

To: The Council

Date: May 28, 2015

From: Mayor

Council District: 4

Proposed General Plan Amendment and  
Zone and Height District Change on property located at  
900-932 North La Brea Avenue and 7069 Willoughby Avenue  
within the Hollywood Community Plan  
(CPC-2014-4074-GPA-ZC-HD-ZAA-SPR)

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



ERIC GARCETTI  
Mayor

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

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INFORMATION  
<http://planning.lacity.org>

Case No. CPC-2014-4074-GPA-ZC-HD-ZAA-SPR  
Council District No. 4

MAY 22 2015

Honorable Eric Garcetti, Mayor  
City of Los Angeles  
City Hall, Room 305  
Los Angeles, CA 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 900-932 NORTH LA BREA AVENUE AND 7069 WILLOUGHBY 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 9, 2015 action of the City Planning Commission approving a proposed General Plan Amendment to the Hollywood Community Plan by changing the land use designation for a property located at 900-932 North La Brea Avenue and 7069 Willoughby Avenue from Limited Manufacturing to Neighborhood Commercial. The City Planning Commission also approved a concurrent zone and height district change from MR1-1 to [T][Q]C2-2D for the construction of a new 7-story mixed use building with 37,057 square-feet of commercial space and 169 residential units.

The proposed general plan amendment and zone and height district change are 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.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The zone change will be transmitted to you following the City Council's action.

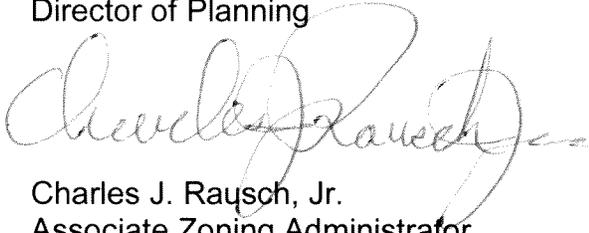
## RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property; and
2. Concur in the attached action of the City Planning Commission relative to its approval of the requested Zone and Height District Change for the subject property, with the attached conditions of approval; and
3. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment.

Sincerely,

MICHAEL J. LOGRANDE  
Director of Planning



Charles J. Rausch, Jr.  
Associate Zoning Administrator

Attachments:

1. CPC Case File
2. Plan Map
3. Resolution
4. City Council Package
5. Mayor's Transmittal Form