

To: The Council

Date: **NOV 10 2016**

From: Mayor

Council District: 4

Proposed General Plan Amendment for Property at  
1118-1136 North McCadden Place, 1119-1139 North McCadden Place,  
6719-6733 West Santa Monica Boulevard  
within the Hollywood Community Plan  
(CPC-2016-633-GPA-VZC-HD-DB-SPR)

I herewith concur with the City Planning Commission's action  
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  
VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

JAMES K. WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
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(213) 978-1273

<http://planning.lacity.org>

Date:

City Plan Case No. CPC-2016-1083-GPA-VZC-HD-  
DB-SPR  
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 A VESTING ZONE AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 1118-1136 N. MCCADDEN PLACE, 1119-1139 N. MCCADDEN PLACE, AND 6719-6733 W. SANTA MONICA BOULEVARD, WITHIN THE HOLLYWOOD COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the October 13, 2016 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 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.

**RECOMMENDATION**

That the City Council:

1. Find that it has reviewed and considered the information contained in the Draft Environmental Impact Report and Final Environmental Impact Report (ENV-2015-1192-EIR; SCH 2015101001), and Adopt the Mitigation Monitoring Program and 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

2. Recommend that the City Council Adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and
3. Recommend that the Council Adopt, by Resolution, the Plan Amendment to the Hollywood Community Plan, as shown in the attached exhibit; and
4. Recommend that the City Council direct staff to revise the Community Plan in accordance with this action.

Very truly yours,

Vincent P. Bertoni, AICP  
Director of Planning



Luciralia Ibarra  
Senior City Planner

Attachments:

1. City Plan Case File
2. Resolution
3. City Council Package

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CITY PLANNING

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Date:

City Plan Case No. CPC-2016-1083-GPA-VZC-HD-  
DB-SPR  
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 A VESTING ZONE AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 1118-1136 N. MCCADDEN PLACE, 1119-1139 N. MCCADDEN PLACE, AND 6719-6733 W. SANTA MONICA BOULEVARD, WITHIN THE HOLLYWOOD COMMUNITY PLAN**

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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.

**RECOMMENDATION**

That the City Council:

1. Find that it has reviewed and considered the information contained in the Draft Environmental Impact Report and Final Environmental Impact Report (ENV-2015-1192-EIR; SCH 2015101001), and Adopt the Mitigation Monitoring Program and 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 West Los Angeles 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. Direct staff to revise the Community Plan Map in accordance with this action.

Very truly yours,

Vincent P. Bertoni, AICP  
Director of Planning



Luciralia Ibarra  
Senior City Planner

Attachments:

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



# LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801  
(213) 978-1300; [planning.lacity.org](http://planning.lacity.org)

## LETTER OF DETERMINATION

Mailing Date: **OCT 26 2016**

**CASE NO.:** CPC-2016-1083-GPA-VZC-HD-DB-SPR

**CEQA:** ENV-2015-1192-EIR,  
SCH No. 2015101001

**Council District:** 4 – Ryu

**Plan Area:** Hollywood

**Requests:** General Plan Amendment,  
Vesting Zone Change, Height District,  
Density Bonus, Site Plan Review

**Location:** 1118 -1136 North McCadden Place, 1119 -1139 North McCadden Place,  
6719 - 6733 West Santa Monica Boulevard

**Applicant:** LA LGBT Center / McCadden Place, LP  
Representative: Noah Adler, Craig Lawson & Co., LLC

**At its meeting of October 13, 2016, the Los Angeles City Planning Commission took the following action:**

1. **Found**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in McCadden Project EIR No. **ENV-2015-1192-EIR**, SCH No. 2015101001, certified on September 12, 2016; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project. Adopt the following:
  - a. The related and prepared **Environmental Findings**.
  - b. The **Statement of Overriding Considerations**.
  - c. The **Mitigation Monitoring Program** prepared for the EIR (Conditions of Approval Nos. 22, 23, and 24).
2. **Recommend** that the **City Council Approve a General Plan Amendment** to the Hollywood Community Plan to change the land use designation from 'Limited Manufacturing' to '**General Commercial**'.
3. **Recommend** that the City Council adopt a **Vesting Zone Change and Height District Change** from [Q]M1-1VL-SN to [T][Q]C2-2D-SN for both sites; and a D-Limitation to allow an average **2.00:1 FAR** over the entire site.
4. **Approved a Density Bonus**, with 100% restricted to Very Low to Moderate Income Households (100 Senior units and 35 Youth housing units) to allow **Parking Option 2** and **one On-Menu** and **two Off-Menu** Affordable Housing Incentives as follows:
  - a. Pursuant to Section 12.22.A.25(f)(8), an "On-Menu" incentive to average the floor area ratio, density, parking, and open space.
  - b. Pursuant to LAMC Section 12.22.A.25(g)(3), an off-menu incentive to allow a 5 foot reduction on the south side yard of the proposed youth housing building as required by LAMC Section 12.11.C.2, to permit 3 feet in lieu of 8 feet.
  - c. Pursuant to LAMC Section 12.22.A.24(g)(3), an off-menu incentive to allow 40 emergency overnight beds in lieu of the maximum 30 emergency overnight beds permitted by LAMC Section 12.14.A.44.
5. **Approved a Site Plan Review** for a project resulting in a net increase greater than 50 residential units.
6. **Adopted** the attached modified **Conditions of Approval**.

7. **Adopted** the attached **Findings**.
8. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that **mitigation conditions** are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring;
9. **Advised** the applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Wildlife Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

#### RECOMMENDATIONS TO CITY COUNCIL:

1. **Recommend** that the City Council **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in McCadden Project EIR No. **ENV-2015-1192-EIR**, SCH No. 2015101001, certified on September 12, 2016; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project. Adopt the following:
  - a. The related and prepared **Environmental Findings**.
  - b. The **Statement of Overriding Considerations**.
  - c. The **Mitigation Monitoring Program** prepared for the EIR (Conditions of Approval Nos. 22, 23, and 24).
2. **Recommend** that the City Council **adopt** a **General Plan Amendment** to the Hollywood Community Plan to change the land use designation from 'Limited Manufacturing' to '**General Commercial**'.
3. **Recommend** that the City Council **adopt** a **Vesting Zone Change** and **Height District Change** from [Q]M1-1VL-SN to [T][Q]C2-2D-SN for both sites; and a D-Limitation to allow an average **2.00:1 FAR** over the entire site.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

#### This action was taken by the following vote:

**Moved:** Ambroz  
**Seconded:** Millman  
**Ayes:** Katz, Mack, Perlman, Dake-Wilson  
**Absent:** Ahn, Choe, Padilla-Campos

**Vote:** 6 - 0

  
 \_\_\_\_\_  
**James K. Williams, Commission Executive Assistant II**  
**Los Angeles City Planning Commission**

**Effective Date/Appeals:** The Los Angeles City Planning Commission's decision regarding the *Site Plan Review* is appealable to the Los Angeles City Council within 15 days after the mailing date of this determination letter. The GPA-VZC-HD-DB entitlements are not appealable. Any appeal not filed within the *15-day period* shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

FINAL APPEAL DATE: NOV 10 2016

**If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

Attachment: Conditions of Approval, Ordinance, Maps, Findings, Resolution  
Senior City Planner: Luci Ibarra  
City Planning Associate: Sergio Ibarra