

To: The Council

Date: FEB 01 2016

From: Mayor

Council District: 13

Proposed General Plan Amendment on Property Located  
at 6210 West Selma Avenue and 1541 North El Centro Avenue,  
and a Zone and Height District Change on Property Located  
at 6201-6229 West Sunset Boulevard; 1510-1520 North Argyle Avenue;  
6210 West Selma Avenue; and, 1531-1541 North El Centro Avenue  
within the Hollywood Community Plan  
(CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-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

ROBERT L. AHN  
CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
SAMANTHA MILLMAN  
VERONICA PADILLA  
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CITY OF LOS ANGELES  
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ERIC GARCETTI  
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INFORMATION  
<http://planning.lacity.org>

Date: **JAN 27 2016**

City Plan Case No. CPC-2014-3808-  
GPA-ZC-HD-CU-CUB-ZAI-SPR  
Council District No. 13

Honorable Eric Garcetti, Mayor  
City of Los Angeles  
City Hall, Room 305  
Los Angeles, CA 90012

Dear Mayor:

**PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED AT 6210 WEST SELMA AVENUE AND 1541 NORTH EL CENTRO AVENUE, AND A ZONE AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 6201-6229 WEST SUNSET BOULEVARD; 1510-1520 NORTH ARGYLE AVENUE; 6210 WEST SELMA AVENUE; AND, 1531-1541 NORTH EL CENTRO AVENUE WITHIN THE HOLLYWOOD COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the December 10, 2015 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 Commercial Manufacturing to Regional Center Commercial within the Hollywood Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Zone and Height District Change from [Q]C4-1VL-SN and C4-2D-SN to [T][Q]C4-2D-SN.

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 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.

**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.

Very truly yours,

MICHAEL J. LOGRANDE  
Director of Planning



Luciralia Ibarra  
Senior City Planner

Attachments:

1. City Plan Case File
2. Resolution
3. City Council Package

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CITY PLANNING

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Date: **JAN 27 2016**

City Plan Case No. CPC-2014-3808-  
GPA-ZC-HD-CU-CUB-ZAI-SPR  
Council District No. 13

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

Dear Councilmembers:

**PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED AT 6210 WEST SELMA AVENUE AND 1541 NORTH EL CENTRO AVENUE, AND A ZONE AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 6201-6229 WEST SUNSET BOULEVARD; 1510-1520 NORTH ARGYLE AVENUE; 6210 WEST SELMA AVENUE; AND, 1531-1541 NORTH EL CENTRO AVENUE 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, Final Environmental Impact Report, and Errata (ENV-2013-1938-EIR; SCH 2013081022), and Adopt the Statement of Overriding Considerations.
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 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]C4-2D-SN as set forth in the attached exhibit; and
6. Concur in the action of the City Planning Commission relative to its approval of the Conditional Use for alcoholic beverages for on-site consumption in conjunction with three establishments and for off-site consumption in conjunction with one establishment on the project site;
7. Concur in the action of the City Planning Commission relative to its dismissal of a Conditional Use for a hotel within 500 feet of an R Zone;
8. Concur in the action of the City Planning Commission relative to its dismissal of a Conditional Use to allow Floor Area Averaging and Residential Density Transfer between the project site's two parcels;
9. Concur in the action of the City Planning Commission relative to its approval of a Zoning Administrator's Interpretation relative to the specification of the front, rear, and side yards of the project;
10. Concur, in the action of the City Planning Commission relative to its approval of a Zoning Administrator's Interpretation relative to the use of automated parking;
11. Direct staff to revise the Community Plan Map in accordance with this action.

Very truly yours,

MICHAEL J. LOGRANDE  
Director of Planning



Luciralia Ibarra  
Senior City Planner

Attachments:

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