

To: The Council

Date: APR 20 2018

From: Mayor

Council District: 4

Proposed General Plan Amendment Vesting Zone Change and Height District Change
for Property Located at 6901–6931 W. Santa Monica Boulevard;
1107–1121 N. Mansfield Avenue; 1106–1126 N. Orange Drive;
6851–6855 W. Santa Monica Boulevard; 1107–1121 N. Citrus Avenue;
1104–1116 N. Mansfield Avenue; 7001–7029 W. Santa Monica Boulevard;
1118–1110 N. Sycamore Avenue; 1107–1117 N. Orange Drive;
7051 W. Santa Monica Boulevard; and 1105–1115 N. Sycamore
within the Hollywood Community Plan

I herewith approve 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
VAHID KHORSAND
SAMANTHA MILLMAN
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN
VACANT

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
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ERIC GARCETTI
MAYOR

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April 5, 2018

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

Dear Mayor Garcetti:

PROPOSED GENERAL PLAN AMENDMENT AND A VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 6901-6931 WEST SANTA MONICA BOULEVARD; 1107-1121 NORTH MANSFIELD AVENUE; AND 1106-1126 NORTH ORANGE DRIVE, WITHIN THE HOLLYWOOD COMMUNITY PLAN;

PROPOSED GENERAL PLAN AMENDMENT ON THE PROPERTY LOCATED AT 6851-6855 SANTA MONICA BOULEVARD; 1107-1121 NORTH CITRUS AVENUE; 1104-1116 NORTH MANSFIELD AVENUE; 7001-7029 WEST SANTA MONICA BOULEVARD; 1118-1110 NORTH SYCAMORE AVENUE; 1107-1117 NORTH ORANGE DRIVE; 7051 WEST SANTA MONICA BOULEVARD; AND 1105-1115 NORTH SYCAMORE AVENUE. UNADDRESSED PARCELS INCLUDE APN'S 5532016031, 5532016015, AND 5531013025

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the March 22, 2018 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 Highway Oriented Commercial and Medium Residential to General Commercial within the Hollywood Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Vesting Zone Change and Height District Change from C2-1D and R3-1XL to (T)(Q)C2-2D.

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 Vesting Zone Change and Height District 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.

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

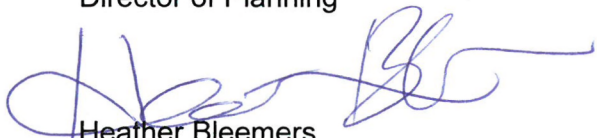
RECOMMENDATION

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 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.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner

Enclosures:

1. Resolution
2. City Council Package

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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April 5, 2018

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

Dear Honorable Members:

PROPOSED GENERAL PLAN AMENDMENT AND A VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 6901-6931 WEST SANTA MONICA BOULEVARD; 1107-1121 NORTH MANSFIELD AVENUE; AND 1106-1126 NORTH ORANGE DRIVE, 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. Certify that it has reviewed and considered the information contained in the Draft Environmental Impact Report and Final Environmental Impact Report (ENV-2015-4612-EIR, SCH 2016021044), and Adopt the Mitigation Monitoring Program.
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 Hollywood Community Plan as set forth in the attached exhibit; and
5. Adopt the ordinance changing the zone to (T)(Q)C2-2D as set forth in the attached exhibit; and
6. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner

Enclosures:

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