

TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.		
CPC-2009-542-GPA-ZC-HD-ZV-ZAA-SPR	GREG SHOOP 213-978-1243	15		
Items Appealable to Council:	Last Day to Appeal:	Appealed:		
ZC-HD-ZV-ZAA-SPR	MAY 7, 2014	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Location of Project (Include project titles, if any.)				
1311 W. SEPULVEDA				
Name(s), Applicant / Representative, Address, and Phone Number.				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> NANCY BUSH A&M PROPERTIES, INC. 23545 CRENSHAW BOULEVARD 100 TORRANCE, CA 90505 310-539-5390 </td> <td style="width: 50%; border: none;"> DARRYL FISHER FISHER & ASSOCIATES, INC. 21520 YORBA LINDA BLVD. G-563 YORBA LINDA, CA 92887 714-777-6802 </td> </tr> </table>			NANCY BUSH A&M PROPERTIES, INC. 23545 CRENSHAW BOULEVARD 100 TORRANCE, CA 90505 310-539-5390	DARRYL FISHER FISHER & ASSOCIATES, INC. 21520 YORBA LINDA BLVD. G-563 YORBA LINDA, CA 92887 714-777-6802
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Name(s), Appellant / Representative, Address, and Phone Number.				
SAME				
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 proposed project involves the construction of two (2) six (6) story 65 foot in height multiple family buildings containing 352 residential rental units with 704 residential parking spaces and 89 guest parking spaces on two vacant lots.</p>				
Fiscal Impact Statement	Environmental No.	Commission Vote:		
<small>*Determination states administrative costs are recovered through fees.</small> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	ENV-2009-339-EIR	7 - 0		
JAMES WILLIAMS, Commission Executive Assistant II		Date: <u> MAY 23 2014 </u>		

DEPARTMENT OF
CITY PLANNING
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AND
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VAN NUYS, CA 91401
-
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INFORMATION
www.planning.lacity.org

May 23, 2014

City Plan Case No. 2009-542-GPA-ZC-HD-ZV-ZAA-SPR
City Council District 15

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

Dear Councilmembers:

A PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED AT 1311 WEST SEPULVEDA BOULEVARD.

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the March 13, 2014 action of the City Planning Commission disapproving a proposed General Plan Amendment to the Harbor-Gateway Community Plan from Heavy Industrial Land Use to Neighborhood Commercial Land Use on lots 2, 3, 4, and 5 of Tract 65665.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation does not conform to the City's General Plan, is not compatible with adjacent land uses, and is not 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 City Council:

1. Concur in the attached action of the City Planning Commission relative to its disapproval of the proposed General Plan Amendment to the Harbor Gateway Community Plan from Heavy Industrial Land Use to Neighborhood Commercial Land Use on lots 2, 3, 4, and 5 of Tract 65665.
2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
3. Do Not Certify the Environmental Impact Report (EIR) ENV-2009-339-EIR SCH No. 200851066 for the above referenced project; Do Not Adopt the proposed mitigation monitoring program and Do Not Find that the EIR reflects the independent judgment of the lead agency.

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.

MICHAEL LO GRANDE
Director of Planning



Daniel Scott
Principal City Planner

Attachments:

1. City Plan Case File
2. City Planning Commission action, including Findings
3. Resolution Not Amending the Community Plan