

CITY OF LOS ANGELES

CALIFORNIA

KAREN E. KALFAYAN
City Clerk



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
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Los Angeles, CA 90012
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CLAUDIA M. DUNN
Chief, Council and Public Services Division

www.cityclerk.lacity.org

When making inquiries
relative to this matter,
please refer to the Council
File No.

08-0454-S1

See attached list for additional notifications

CD 13

July 15, 2008

Office of the Mayor
Councilmember Garcetti
City Planning Department
Attn: Beatrice Pacheco
cc: Director of Planning
cc: Geographic Information Section
Attn: Fae Tsukamoto
cc: David Weintraub
cc: Madhu Kumar
Fire Department

Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections
Bureau of Street Lighting,
"B" Permit Section
Department of Building and Safety
c/o Zoning Coordinator
cc: Residential Inspection Unit

RE: APPEALS ON A ZONE AND HEIGHT DISTRICT CHANGE, VARIANCES, ADJUSTMENTS, SITE PLAN REVIEW, AND ADOPTION OF THE MITIGATED NEGATIVE DECLARATION FOR PROPERTY AT 5641-63 WEST MELROSE AVENUE AND 5742-66 WEST CAMERFORD AVENUE

At the meeting of the Council held June 25, 2008, the following action was taken:

Attached report adopted	_____
Attached substitute motion (Garcetti - Huizar) adopted in lieu of original motion	_____ X _____
Attached resolution adopted	_____
FORTHWITH	_____
Mayor concurred	_____ 07-11-08 _____
To the Mayor FORTHWITH	_____ X _____
Motion adopted to approve communication recommendation(s)	_____
Motion adopted to approve committee report recommendation(s)	_____
Ordinance adopted	_____
Categorically exempt.....	_____
Generally exempt.....	_____

City Clerk
cr

Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2008 JUL -1 PM 12: 56
CITY OF LOS ANGELES

RECEIVED
City Clerk's Time Stamp
CITY CLERK'S OFFICE
2008 JUL -1 PM 12: 54
CITY CLERK
BY _____
DEPUTY

FORTHWITH

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 08-0454-S1

COUNCIL DISTRICT 13

COUNCIL APPROVAL DATE JUNE 25, 2008

RE: APPEALS ON A ZONE AND HEIGHT DISTRICT CHANGE, VARIANCES, ADJUSTMENTS, SITE PLAN REVIEW, AND ADOPTION OF THE MITIGATED NEGATIVE DECLARATION FOR PROPERTY AT 5641-63 WEST MELROSE AVENUE AND 5742-66 WEST CAMERFORD AVENUE

LAST DAY FOR MAYOR TO ACT JUL 11 2008
(10 Day Charter requirement as per LAMC 12.244)

DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY

APPROVED



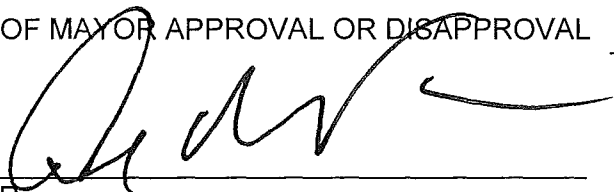
*DISAPPROVED

*Transmit objections in writing pursuant to LAMC 12.244

RECEIVED
CITY CLERK'S OFFICE
2008 JUL 11 PM 4: 21
CITY CLERK
DEPUTY

DATE OF MAYOR APPROVAL OR DISAPPROVAL JUL 11 2008

MAYOR



JUL 14 2008

Allen Matkins;
Jerry Newman - Representative
515 S. Figueroa Street, Suite 700
Los Angeles, CA 90071

Allen Matkins;
Michael Gonzales - Representative
515 S. Figueroa Street, Suite 700
Los Angeles, CA 90071

Doug Haines
P.O. Box 93596
Los Angeles, CA 90093-0596

Robert Blue - Appellant
1001 Wilton #1
Los Angeles, CA 90038

Melrose Avenue/Camerford Ave. LLC
2716 Ocean Park Blvd., Suite 3020
Santa Monica, CA 90405

Watt Genton Associates-Applicant
2716 Ocean Park Blvd., Suite 3020
Santa Monica, CA 90405

Hollywood Studio District
Neighborhood Council
1001 N. Wilton Place, #1
Los Angeles, CA 90038

Silverstein Law Firm
Daniel Wright
215 N. Marengo Avenue, 3rd Floor
Pasadena, CA 91101-1504

MOTION

19

I MOVE that the matter of the Ordinance Second Consideration relative to appeals on a Zone and Height District Change, Variances, Adjustments, Site Plan Review, and adoption of the Mitigated Negative Declaration for property at 5641-63 West Melrose Avenue and 5742-66 West Camerford Avenue, Item 19 on today's Council Agenda (CF 08-0454-S1), as well as the Planning and Land Use Management Committee Report on this matter adopted on June 18, 2008, **B E A M E N D E D** to correct inaccurate (Q) Qualified Conditions and (T) Tentative Conditions, and findings in order to reflect the project as presented to and recommended by the Planning and Land Use Management Committee and to instruct the Planning Department to make the necessary revisions and corrections, and to present a revised ordinance, if necessary, to effectuate these corrections, as follows:

(Q) QUALIFIED CONDITIONS:

Revise condition of approval No. 2 to read: "Height. The height on the RAS3-1 zoned portion of the subject property shall be limited to a maximum height, as defined by Municipal Code Sections 12.03 and 12.21.1B.3, of up to 48 feet along the Melrose frontage with a maximum height of up to 50 feet near the alley at the rear of the site. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties."

