

To: The Council

Date: FEB 10 2014

From: Mayor

Council District: 10


Proposed General Plan Amendment and Zone Change for
Property Located at 3525 W. 8th Street within the
Wilshire Community Plan
(CPC-2012-2894-ZC-GPA)

I herewith concur with the City Planning Commission's action
approving the General Plan Amendment and Zone Change,
and transmit this matter for your consideration.

SEARCHED BY
INDEXED BY
FILED BY

CLERK
ERIC GARCETTI
Mayor
CITY OF LOS ANGELES

TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.		
CPC-2012-2894-ZC-GPA	DEBBIE LAWRENCE 213-978-1163	10		
Items Appealable to Council:	Last Day to Appeal:	Appealed:		
N/A - APPLICANT WAIVED APPEAL RIGHTS	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Location of Project (Include project titles, if any.)				
3525 W. 8 TH STREET				
Name(s), Applicant / Representative, Address, and Phone Number.				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> KENNETH LEE PO BOX 75037 LOS ANGELES, CA 90075 </td> <td style="width: 50%; border: none;"> BILL ROBINSON 3810 WILSHIRE BLVD. LOS ANGELES, CA 90010 213-739-9902 </td> </tr> </table>			KENNETH LEE PO BOX 75037 LOS ANGELES, CA 90075	BILL ROBINSON 3810 WILSHIRE BLVD. LOS ANGELES, CA 90010 213-739-9902
KENNETH LEE PO BOX 75037 LOS ANGELES, CA 90075	BILL ROBINSON 3810 WILSHIRE BLVD. LOS ANGELES, CA 90010 213-739-9902			
Name(s), Appellant / Representative, Address, and Phone Number.				
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)				
<p>The applicant seeks a Zone/Height District Change and General Plan Amendment at 3525 W. 8th Street, with no proposed development project for the subject site. The application is for a Zone Change to change lots 77 and 115 of Tract 2189 from zones R3-2 and R4-2 to (Q)C2-1 and General Plan Amendment to change the land use designation from High Medium Residential to Neighborhood Commercial. The lots are currently used for surface parking that serves a 104,998 square foot supermarket and retail establishment located on W. 8th Street between Oxford Avenue and Serrano Avenue. A Zone Change to (Q)C2-1 was previously approved for the four southerly lots (79, 80, 112, and 113) adjacent to 8th Street in 2008 (CPC-2006-9524-ZC-CUB-CU-SPR; Ordinance 180,559). Additionally, the applicant is requesting a zone change to amend Ordinance No. 180,559 by removing "Q" qualified Condition No. 1c to allow for full service restaurants and modifying Condition No. 9 to allow for additional signage as indicated.</p>				
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental No.		
		ENV-2012-2895-ND		
		Commission Vote:		
		8-0		
JAMES WILLIAMS, Commission Executive Assistant II 		Date: FEB 04 2014		

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

RENEE DAKE WILSON
PRESIDENT
DANA M. PERLMAN
VICE-PRESIDENT

ROBERT L. AHN
DAVID H. J. AMBROZ
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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(213) 978-1272

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DEPUTY DIRECTOR
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EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Date: FEB 04 2014

Honorable City Council
City of Los Angeles
200 North Spring Street, Room 395
Los Angeles, CA 90012

City Planning Case No, CPC 2012-
2894-ZC-GPA
Council District: 10
Plan Area: Wilshire

**A GENERAL PLAN AMENDMENT, ZONE CHANGE AND A HEIGHT DISTRICT
CHANGE FOR THE PROPERTY LOCATED AT 3525 W. 8th STREET WITHIN THE
WILSHIRE COMMUNITY PLAN**

Dear Councilmembers:

Pursuant to the provisions of Sections 551, 555, and 558 of the City Charter, transmitted herewith is the November 21, 2013 action of the City Planning Commission approving a General Plan Amendment to the Wilshire Community Plan from High Medium Density Residential to Neighborhood Commercial Land Use Designation. The City Planning Commission also Approved a Zone and a Height District Change from R3-2 and R4-2 to (Q)C2-1 for the property located at 3525 W. 8th Street.

The proposed General Plan Amendment and Zone Change is submitted to you for your action, 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 General Plan Amendment and Zone Change will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

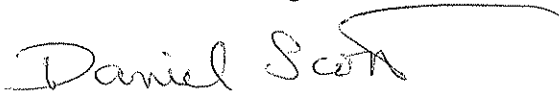
The Department of City Planning recommends:

That the City Council:

1. Concur in the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;

2. Concur in the attached Action of the City Planning Commission relative to its approval of the requested Zone and Height District change from R3-2 and R4-2 to (Q)C2-1;
3. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
4. Adopt by Resolution, the General Plan Amendment to the Wilshire Community Plan; and
5. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in Negative Declaration No. ENV-2012-2895-ND.

Sincerely,
MICHAEL J. LOGRANDE
Director of Planning

A handwritten signature in cursive script that reads "Daniel Scott". The signature is written in black ink and is positioned below the typed name of the Principal City Planner.

