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Council File Number

[07-1824](#)

Title

5661 WEST SANTA MONICA BOULEVARD / GENERAL PLAN AMENDMENT

Subject

Communication from the Los Angeles City Planning Commission, dated May 10, 2007, relative to: CASE NO. CPC 2006-4392 GPA-ZC-ZV-HD-ZAA-ZAI-SPR and CPC 2006-4401 GPA-ZC-ZV-ZAI-SPR Location: 5661 West Santa Monica Boulevard; 5539-5545 West Virginia Avenue; and 5536-5542 West Virginia Avenue Council District: No. 13 Plan Area: Hollywood Request(s): General Plan Amendment, Zone and Height District Change, Zone Variance, Zone Adjustment, Determination and Site Plan Review Applicant: St. Andrews-Santa Monica, LLC - Juri Ripinsky

Last Change Date

02/02/2017

Expiration Date

01/24/2019

Council District

13

Mover

MITCH O'FARRELL

Second

DAVID E. RYU

Initiated by

Los Angeles City Planning Commission

Action History for Council File [07-1824](#)

Date	Activity
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02/02/2017	Council action final.
02/01/2017	Mayor transmitted Council File to City Clerk.
01/25/2017	City Clerk transmitted file to Mayor. Last day for Mayor to act is February 6, 2017.
01/24/2017	Council adopted item, subject to reconsideration, pursuant to Council Rule 51.
01/20/2017	City Clerk scheduled item for Council on January 24, 2017.
01/18/2017	Motion referred to Council (tentatively scheduled for January 25, 2017).

Archive History

6-7-07 - For ref
6-7-07 - For ref - Communication from the Planning Department, dated May 31, 2007, relative to a proposed General Plan Amendment and zone change on property located at 5661 West Santa Monica Boulevard within the Hollywood Community Plan. City Plan Case No. 2006-4392 GPA-ZC-ZV-HD-ZAA-ZAI-SPR.
6-7-07 - For ref - Transmittal from the Mayor of a Planning Department report, dated June 7, 2007, relative to the General Plan Amendment and zone change for 5661 West Santa Monica Boulevard (Hollywood Community Plan) - CPC No. 2006-4392 GPA-ZC-ZV-HD-ZAA-ZAI-SPR.
6-11-07 - Ref to Planning and Land Use Management Committee
6-11-07 - File to Planning and Land Use Management Committee Clerk
6-18-07 - For ref - Communication from the Los Angeles City Planning Commission, dated June 1, 2007, relative to:
APPEAL REQUEST: An appeal on the entire City Planning Commission determination for:
CASE No: CPC 2006-4392 GPA-ZC-HD-ZV-ZAA-ZAI-SPR-2A
LOCATION: 5661 West Santa Monica Boulevard, 5539-5545 West Virginia Avenue, and 5536-5542 West Virginia Avenue

COUNCIL DISTRICT: 13

APPELLANT: Doug Haines

REPRESENTATIVE: Robert Silverstein, The Silverstein Law Firm

APPLICANT: St. Andrews-Santa Monica, LLC - Juri Ripinsky

7-13-07 - For ref - Communication from the Los Angeles City Planning Commission, dated July 13, 2007, relative to:

APPEAL REQUEST: An appeal on part of the City Planning Commission determination for:

CASE No: VTT 66044-2A

LOCATION: 5661 West Santa Monica Boulevard

APPELLANT: Doug Haines

REPRESENTATIVE: Robert Silverstein

APPLICANT: St. Andrews-Santa Monica, LLC

REPRESENTATIVE: Craig Lawson & Co., and Allen Matkins Law Firm

Final Date to Appeal: July 6, 2007

7-13-07 - Ref to Planning and Land Use Management Committee - to Committee Clerk

7-20-07 - Set for Planning and Land Use Management Committee on July 31, 2007

7-31-07 - Planning and Land Use Management Committee waived consideration and in Council August 17, 2007

8-15-07 - Council Action - CONTINUED TO AUGUST 17, 2007

8-17-07 - Council Action - Verbal Motion - Garcetti Mover 2007 / Hahn - ADOPTED *AS AMENDED -

HEREBY MOVE that Council ADOPT the following recommendations of the City Planning Commission relative to a proposed General Plan Amendment, Zone and Height District Change, Variances, Adjustment, Zoning Administrator Determination and Site Plan Review for property at 5661 West Santa Monica Boulevard (Site I), 5545 West Virginia Avenue (Site II), and 5542 West Virginia Avenue (Site III), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. CERTIFY that the Environmental Impact Report (EIR No. 2005-7720-EIR, State Clearing House No. 2005111018) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the lead agency City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council File No. 07-1824 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Environmental Impact Report.

2. ADOPT FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the City Planning Department.

3. ADOPT FINDINGS of the City Planning Commission, as the Findings of the Council.

4. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the City Planning Commission and the Director of Planning APPROVING the proposed General Plan Amendment to the Hollywood Community Plan adding a footnote increasing the maximum floor area ratio permitted in the Neighborhood Commercial designation over the entire site for property (Site I), bounded by Virginia Avenue, St. Andrews Place, Santa Monica Boulevard, and Wilton Place, from the current 1.5:1 to 3.84:1 for the proposed construction of a mixed-use project consisting of up to 375 residential condominium units and 377,900 square feet of commercial space for property located at 5661 West Santa Monica Boulevard, subject to Conditions of Approval, as approved by the City Planning Commission and attached to Council File No. 07-1824.