Revise condition of approval No. 4 to read: "Density. Not more than 38 units (permitted by variance) shall be constructed on the RAS3-1 portion of the property."

Delete existing condition of approval No. 5 and replace with the following language: "Affordable Housing. In lieu of providing affordable housing units on the subject site, the project shall work with Hollywood Community Housing Corporation ("HCHC") to make an in lieu payment to one or more HCHC project(s) in need of financial assistance. Prior to the issuance of a building permit, the project applicant shall submit evidence of an agreement with HCHC to the City Planning Department and the Council Office for CD 13."

Add new condition of approval No. 6 to read as follows: "Neighborhood Improvement. Prior to the issuance of a building permit, the project applicant shall place \$100,000 (the "Funds") into a Neighborhood Protection Plan (the "Plan"). The project applicant, the Council Office for CD 13, the Central Hollywood Neighborhood Council, and a representative of the Camerford Avenue residents association located between Vine Street on the west and Gower Street on the east shall work to develop, implement and oversee the Plan. The Funds shall be used specifically for sidewalk and curb improvements at the intersection of El Centro and Camerford Avenues, and along Camerford Avenue between Vine Street and Gower Street. Any portion of the funds not used or committed by July 1, 2013 shall become property of the applicant."

Renumber all remaining (Q) Qualified Conditions to accommodate the inclusion of a new condition of approval No. 6.

(T) TENTATIVE CONDITIONS:

Revise condition of approval No. 2.a to read as follows: "Melrose Avenue. Dedicate 15-foot strip of land along Melrose Avenue adjoining the property to complete a 45-foot wide half right-of-way dedication in accordance with Secondary Highway Standards, including a 20-foot radius property line return at the intersection with El Centro Avenue. Improve Melrose Avenue being dedicated by concrete curb, gutter and 15-foot full-width concrete sidewalk with tree walls to the satisfaction of the City Engineer. The applicant shall be permitted to provide a 5-foot sidewalk easement to complete the 15-foot sidewalk."

(continued)

EG

ZONE CHANGE FINDINGS

Replace all existing zone change findings with the following findings:

Pursuant to Section 12.32C7 of the Municipal Code, and based on upon these findings, the zone and height district change is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The Zone and Height District Change from C4-1D to RAS3-1 with a maximum height of approximately 48 feet and a FAR not to exceed 3:1 is consistent with the existing Neighborhood Commercial land use designation, and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected by the adopted community plan.

The zone change to RAS3-1 will provide for a transition development between the commercial properties on the south fronting Melrose Avenue and the R3 zoned properties to the north. This area of Los Angeles in general is experiencing significant repopulation but with very little construction of new residential and mixed use projects such as this proposal. The project will provide much needed new housing to the Hollywood Community. The proposed housing units are of the types, sizes, and densities required for the varying needs of all segments of the population, while preserving the neighborhoods character and scale.

The zone change is consistent with public necessity and general welfare because it will implement a project that will act as a catalyst to the redevelopment of the Melrose Avenue corridor, which has been neglected. The Project density and scope are designed to be appropriate to the site and surrounding properties. The proposed Project will be in conformity with the general welfare because the Project provides a balanced mix of much needed new residential development and neighborhood commercial uses. The project's housing units will add new units to the City's aging and inadequate housing stock. The project is also located close to transit systems, providing an opportunity to stimulate use of such systems. Additionally, providing neighborhood serving retail uses at the ground level will also help increase walkability in the neighborhood.

The zone change is consistent with good zoning practice because the RAS3-1 zone is a corresponding zone to the site's Neighborhood Commercial land use designation. The RAS3 zoning is intended to encourage the development of housing in certain areas currently zoned for commercial use, while retaining a commercial component to stimulate pedestrian activity. The project will provide 85 multi-family units plus approximately 3,350 square feet of neighborhood serving commercial uses. These project features capture smart growth concepts and will help stimulate the Melrose Avenue corridor's future development.


1. The action has been made contingent upon compliance with the "(T)" and "(Q)" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject action.

2. In addition, the zone change to (T)(Q)RAS3-1 is within the range of zones allowed by the General Plan Land Use designation of Neighborhood Commercial with corresponding zones of C1, C2, C4, RAS3, RAS4 and P. The zone change will also permit a development that supports the General Plan Goals, Objectives and Policies to provide a safe, secure, and high quality residential environment for all economic, age and ethnic segments of the community, and to provide for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the plan area.

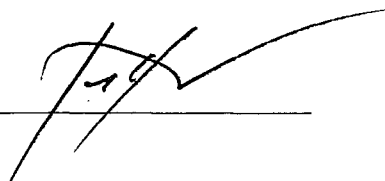
Sub. Mo
ADOPTED
In lieu of ORD
JUN 25 2008

**LOS ANGELES CITY COUNCIL
FORTHWITH**

PRESENTED BY:


ERIC GARCETTI
Councilman, 13th District

SECONDED BY:



June 25, 2008

ak