN**

Dear Mayor Garcetti:

Pursuant to the provisions of Sections 551, 555, and 558 of the City Charter, transmitted herewith is the July 23, 2015 action of the City Planning Commission denying a General Plan Amendment to the Wilshire Community Plan to add a footnote to the Wilshire Community Plan Map referencing the project site as follows "Development of the properties bounded by Burton Way to the north, Arnaz Drive to the west, Hamel Road to the east, and Colgate Avenue to the south shall be permitted as a High Medium density development, limited to a maximum floor area ratio of 3 to 1." for the property located at 411-439 S. Hamel Road.

The proposed denial of the General Plan Amendment and Zone Change 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 General Plan Amendment and Zone Change will not conform 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 Mayor:

1. Concur in the attached Action of the City Planning Commission relative to its disapproval of the proposed General Plan Amendment for the subject property;
2. Concur in the attached Action of the City Planning Commission relative to its disapproval of the requested Zone and Height District change from R3-1-O to [Q]R4-1-O;
3. Recommend that the City Council adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
4. Recommend that the City Council not Adopt by Resolution, the General Plan Amendment to the Wilshire Community Plan;
5. Recommend that the City Council not Adopt Mitigated Negative Declaration No. ENV-2013-4029-MND, and the Mitigation Monitoring Program (MMP).

Sincerely,
MICHAEL J. LOGRANDE
Director of Planning



Shana Bonstin
Principal City Planner

Attachments:

1. Determination

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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INFORMATION
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Date: NOV 06 2015

Honorable City Council
City of Los Angeles
200 North Spring Street, Room 440
Los Angeles, CA 90012

City Planning Case No, CPC-2013-
4028-GPA-ZC-SPR-ZAA
Council District: 5
Plan Area: Wilshire

**A GENERAL PLAN AMENDMENT, ZONE CHANGE AND A HEIGHT DISTRICT
CHANGE FOR THE PROPERTY LOCATED AT 411-439 S. HAMEL ROAD WITHIN
THE WILSHIRE COMMUNITY PLAN**

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2. Concur in the attached Action of the City Planning Commission relative to its disapproval of the requested Zone and Height District change from R3-1-O to [Q]R4-1-O;
3. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
4. Do not Adopt by Resolution, the General Plan Amendment to the Wilshire Community Plan; and
5. Do not Adopt the Mitigated Negative Declaration No. ENV-2013-4029-MND, and the Mitigation Monitoring Program (MMP).

Sincerely,
MICHAEL J. LOGRANDE
Director of Planning



Shana Bonstin
Principal City Planner

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1. Determination