Dan Scott
Principal City Planner

Attachments:

1. Ordinance and map
2. Determination
3. Resolution

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Date: FEB 04 2014

Honorable Eric Garcetti, Mayor
City of Los Angeles
200 N, Spring Street, Room 305
Los Angeles, CA 90012

City Planning Case No, CPC 2012-
2894- ZC-GPA
Council District: 10

ATTN: Legislative Coordinator

**A GENERAL PLAN AMENDMENT, ZONE CHANGE AND A HEIGHT DISTRICT
CHANGE FOR THE PROPERTY LOCATED AT 3525 W. 8th STREET WITHIN THE
WILSHIRE COMMUNITY PLAN**

Dear Mayor Garcetti:

Pursuant to the provisions of Sections 551, 555, and 558 of the City Charter, transmitted herewith is the November 21, 2013 action of the City Planning Commission approving a General Plan Amendment to the Wilshire Community Plan from High Medium Density Residential to Neighborhood Commercial Land Use Designation. The City Planning Commission also Approved a Zone and a Height District Change from R3-2 and R4-2 to (Q)C2-1 for the property located at 3525 W. 8th Street.

The proposed General Plan Amendment and Zone Change 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.

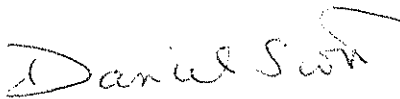
The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment and Zone Change will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The Department of City Planning recommends:

That the Mayor:

1. Concur in the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;
2. Concur in the attached Action of the City Planning Commission relative to its approval of the requested Zone and Height District change from R3-2 and R4-2 to (Q)C2-1;
3. Recommend that the City Council adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
4. Recommend that the City Council Adopt by Resolution, the General Plan Amendment to the Wilshire Community Plan;
5. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in Negative Declaration No. ENV-2012-2895-ND.

Sincerely,
MICHAEL J. LOGRANDE
Director of Planning



Dan Scott
Principal City Planner

Attachments:

1. Ordinance and map
2. Determination
3. Resolution



CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
<http://cityplanning.lacity.org/>

Determination Mailing Date: February 4, 2014

CASE: CPC-2012-2894-ZC-GPA
CEQA: ENV-2012-2895-ND

Location: 3525 W. 8th Street
Council District: 10 – Wesson
Plan Area: Wilshire
Zone: R3-2, R4-2, (Q)C2-1

Applicant: Kenneth Lee
Rep.: Bill Robinson

At its meeting of November 21, 2013, the City Planning Commission took the following action:

1. **Approved a General Plan Amendment** from High Medium Density Residential to **Neighborhood Commercial** Land Use Designation, for the parcels located at lots 77 and 115 of Tract 2189.
2. **Approved a Zone Change and Height District Change** from R3-2 and R4-2 (multiple family dwelling zone), to **(Q)C2-1** (Neighborhood Commercial zone) for lots 77 and 115 of Tract 2189.
3. **Approved a Zone Change** to amend Ordinance No. 180,559 by deleting "Q" qualified condition No. 1c, and modifying "Q" qualified condition No. 9 to require signage per Section 14.4 of the LAMC.
4. **Denied** the request to amend Ordinance No. 180,559, "Q" qualified condition No. 9 per the applicant's submitted Sign Exhibit.
5. **Adopted** the attached modified **Conditions of Approval**.
6. **Adopted** the attached **Findings**.
7. **Adopted** Negative Declaration No. **ENV-2012-2895-ND**.
8. **Advised** the applicant that, pursuant to State fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

RECOMMENDATIONS TO CITY COUNCIL:

1. **Recommend** that the City Council **adopt a General Plan Amendment** from High Medium Density Residential to **Neighborhood Commercial** Land Use Designation, for the parcels located at lots 77 and 115 of Tract 2189.
2. **Recommend** that the City Council **adopt a Zone Change and Height District Change** from R3-2 and R4-2 (multiple family dwelling zone), to **(Q)C2-1** (Neighborhood Commercial zone) for lots 77 and 115 of Tract 2189, subject to the attached Conditions of Approval.
3. **Recommend** that the City Council **adopt a Zone Change** to amend Ordinance No. 180,559 by deleting "Q" qualified condition No. 1c, and modifying "Q" qualified condition No. 9 to require signage per Section 14.4 of the LAMC.
4. **Recommend** that the City Council **adopt** the attached **Findings**.
5. **Recommend** the City Council **adopt** Negative Declaration No. **ENV-2012-2895-ND**.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Perlman
Seconded: Katz
Ayes: Ambroz, Cabildo, Choe, Mack, Segura, Dake-Wilson
Absent: Ahn

Vote: 8 - 0



James K. Williams, Commission Executive Assistant II
City Planning Commission

Effective/Appeals: The decision of the City Planning Commission is effective upon the date of this letter and is not further appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: [T] Conditions, [Q] Conditions, Ordinance, Map, modified Conditions of Approval, Findings
City Planner: Debbie Lawrence



James Williams <james.k.williams@lacity.org>

Fwd: CPC-2012-2894-ZC-GPA

1 message

tianzi49 . <er4913@gmail.com>
To: james.k.williams@lacity.org

Wed, Jan 29, 2014 at 11:32 AM

----- Forwarded message -----

From: **tianzi49** . <er4913@gmail.com>
Date: Wed, Jan 29, 2014 at 10:13 AM
Subject: CPC-2012-2894-ZC-GPA
To: james.k.william@lacity.org

Mr. Williams, my name is Bill Robinson and I am the Applicant's Representative of Record in the aforementioned case. I am writing to express that it is the wish of the applicant, Kenneth Lee, to not to exercise his right to appeal and as such would like to waive the 20-day appeal period on this case. Sincerely, Bill Robinson

FILE COPY