

To: The Council

Date: DEC 09 2016

From: Mayor

Council District: 5

Proposed General Plan Amendment for Property at
333 South La Cienega Boulevard
within the Wilshire Community Plan
(CPC-2015-896-GPA-VZC-HD-MCUP-ZV-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

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Date: DEC 09 2016

City Planning Case No. CPC-2015-896-GPA-VZC-
HD-MCUP-ZV-DB-SPR
Council District No. 5

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

Dear Mayor:

PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED 333 SOUTH LA CIENEGA BOULEVARD WITHIN THE WILSHIRE COMMUNITY PLAN

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the November 10, 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 Neighborhood Office Commercial to General Commercial for the subject property and to modify Footnote No. 5.1 as follows: *"Development of the properties bounded by Burton Way on the north and east, Le Doux Road on the west, and Colgate Avenue on the south as identified per City Planning Case No. CPC-2008-1957-GPA-ZC-HD-CUB-ZV-ZAA-SPR; and the property bounded by 3rd Street on the north, San Vicente Boulevard on the west, La Cienega Boulevard on the east, and Burton Way on the south, as identified per City Planning Case No. CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR, shall be permitted a Height District of 2D with development limited to a maximum floor area ratio of 4 to 1."* of the Wilshire Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Zone Change from C2-1VL-O to (T)(Q)C2-2D-O.

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 Zone Change will be transmitted to you following City Council's action.

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.

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 Council Adopt, by Resolution, the Plan Amendment to the Wilshire Community Plan, as shown in the attached exhibit; and,
4. Recommend that the City Council direct staff to revise the Wilshire Community Plan in accordance with this action.

Very truly yours,

VINCENT P. BERTONI, AICP
Director of Planning


Alejandro A. Huerta
Planning Assistant

Attachments:

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

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Date: DEC 09 2016

City Planning Case No. CPC-2015-896-GPA-VZC-
HD-MCUP-ZV-DB-SPR
Council District No. 5

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

Dear Councilmembers:

PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED 333 SOUTH LA CIENEGA BOULEVARD WITHIN THE WILSHIRE COMMUNITY PLAN

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the November 10, 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 Neighborhood Office Commercial to General Commercial for the subject property and to modify Footnote No. 5.1 as follows: *"Development of the properties bounded by Burton Way on the north and east, Le Doux Road on the west, and Colgate Avenue on the south as identified per City Planning Case No. CPC-2008-1957-GPA-ZC-HD-CUB-ZV-ZAA-SPR; and the property bounded by 3rd Street on the north, San Vicente Boulevard on the west, La Cienega Boulevard on the east, and Burton Way on the south, as identified per City Planning Case No. CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR, shall be permitted a Height District of 2D with development limited to a maximum floor area ratio of 4 to 1."* of the Wilshire Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Zone Change from C2-1VL-O to (T)(Q)C2-2D-O.

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

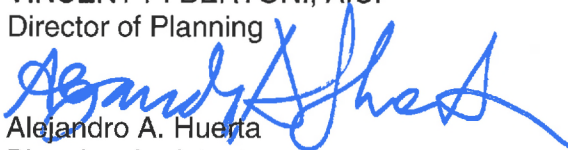
That the City Council:

1. Find the project was assessed in the 333 S. La Cienega Project FEIR, ENV-2015-897-EIR (SCH No. 2016011061); and

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 General Plan Amendment to the Wilshire Community Plan as set forth in the attached exhibit; and
5. Concur in the attached action of the City Planning Commission relative to its recommended approval of the Zone Change for the subject property; and
6. Adopt the ordinance changing the Zone to (T)(Q)C2-2D-O as set forth in the attached exhibit; and
7. Concur in the action of the City Planning Commission to approve a Master Conditional Use to allow the on-site and off-site sale, dispensing and consumption of a full line of alcoholic beverages for one (1) establishment (grocery market), and the on-site sale, dispensing and consumption of a full line of alcoholic beverages for one (1) establishment (restaurant); and
8. Concur in the action of the City Planning Commission to approve a Variance to allow alternative long-term bicycle stall siting; and
9. Concur in the action of the City Planning Commission to approve a Density Bonus to set aside 5% (7 units) restricted to Very Low Income households and two Affordable Housing Incentives as follows:
 - a. Pursuant to LAMC Section 12.22-A,25(F)(4)(i) an On-Menu Incentive to permit a 20 percent increase in FAR to permit a 4.8:1 FAR in lieu of 4:1 FAR set forth in the proposed "D" limitation.
 - b. Pursuant to LAMC Section 12.22-A,25(G)(3), an Off-Menu Incentive to permit a 6:1 FAR in lieu of 4.8:1 FAR; and
10. Concur in the action of the City Planning Commission to approve a Site Plan Review; and,
11. Direct staff to revise the Community Plan Map in accordance with this action.

Very truly yours,

VINCENT P. BERTONI, AICP
Director of Planning


Alejandro A. Huerta
Planning Assistant

Attachments:

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