

**DEPARTMENT OF  
CITY PLANNING**

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

Dear Honorable Members:

**A PROPOSED GENERAL PLAN AMENDMENT FOR PROPERTY LOCATED AT 5041–5057 NORTH LANKSERHIM BOULEVARD, AND 11121 WEST HESBY STREET WITHIN THE NORTH HOLLYWOOD – VALLEY VILLAGE COMMUNITY PLAN; CASE NO. CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR; COUNCIL DISTRICT NO. 2**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the April 14, 2022, action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the North Hollywood – Valley Village Community Plan to re-designate the Project Site from High Medium Residential to Community Commercial. The City Planning Commission recommended approval of a concurrent Vesting Zone and Height District Change from R4-1 and C4-1-CA to (T)(Q)C4-2D.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment, Zone Change and Height District Change is consistent with 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. Find, pursuant to CEQA Guidelines Section 15074(b), that after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-6951-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration;

The Honorable City Council

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2. 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
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the Vesting Zone Change and Height District Change for the subject property; and
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
5. Adopt, by Resolution, the proposed Plan Amendment to the North Hollywood – Valley Village Community Plan as set forth in the attached exhibit; and
6. Adopt the Ordinance changing the zone to (T)(Q)C4-2D, subject to the (T) Tentative Classification, (Q) Qualified Classification and “D” Development Limitations as set forth in the attached exhibit; and
7. 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

VPB:HB:EC

Enclosures