

**DEPARTMENT OF
CITY PLANNING**

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AND

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INFORMATION
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Date: January 29, 2015

City Plan Case No.: CPC-2009-542-GPA-ZC
-HD-SPR-ZAA and
Environmental Case No: ENV-2009-339-EIR
Council File: 14-0869

Council District No. 15

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

Dear Councilmembers:

**PROPOSED GENERAL PLAN AMENDMENT, AND ZONE AND HEIGHT DISTRICT CHANGE
ON PROPERTY LOCATED 1313 - 1351 W SEPULVEDA BLVD., WITHIN THE HARBOR
GATEWAY COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the April 17, 2014 action of the City Planning Commission recommending disapproval of a proposed General Plan Amendment to change the land use designation of the subject property from Heavy Industrial to General Commercial within the Harbor Gateway Community Plan ("Community Plan"). The City Planning Commission recommended disapproval of a concurrent Site Plan Review, Zoning Administrator Adjustment, Zone Variance, Zone Change, and Height District Change from M3-IVL to C2-IL.

The Applicant has modified the project and entitlement request with a project design change and elimination of the Zoning Administrator Adjustment and Zone Variance. Pursuant to Committee instruction at the January 13, 2015, Planning and Land Use Management Committee Public Hearing, the Department of City Planning prepared the following documents (resolution, conditions, findings and related ordinances) that support an approval of the proposed project and a change in zoning from M3-1VL to (T)(Q)-C2-2D.

Note that a twelve member (2/3 vote) of Council is required to approve the subject requests.

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.

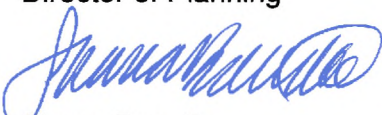
The Department cannot recommend an action disparate from our Commission Decision; following are the actions necessary if the Council is to not Concur with the lower decision making body.

That the City Council:

1. Certify that it has reviewed and considered the information contained in the Draft and the Revised and Updated Final Environmental Impact Report (published January 27th, 2015) ENV-2009-339-EIR, SCH 2010021020 and Adopt the Statement of Overriding Considerations.
2. Adopt the attached Findings as the Findings of the City Council; and
3. Do not Concur in the action of the City Planning Commission relative to its recommended disapproval of the Zone Change, Height District Change, and General Plan Amendment for the subject property; and
4. Adopt by Resolution, the proposed Plan Amendment to the Harbor Gateway Community Plan as set forth in the attached resolution; and
5. Adopt the ordinance changing the zone to (T)(Q)C2-2D as set forth in the attached exhibit; and
6. Do not Concur in the action of the City Planning Commission relative to its disapproval of Site Plan Review for a 352 unit residential project at the site.
7. Dismiss as Withdrawn by the applicant a Zoning Administrator's Adjustment and a Zone Variance
8. Direct staff to revise the Community Plan Map in accordance with this action.

Very truly yours,

MICHAEL J. LOGRANDE
Director of Planning



Shana Bonstin
Senior City Planner

Attachments:

1. Conditions of Approval, Including Qs and Ts
2. Findings, including Land Use Findings and CEQA Findings
3. Resolution
4. General Plan Amendment Map
5. Zone Change Ordinance and Map
6. Revised "Exhibit A" Project Plans submitted by Applicant