5. DIRECT City Planning Department staff to revise the Community Plan Map and update the appropriate zoning maps in accordance with this action.

6. PRESENT and ADOPT the accompanying ORDINANCE for a concurrent Zone Change and Height District Change from R4-1VL and C4-1VL to (T)(Q) RAS4-2D on Site I for the proposed construction of a mixed-use project consisting of up to 375 residential condominium units and 377,900 square feet of commercial space for property at 5661 West Santa Monica Boulevard, subject to Conditions of Approval as approved by the City Planning Commission and attached to Council File No. 07-1824.

Said rezoning shall be subject to the "Q" Qualified classification zone limitations substantially as shown in the City Planning Commission Determination letter dated May 10, 2007, attached to Council File No. 07-1824.

7. REMOVE the (T) Tentative classification as described in detail in the City Planning Commission Determination letter dated May 10, 2007, attached to Council File No. 07-1824.

8. ADVISE the applicant of "Q" Qualified classification time limit as indicated pursuant to Section 12.32-J of the Los Angeles Municipal Code, the applicant is hereby advised that: . . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null

and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."

9. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

10. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

11. APPROVE, as recommended by the City Planning Commission: (a) a Zone Variance granting early issuance of demolition, grading, and excavation permits prior to the effectuation of the Zone Change Ordinance; (b) a Variance permitting vacated alley square footage (11,373 square feet) to be added to the buildable area used to calculate floor area on Site I prior to completion of the alley vacation; (c) a Variance allowing commercial uses below and above the ground floor in lieu of only being permitted on the ground floor on Site I; (d) an Adjustment to permit zero-foot yard setbacks along the street frontages of Santa Monica Boulevard, Wilton Place and St. Andrews Place in lieu of the minimum five-foot required setbacks otherwise required on Site I; (e) a Determination to permit a department store use or several retail uses below ground on Site I and the continued department store use on the southeast corner of Site I in the RAS4 Zone; and (f) Site Plan Review findings for the proposed construction of a mixed-use project consisting of up to 375 residential condominium units and 377,900 square feet of commercial space on Site I located at 5661 West Santa Monica Boulevard, 24 residential condominium units on Site II located at 5545 West Virginia Avenue, and 38 residential condominium units on Site III located at 5542 West Virginia Avenue, subject to Conditions of Approval, subject to Conditions of Approval as approved by the City Planning Commission and attached to Council File No. 07-1824 - Resolution ADOPTED - Findings ADOPTED - Ordinance ADOPTED - EIR CERTIFIED.

8-17-07 - Council Action - *Amending Motion - Garcetti Mover 2007 / Greuel - ADOPTED - MOVE that the matter of the Continued Consideration of Environmental Impact Report, Statement of Overriding Considerations, Communication from the Mayor, City Planning Commission, Director of Planning, Resolution and Ordinance First Consideration relative to a proposed General Plan Amendment, zone and height district change, variances, adjustment, zoning administrator determination and site plan review for property at 5661 West Santa Monica Boulevard (Site I), 5545 West Virginia Avenue (Site II), and 5542 West Virginia Avenue (Site II), Item 60 on today's Council Agenda (CF 07-1824), BE AMENDED to approve the attached(Q) Condition (16 (f) MM-37 in VTT-66044) in lieu of the (Q) Condition (16(f) MM-37 in VTT-66044) attached to the file.

(Planning and Land Use Management Committee waived consideration of the above matter)

8-23-07 - File to Mayor for signature FORTHWITH

9-5-07 - File to Council and Legislative Processing Clerk

10-2-07 - This day's Council session - Motion - Garcetti Mover 2007 / Reyes - That the Council Action of August 17, 2007 relative to the Continued Consideration of Environmental Impact Report, Statement of Overriding Considerations, Communication from the Mayor, City Planning Commission, Director of Planning, Resolution and Ordinance First Consideration relative to a proposed General Plan Amendment, zone and height district change, variances, adjustment, zoning administrator determination and site plan review for property at 5661 West Santa Monica Boulevard (Site I), 5545 West Virginia Avenue (Site II), and 5542 West Virginia Avenue (Site IIi) within the Hollywood Plan Area, (CF 07-1824), BE AMENDED to approve the recommendations contained in the attached Planning Department report, dated October 1, 2007, relative to this matter and to PRESENT and ADOPT the attached ordinance in order to effectuate necessary corrections to the original Ordinance (Ordinance No. 179,167).

10-2-07 - File to Council and Legislative Processing Clerk for placement on next available Council agenda

10-9-07 - Council Action - Motion ADOPTED - Ordinance ADOPTED effectuating necessary corrections to the original Ordinance (Ordinance No. 179167) relative to a zone and height district change for property at 5661 West Santa Monica Boulevard (Site I), 5445 West Virginia Avenue (Site II), and 5542 West Virginia Avenue (Site III) located within the Hollywood Plan Area.

10-12-07 - File to Mayor for signature

10-25-07 - File to Council and Legislative Processing Clerk

11-1-07 - File to Planning and Land Use Management Committee Clerk OK

11-6-07 - File in files