

To: The Council

Date: OCT 05 2016

From: Mayor

Council District: 2

Proposed General Plan Amendment on  
Properties Located at 10516-10526 W. Dubnoff Way;  
6323-6355 N. Clybourne Avenue and 6348-6354 N. Cahuenga Boulevard  
and a Proposed Zone Change, and Height District Change for  
Properties Located at 10516-10526 W. Dubnoff Way and  
6329-6355 N. Clybourne Avenue  
within the North Hollywood – Valley Village Community Plan  
(CPC-2014-1771-GPA-VZC-SN-MCUP-CUX-ZV-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

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Date: **SEP 13 2016**

City Planning Case No.  
CPC-2015-4440-GPA-ZC-HD  
Council District No. 2

Honorable Eric Garcetti, Mayor  
City of Los Angeles  
City Hall, Room 305  
Los Angeles, CA 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT ON PROPERTIES LOCATED AT 10516 – 10526 W. DUBNOFF WAY; 6323 – 6355 N. CLYBOURNE AVENUE AND 6348 – 6354 N. CAHUENGA BOULEVARD AND A PROPOSED ZONE CHANGE, AND HEIGHT DISTRICT CHANGE FOR PROPERTIES LOCATED AT 10516 – 10526 W. DUBNOFF WAY AND 6329 – 6355 N. CLYBOURNE AVENUE, WITHIN THE NORTH HOLLYWOOD – VALLEY VILLAGE COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the July 28, 2016 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the North Hollywood – Valley Village Community Plan by changing the land use designation for the property located at 10516 – 10526 W. Dubnoff Way and 6323 – 6355 N. Clybourne Avenue from Low Residential to Highway Oriented Commercial and to change the land use designation for the property located at 6348 – 6354 N. Cahuenga Boulevard from Parking Buffer to Highway Oriented Commercial. The City Planning Commission additionally recommended approval of a Zone and Height District change on the property located at 10516 – 10526 W. Dubnoff Way and 6329 – 6355 N. Clybourne Avenue from R1-1 to (T)(Q)C2-1VL.

The proposed General Plan Amendment 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 land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The zone change and height district change will be transmitted to you following City Council's action.

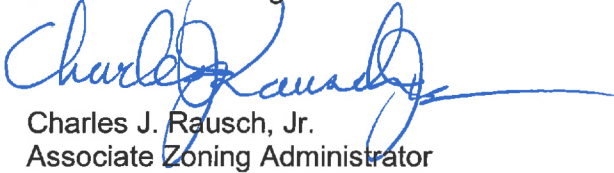
**RECOMMENDATION**

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed 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 City Council Adopt, by Resolution, the Plan Amendment to the South Los Angeles 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.

Sincerely,

Vincent P. Bertoni, AICP  
Director of Planning



Charles J. Rausch, Jr.  
Associate Zoning Administrator

Attachments:

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

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

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Date: **SEP 13 2016**

City Planning Case No.  
CPC-2015-4440-GPA-ZC-HD  
Council District No. 2

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

Dear Councilmembers:

**A PROPOSED GENERAL PLAN AMENDMENT ON PROPERTIES LOCATED AT 10516 – 10526 W. DUBNOFF WAY; 6323 – 6355 N. CLYBOURNE AVENUE AND 6348 – 6354 N. CAHUENGA BOULEVARD AND A PROPOSED ZONE CHANGE, AND HEIGHT DISTRICT CHANGE FOR PROPERTIES LOCATED AT 10516 – 10526 W. DUBNOFF WAY AND 6329 – 6355 N. CLYBOURNE AVENUE, WITHIN THE NORTH HOLLYWOOD – VALLEY VILLAGE COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the July 28, 2016 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the North Hollywood – Valley Village Community Plan by changing the land use designation for the property located at 10516 – 10526 W. Dubnoff Way and 6323 – 6355 N. Clybourne Avenue from Low Residential to Highway Oriented Commercial and to change the land use designation for the property located at 6348 – 6354 N. Cahuenga Boulevard from Parking Buffer to Highway Oriented Commercial. The City Planning Commission additionally recommended approval of a Zone and Height District change on the property located at 10516 – 10526 W. Dubnoff Way and 6329 – 6355 N. Clybourne Avenue from R1-1 to (T)(Q)C2-1VL.

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

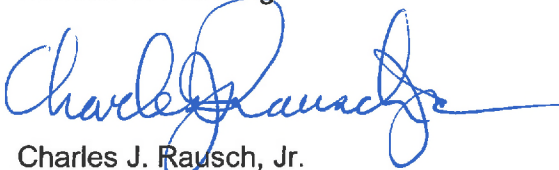
1. Find, based on independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2015-4441-

MND for the above referenced project.

2. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment for the subject property;
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the recommended zone change and height district change for the subject property, with the attached conditions of approval;
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
5. Adopt by Resolution, the proposed Plan Amendment to the North Hollywood – Valley Village Community Plan as set forth in the attached exhibit;
6. Adopt the ordinance for the change of zone from R1-1 to (T)(Q)C2-1VL, subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit; and
7. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

Vincent P. Bertoni, AICP  
Director of Planning



Charles J. Rausch, Jr.  
Associate Zoning Administrator

Attachments:

1. City Planning Case File
2. City Planning Commission action, including Findings and Conditions of Approval
3. Resolution Amending the Community Plan
4. General Plan Amendment Map
4. Zone and Height District Change Ordinance Map