

To: The Council

Date: 10-18-23

From: Mayor

Council District: 13

PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED AT 1003-
1013 NORTH HUDSON AVENUE WITHIN THE HOLLYWOOD COMMUNITY PLAN;
CASE NO. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

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

A handwritten signature in black ink, appearing to read "Karen Bass".

KAREN BASS
Mayor

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
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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
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Date: September 5, 2023

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

Dear Mayor Bass:

**PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED AT 1003-1013
NORTH HUDSON AVENUE WITHIN THE HOLLYWOOD COMMUNITY PLAN; CASE NO. CPC-
2020-1237-GPA-VZC-HD-MCUP-SPR; COUNCIL DISTRICT NO. 13**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the July 13, 2023 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Hollywood Community Plan ("Community Plan") to re-designate the Project Site from Medium Residential to Limited Manufacturing; and to remove the existing Community Plan Footnote Number 4 from the site. The City Planning Commission also recommended approval of a concurrent Zone Change and Height District Change from R3-1 to (T)(Q)M1-2D.

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 vesting zone change, height district change, and amendments 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 General Plan Amendment, Zone Change, and Height District Change are consistent with the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

RECOMMENDATION

That the Mayor:

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the 1000 Seward Project Environmental Impact Report EIR No. ENV-2020-1239-EIR certified in July 2023; and pursuant to CEQA Guidelines, Sections 15162 and 15164, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project; and

Honorable Mayor

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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. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and
4. Recommend that the City Council adopt by Resolution, the proposed General Plan Amendment to the Hollywood Community Plan as shown in the attached exhibit; and
5. Recommend that the City Council direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
Senior City Planner

VPB:MZ:MN:JH

Enclosure:

- 1.City Planning Case File
- 2.City Planning Commission action, including Findings
- 3.Resolution Amending the Community Plan
- 4.City Council Package

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KAREN BASS
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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Date: September 5, 2023

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

Dear Honorable Members:

**A PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED AT 1003-1013
NORTH HUDSON AVENUE WITHIN THE HOLLYWOOD COMMUNITY PLAN; CASE NO. CPC-
2020-1237-GPA-VZC-HD-MCUP-SPR; COUNCIL DISTRICT NO. 13**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the July 13, 2023 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Hollywood Community Plan ("Community Plan") to re-designate the Project Site from Medium Residential to Limited Manufacturing; and to remove Community Plan Footnote Number 4 from the subject site. The City Planning Commission recommended approval of a concurrent Zone Change and Height District Change from R3-1 to (T)(Q)M1-2D.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment, Zone Change, and Height District Change are consistent with 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 the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the 1000 Seward Project Environmental Impact Report EIR No. ENV-2020-1239-EIR certified in July 2023; and pursuant to CEQA Guidelines, Sections 15162 and 15164, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project; and

2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
3. 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
4. Adopt by Resolution, the proposed General Plan Amendment to the Hollywood Community Plan as shown in the attached exhibit; and
5. Concur in the attached action of the City Planning Commission relative to its recommended approval of the Zone Change and Height District Change for the subject property; and
6. Adopt the ordinance changing the Vesting Zone Change and Height District Change to (T)(Q)M1-2D as set forth in the attached exhibit; and
7. Direct staff to revise the Community Plan Map and update the appropriate zoning maps in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
Senior City Planner

VPB:MZ:MN:JH

Enclosures:

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