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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

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

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Honorable City Council

200 North Spring Street
Room 395
Los Angeles, CA 90012

City Plan Case No. CPC-2015-74-GPA-SP-
CUB-SPP-SPR

Council File No: 16-0033

Council District: 13 – O'Farrell

**PROPOSED ORDINANCE AMENDING THE VERMONT/WESTERN TRANSIT
ORIENTED DISTRICT SPECIFIC PLAN, STATION NEIGHBORHOOD AREA PLAN
(SNAP)**

Dear Councilmembers:

On November 12, 2015, the City Planning Commission (CPC) considered an application filed by the Target Corporation for the development of a Target store within the SNAP. One of the recommendations made by the CPC was the approval of an Amendment to the SNAP to establish land use regulations, development standards and design guidelines for a new Subarea F within the plan, and to change the subarea designation of the subject property from Subarea C to Subarea F. The City Planning Commission made findings that the proposed Amended Ordinance would be in conformance with the General Plan and be in conformity with public necessity, convenience, general welfare and good zoning practice.

On March 22, 2016, the Planning and Land Use Management (PLUM) Committee of the City Council voted to recommend approval of the SNAP Amendment proposed by the CPC, with one change pursuant to a request by Council District 13: to modify the City Planning Commission recommendation which required childcare be provided on-site, and instead allow projects in Subarea F to utilize an in-lieu fee option in satisfaction of the on-site childcare requirement of the SNAP.

Because the City Planning Commission action on November 12, 2015 recommended the childcare be provided on-site, the proposed Amended Ordinance is disapproved on behalf of the City Planning Commission. However, the findings made by the City

Planning Commission regarding the Amended Ordinance support the adoption of the Specific Plan Amendment as proposed.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Shana Bonstin
Principal City Planner