

To: The Council

Date: 11/18/2025

From: Mayor

Council District(s): 11

PROPOSED GENERAL PLAN AMENDMENT AND HEIGHT DISTRICT CHANGE ON
PROPERTY LOCATED AT 12681 WEST JEFFERSON BOULEVARD, WITHIN THE
PALMS – MAR VISTA – DEL REY COMMUNITY PLAN

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



KAREN BASS
Mayor

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

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VICE-PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
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VINCENT P. BERTONI, AICP
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HAYDEE URITA-LOPEZ
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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 28, 2025

The Honorable Karen Bass,
Mayor, City of Los Angeles
City Hall, Room 303
Los Angeles, CA 90012

Dear Mayor Bass:

**PROPOSED GENERAL PLAN AMENDMENT AND HEIGHT DISTRICT CHANGE ON
PROPERTY LOCATED AT 12681 WEST JEFFERSON BOULEVARD, WITHIN THE PALMS –
MAR VISTA – DEL REY COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the October 9, 2025 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to amend Footnote No. 1 of the Palms – Mar Vista – Del Rey Community Plan Map to allow Height District No. 2 for the project site. The City Planning Commission recommended approval of a concurrent Height District Change from 1 to 2.

The proposed General Plan Amendment is 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 Height District Change will be transmitted to you following City Council's action.

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.

RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendment for the subject property; and
2. Recommend that the City Council Adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and
3. Recommend that the Council Adopt, by Resolution, the General Plan Amendment to the Palms – Mar Vista – Del Rey Community Plan, as shown in the attached exhibit; and
4. Recommend that the City Council direct staff to revise the Palms – Mar Vista – Del Rey Community Plan in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink that reads "Juliet Oh". The signature is written in a cursive, flowing style.

Juliet Oh
Senior City Planner

Enclosures:

1. City Planning Case File
2. Resolution
3. City Council Package

DEPARTMENT OF
CITY PLANNING

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 28, 2025

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

Dear Honorable Members:

**PROPOSED GENERAL PLAN AMENDMENT AND HEIGHT DISTRICT CHANGE ON
PROPERTY LOCATED AT 12681 WEST JEFFERSON BOULEVARD, WITHIN THE PALMS –
MAR VISTA – DEL REY COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the October 9, 2025 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to amend Footnote No. 1 of the Palms – Mar Vista – Del Rey Community Plan Map to allow Height District No. 2 for the project site. The City Planning Commission recommended approval of a concurrent Height District Change from 1 to 2.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation 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.

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

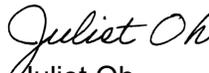
That the City Council:

1. Find, based on its independent judgement, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2024-116-MND; and Adopt the Mitigated Negative Declaration;
2. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment for the subject property; and
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the recommended Height District Change for the subject property, with the attached conditions of approval; and
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and

5. Adopt by Resolution, the proposed Plan Amendment to the Palms – Mar Vista – Del Rey Community Plan as set forth in the attached exhibit; and
6. Adopt the ordinance changing the Height District from M2-1 to (T)(Q)M2-2D, subject to the (T) Tentative and (Q) Qualified Classification and D Limitation conditions as set forth in the attached exhibit; and
7. Direct staff to revise the Palms – Mar Vista – Del Rey Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning


Juliet Oh
Senior City Planner

Enclosures:

1. City Planning Case File
2. City Planning Commission action, including Findings
3. General Plan Amendment Map
4. Footnote Amendment Map