

To: The Council

Date: 07-26-23

From: Mayor

Council District: 13

A PROPOSED GENERAL PLAN AMENDMENT, ZONE AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 1200-1210 NORTH CAHUENGA BOULEVARD, 6337-6357 WEST LEXINGTON AVENUE, AND 6332-6356 WEST LA MIRADA AVENUE WITHIN THE HOLLYWOOD COMMUNITY PLAN

I herewith approve the City Planning Commission's action and transmit this matter for your consideration.



KAREN BASS  
Mayor

DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

MARIA CABILDO  
MONIQUE LAWSHE  
HELEN LEUNG  
KAREN MACK

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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

May 30, 2023

The Honorable Karen Bass  
Mayor, City of Los Angeles  
City of Los Angeles  
City Hall, Room 303  
Los Angeles, California 90012

Dear Mayor Karen Bass:

**A PROPOSED GENERAL PLAN AMENDMENT, ZONE AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 1200-1210 NORTH CAHUENGA BOULEVARD, 6337-6357 WEST LEXINGTON AVENUE, AND 6332-6356 WEST LA MIRADA AVENUE WITHIN THE HOLLYWOOD COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the April 20, 2023 action of the City Planning Commission approving a proposed General Plan Amendment to the Hollywood Community Plan by changing the land use designation for the property located at 1200-1210 North Cahuenga Boulevard, 6337-6357 West Lexington Avenue, 6332-6356 West La Mirada Avenue from Low Medium II Residential to Community Commercial. The City Planning Commission also approved a concurrent Zone and Height District Change from RD1.5-1XL to (T)(Q)C2-1D for the construction, use and maintenance of a new office campus with a ground floor retail use.

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.

Your action is requested on the proposed General Plan Amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone and Height District Change will be transmitted to you following the City Council's action.

**RECOMMENDATION**

That the Mayor:

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-10171-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;

2. Find that the Negative Declaration reflects the independent judgment and analysis of the City;
3. Find that the mitigation measures have been made enforceable conditions on the project;
4. Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
5. Recommend that the City Council approve a General Plan Amendment to the Hollywood Plan to change the land use designation for the subject property from Low Medium II Residential to Community Commercial;
6. Adopt the attached Conditions of Approval; and
7. Adopt the attached Findings.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Heather Bleemers  
Senior City Planner

VPB:HB:AT

Attachments:

1. City Planning Commission action, including Findings and Conditions
2. General Plan Amendment Resolution
3. General Plan Amendment - Map
4. Zone and Height District Change Ordinance - Map

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

May 30, 2023

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

Dear Honorable Members:

**A PROPOSED GENERAL PLAN AMENDMENT, ZONE AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 1200-1210 NORTH CAHUENGA BOULEVARD, 6337-6357 WEST LEXINGTON AVENUE, AND 6332-6356 WEST LA MIRADA AVENUE WITHIN THE HOLLYWOOD COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the April 20, 2023 action of the City Planning Commission approving a proposed General Plan Amendment to the Hollywood Community Plan by changing the land use designation for the property located at 1200-1210 North Cahuenga Boulevard, 6337-6357 West Lexington Avenue, 6332-6356 West La Mirada Avenue from Low Medium II Residential to Community Commercial. The City Planning Commission also approved a concurrent Zone and Height District Change from RD1.5-1XL to (T)(Q)C2-1D for the construction, use and maintenance of a new office campus with a ground floor retail use.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and Zone and Height District C change will conform 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), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-10171-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;
2. Find that the Negative Declaration reflects the independent judgment and analysis of the City;

3. Find that the mitigation measures have been made enforceable conditions on the project;
4. Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
5. Concur in the attached action of the City Planning Commission to approve a General Plan Amendment to the Hollywood Plan to change the land use designation for the subject property from Low Medium II Residential to Community Commercial;
6. Concur in the attached action of the City Planning Commission to approve a Zone Change and Height District Change for the subject property, with the attached conditions of approval;
7. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
8. Adopt, by Resolution, the proposed General Plan Amendment to the Hollywood Community Plan as set forth in the attached exhibit; and
9. Adopt the Ordinance for the change of zone from RD1.5-1XL to (T)(Q)C2-1D subject to the (T) Tentative Classification, (Q) Qualified Classification conditions and "D" Development Limitations as set forth in the attached exhibit.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Heather Bleemers  
Senior City Planner

VPB:HB:AT

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2. General Plan Amendment Resolution
3. General Plan Amendment - Map
3. Zone and Height District Change Ordinance Map