

**DEPARTMENT OF
CITY PLANNING**

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October 3, 2023

The Honorable City Council
Mayor, City of Los Angeles
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

PROPOSED ZONE CHANGE AND HEIGHT DISTRICT CHANGE AT 5601-5673 WEST SANTA MONICA BOULEVARD, 5612-5666 WEST VIRGINIA AVENUE AND 1110-1118 NORTH WILTON PLACE, CF TBD

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the August 10, 2023 action of the City Planning Commission recommending approval of a proposed Zone Change and Height District Change, from R4-1VL and C4-1VL to (T)(Q)C4-2D, for the proposed demolition of an existing vacant commercial building and surface parking lot for the construction, use, and maintenance of approximately 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking.

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

RECOMMENDATION:

That the City Council:

1. Concur in the attached Action of the City Planning Commission relative to its recommended approval of the recommended Zone Change and Height District Change for the subject property, with the attached conditions of approval;
2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
3. Adopt the Ordinance for the change of zone to (T)(Q)C4-2D subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit; and

The Honorable Karen Bass
CF TBD
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4. 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-2021-7332-MND.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read 'Heather Bleemers', with a long horizontal flourish extending to the right.

Heather Bleemers
Senior City Planner

VPB:HB:MS