



PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
PROJECT ADDRESS:		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
APPROVED PROJECT DESCRIPTION:		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

FINAL ENTITLEMENTS NOT ADVANCING:

ITEMS APPEALED:

ATTACHMENTS:

REVISED:

ENVIRONMENTAL CLEARANCE:

REVISED:

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other _____

-
-
-
-
-
-
-
-
-
-
-
-
-

- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other _____

-
-
-
-
-
-

NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

Yes

No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

COMMISSION VOTE:

LAST DAY TO APPEAL:

APPEALED:

TRANSMITTED BY:

TRANSMITTAL DATE:

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
DANA M. PERLMAN
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

MAY 22 2015

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

Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Dear Honorable Councilmembers:

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.

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.

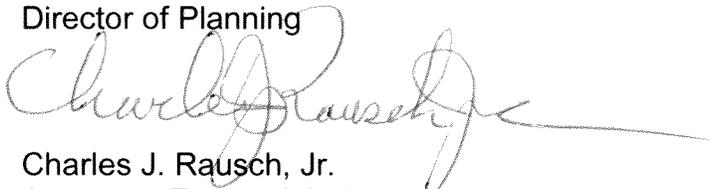
RECOMMENDATION

That the City Council:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;
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;
3. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
4. Adopt, by Resolution, the proposed Plan Amendment to the Hollywood Community Plan as set forth in the attached exhibit;
5. Adopt the Ordinance for the change of zones to [T][Q]C2-2D subject to the [T] Tentative Classification and [Q] Qualified Classification conditions as set forth in the attached exhibit; and
6. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in Mitigated Negative Declaration No. ENV-2014-4075-MND.

Sincerely,

MICHAEL J. LOGRANDE
Director of Planning



Charles J. Rausch, Jr.
Associate Zoning Administrator

Attachments:

1. City Plan Case File
2. City Planning Commission action, including Findings and Conditions
3. Resolution Amending the Community Plan
4. Zone and Height District Change Ordinance Map