

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a zone and height district change at 1600, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1616 1/2, 1618, and 1618 1/2 North Highland Avenue; 1600, 1606, 1612, 1616, and 1622 North McCadden Place; and 6709, 6757, 6757 1/2, 6759, 6759 1/2, 6761, 6763, 6765, 6767, 6773, 6775, and 6777 West Selma Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 13-1134 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 Mitigated Negative Declaration [ENV-2011-2158-MND] filed on December 14, 2012.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the LACPC, to effect a height district change to remove the D limitation and a zone change from C4-2D and C4-2D-SN to C4-2 and C4-2-SN, to address the inconsistency in the approval under Case No. CPC-2011-2157-ZV-SPR as it relates to the current Hollywood Community Plan, subject to Conditions of Approval for properties located at 1600, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1616 1/2, 1618, and 1618 1/2 North Highland Avenue; 1600, 1606, 1612, 1616, and 1622 North McCadden Place; and 6709, 6757, 6757 1/2, 6759, 6759 1/2, 6761, 6763, 6765, 6767, 6773, 6775, and 6777 West Selma Avenue.
4. 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.
5. 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.

Applicant: Robert D. Champion, Highland Selma Venture, LLC
Representative: Jerry Neuman, Liner Law, LLP

Case No. CPC-2015-1556-ZC-HD

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 16, 2015)

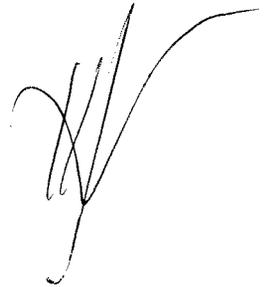
Summary:

At the public hearing held on July 28, 2015, the Planning and Land Use Management Committee considered a zone and height district change at 1600, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1616 1/2, 1618, and 1618 1/2 North Highland Avenue; 1600, 1606, 1612, 1616, and 1622 North McCadden Place; and 6709, 6757, 6757 1/2, 6759, 6759 1/2, 6761, 6763, 6765, 6767, 6773, 6775, and 6777 West Selma Avenue. Staff from DCP gave background information on the matter. After an opportunity for public comment, the Committee recommended that Council approve the report and recommendations of the LACPC relative to Mitigated Negative Declaration and Ordinance to effect a height district change to remove the D limitation and a zone change from C4-2D and C4-2D-SN to C4-2 and C4-2-SN, subject to Conditions of Approval, to address the inconsistency in the approval under Case No. CPC-2011-2157-ZV-SPR as it relates to the current Hollywood Community Plan. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
FUENTES	YES



ea
13-1134_rpt_plum_7-28-15

-NOT OFFICIAL UNTIL COUNCIL ACTS-

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section _____. Section 12.04 of the Los Angeles municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

Section __. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of _____.

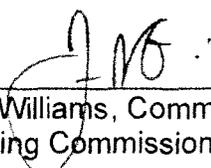
Holly L. Wolcott, City Clerk

By _____ Deputy

Approved _____

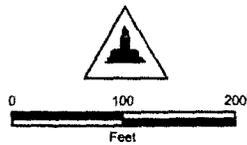
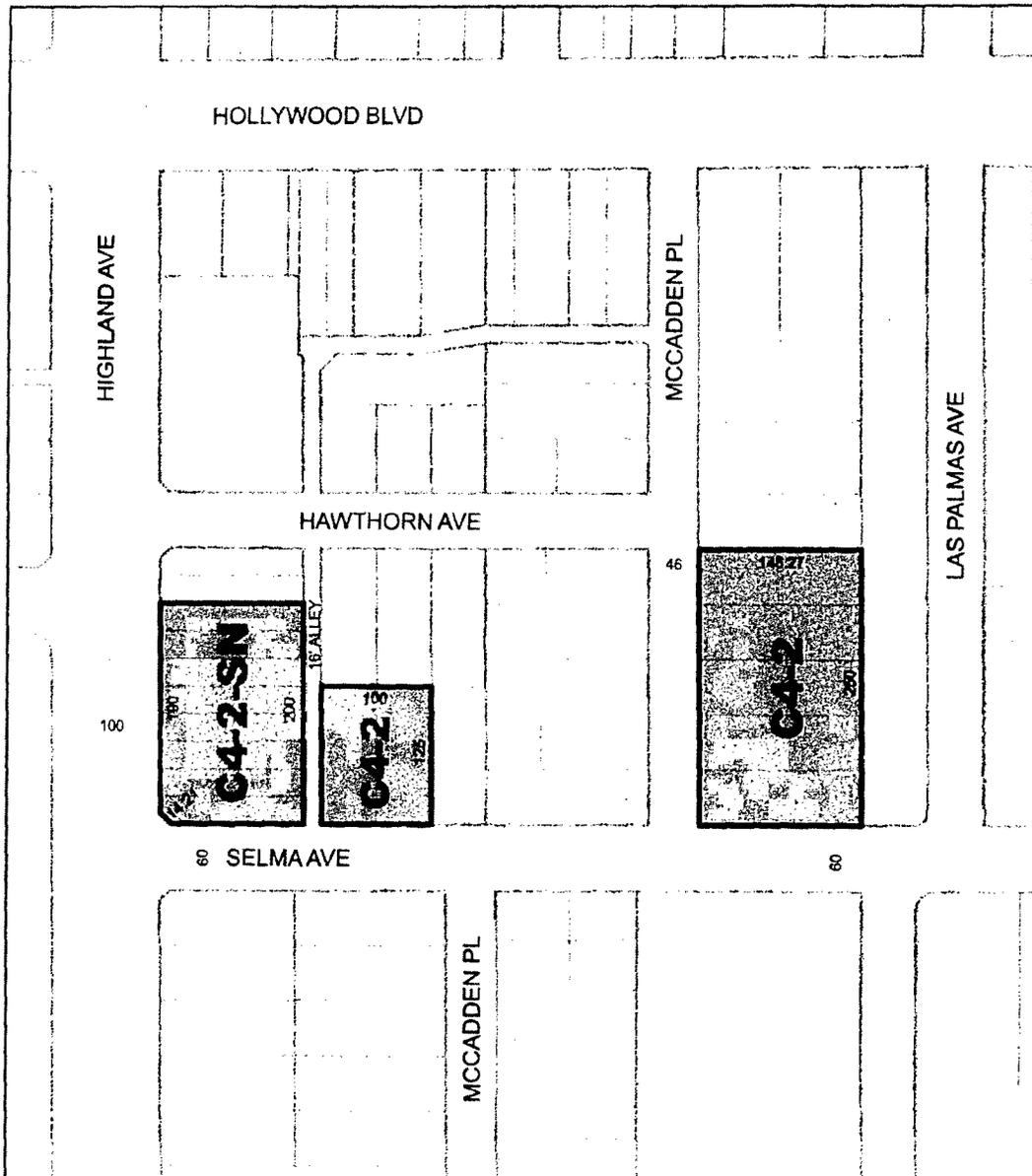
Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on May 28, 2015
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____



C.M. 148.5 A 185 CPC-2015-1556-ZC-HD

AAV

061115



Area Mapped