

To: The Council

Date: NOV 17 2017

From: Mayor

Council District: 1

Proposed General Plan Amendment on  
Property Located at 1930 Wilshire Boulevard  
within the Westlake Community Plan  
(CPC-2016-3142-GPA-VCU-CUB-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

CAROLINE CHOE

RICHARD KATZ

JOHN W. MACK

SAMANTHA MILLMAN

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

ROCKY WILES  
COMMISSION OFFICE MANAGER  
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**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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November 6, 2017

The Honorable Eric Garcetti  
Mayor, City of Los Angeles  
City of Los Angeles  
City Hall, Room 303  
Los Angeles, California 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED AT 1930 WILSHIRE BOULEVARD (1900, 1908, 1914, 1920, 1926, 1928, 1930, 1932, AND 1936 WILSHIRE BOULEVARD; 657, 659, 661, 665, 667, 669, 671 S. BONNIE BRAE, AND 654, 658, 660, 668 S. WESTLAKE AVENUE), WITHIN THE WESTLAKE COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the October 12, 2017 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Westlake Community Plan by changing the land use designation for the property, specifically the parcels located at 660, 668 S. Westlake Avenue and 665, 667, 669, 671 S. Bonnie Brae Street from Community Commercial to Regional Center Commercial and removing the applicability of the Westlake Footnote No. 2 from the subject property, resulting in the entire project site being designated for Regional Center Commercial. The City Planning Commission recommended approval of the General Plan Amendment to allow for the conversion of an existing 14-story medical office building into new 220-room hotel; the construction of a new 5-story, approximately 70,000 square-foot, multi-cultural and performing arts center; and the construction of a new 41-story apartment tower containing 478 dwelling units.

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.

**RECOMMENDATION**

That the Mayor:

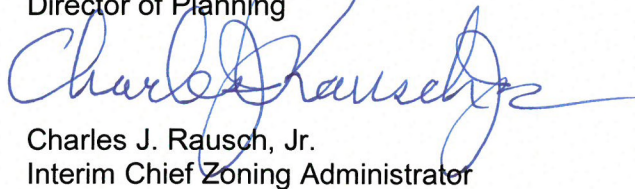
**RECOMMENDATION**

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 Westlake 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.  
Interim Chief Zoning Administrator

VPB:CJR

Enclosures

c: Jenna Monterrosa, City Planner

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CITY PLANNING**

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November 6, 2017

The Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, California 90012

Dear Honorable Members:

**A PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED AT 1930 WILSHIRE BOULEVARD (1900, 1908, 1914, 1920, 1926, 1928, 1930, 1932, AND 1936 WILSHIRE BOULEVARD; 657, 659, 661, 665, 667, 669, 671 S. BONNIE BRAE, AND 654, 658, 660, 668 S. WESTLAKE AVENUE), WITHIN THE WESTLAKE COMMUNITY PLAN**

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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.

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:

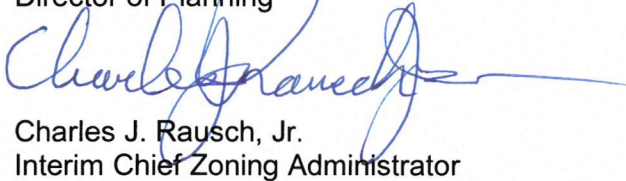
1. Find, based on its independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2016-3144-MND; and



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; and
3. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
4. Adopt by Resolution, the proposed Plan Amendment to the Westlake Community Plan as set forth in the attached exhibit; and
5. 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.  
Interim Chief Zoning Administrator

VPB:CJR

Enclosures

c: Jenna Monterrosa, City Planner