

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
SAMANTHA MILLMAN  
VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN  
VACANT

ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

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

KEVIN J. KELLER, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

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

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

Date: March 22, 2017

Honorable City Council

200 North Spring Street  
Room 395  
Los Angeles, CA 90012

City Plan Case No. CPC-2014-2947-TDR-ZC-  
ZV-CDO-SPR

Council File No: 17-0187

Council District: 14 – Huizar

**PROPOSED ZONE CHANGE TO MODIFY ORDINANCE 180,871.**

Dear Councilmembers:

On January 12, 2017, the City Planning Commission (CPC) considered an application filed by Joe Bednar of Agoura Oaks, LLC to develop a mixed-use project at 955 S. Broadway, which is located within the Broadway Theater and Entertainment District Community Design Overlay and the Historic Broadway Sign Supplemental Use District. CPC recommended approval of a Transfer of Floor Area Rights and a Zone Change to modify [Q] Conditions of Ordinance 180,871 and approved a CDO Plan Approval and a Site Plan Review. One of the conditions imposed as part of Site Plan Review by the City Planning Commission limited signage for the project to information signs, ground floor tenant signs, and a maximum of two blade signs.

On March 21, 2017, the Planning and Land Use Management (PLUM) Committee of the City Council voted to recommend approval of the Transfer of Floor Area Rights and Zone Change proposed by the CPC, with one change pursuant to a request by Council District 14: to modify the [Q] conditions to include a condition related to signage that supersedes and terminates all signage restrictions placed upon the project under General Entitlement Conditions and allows the project to comply with the Historic Broadway Sign Supplemental Use District.

Because the City Planning Commission action on January 12, 2017 recommended the limitations on signage, the proposed Ordinance is disapproved on behalf of the City Planning Commission. However, the findings made by the City Planning Commission regarding the Ordinance support the adoption of the Ordinance as proposed.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Shana Bonstin  
Principal City Planner