

To: The Council

Date: 10/30/2024

From: Mayor

Council District(s): 5

A PROPOSED ANNEXATION, GENERAL PLAN AMENDMENT, ZONE CHANGE AND HEIGHT DISTRICT CHANGE, SPECIFIC PLAN, SIGN DISTRICT, AND CODE AMENDMENT, FOR PROPERTIES LOCATED AT 7716-7860 BEVERLY BOULEVARD WITHIN THE WILSHIRE 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

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**CITY OF LOS ANGELES  
CALIFORNIA**



**KAREN BASS**  
MAYOR

**EXECUTIVE OFFICES**

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

October 3, 2024

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

Dear Mayor Bass:

**A PROPOSED ANNEXATION, GENERAL PLAN AMENDMENT, ZONE CHANGE AND HEIGHT DISTRICT CHANGE, SPECIFIC PLAN, SIGN DISTRICT, AND CODE AMENDMENT, FOR PROPERTIES LOCATED AT 7716-7860 BEVERLY BOULEVARD WITHIN THE WILSHIRE COMMUNITY PLAN; CASE NO. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN; COUNCIL DISTRICT NO. 5**

Pursuant to the provisions of Section 555 of the City Charter, transmitted herewith is the September 12, 2024 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Wilshire Community Plan (Community Plan) to change the land use designations for the Project Site from Community Commercial, Limited Commercial, and Neighborhood Commercial to Community Commercial, to assign a Community Commercial land use designation to a 0.63-acre portion of the Project Site located with unincorporated Los Angeles County to be annexed to the City of Los Angeles, to include the TVC 2050 Specific Plan (TVC) Zone as a corresponding zone to the Community Commercial land use designation, and to add a Footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site.

The City Planning Commission recommended approval of a concurrent **Annexation** of a 0.63-acre portion of the Project Site from the unincorporated area of the County of Los Angeles to the City of Los Angeles; Zone Change and Height District Change from C1.5-2D-O and C2-1-O to the TVC Zone and to assign the TVC Zone to a 0.63-acre portion of the Project Site located within unincorporated Los Angeles County to be annexed to the City of Los Angeles; and a corresponding Code Amendment to add the TVC Zone to Section 12.04 and a new Section 12.16.11 of the LAMC.

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 Zone Change and Height District Change associated Code Amendment, Specific Plan, and Sign District Ordinances 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 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 Community Plan and for the subject properties; 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 City Council adopt, by Resolution, the General Plan Amendment to the Wilshire Community Plan, as shown in the attached exhibit; and
4. Recommend that the City Council direct staff to revise the Wilshire Community Plan in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Mindy Nguyen  
Senior City Planner

VPB:MZ:MN:PC

Enclosures

**DEPARTMENT OF  
CITY PLANNING**

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CALIFORNIA**



KAREN BASS  
MAYOR

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

October 3, 2024

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

Dear Honorable Members:

**A PROPOSED ANNEXATION, GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT CHANGE, SPECIFIC PLAN, SIGN DISTRICT, AND CODE AMENDMENT, FOR PROPERTIES LOCATED AT 7716-7860 BEVERLY BOULEVARD WITHIN THE WILSHIRE COMMUNITY PLAN; CASE NO. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN; COUNCIL DISTRICT NO. 5**

Pursuant to the provisions of Section 555 of the City Charter, transmitted herewith is the September 12, 2024 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Wilshire Community Plan (Community Plan) to change the land use designations for the Project Site from Community Commercial, Limited Commercial, and Neighborhood Commercial to Community Commercial, to assign a Community Commercial land use designation to a 0.63-acre portion of the Project Site located with unincorporated Los Angeles County to be annexed to the City of Los Angeles, to include the TVC 2050 Specific Plan (TVC) Zone as a corresponding zone to the Community Commercial land use designation, and to add a Footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site,.

The City Planning Commission recommended approval of a concurrent **Annexation** of a 0.63-acre portion of the Project Site from the unincorporated area of the County of Los Angeles to the City of Los Angeles; Zone Change and Height District Change from C1.5-2D-O and C2-1-O to the TVC Zone and to assign the TVC Zone to a 0.63-acre portion of the Project Site located within unincorporated Los Angeles County to be annexed to the City of Los Angeles; and a corresponding Code Amendment to add the TVC Zone to Section 12.04 and a new Section 12.16.11 of the Los Angeles Municipal Code (LAMC).

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment 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 LAMC.

## **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 TVC 2050 Project Environmental Impact Report (EIR) No. ENV-2021-4091-EIR, certified on October 3, 2024, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
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; and
4. Adopt, by Resolution, the proposed General Plan Amendment to the Wilshire Community Plan to change the land use designations for the Project Site from Community Commercial, Limited Commercial, and Neighborhood Commercial to Community Commercial; to assign a Community Commercial land use designation to a 0.63-acre portion of the Project Site located with unincorporated Los Angeles County to be annexed to the City of Los Angeles; to add a Footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site; and to include the TVC Zone as a corresponding zone to the Community Commercial land use designation, and as set forth in the attached exhibit; and
5. Concur in the attached action of the City Planning Commission relative to its recommended approval of the **Annexation** of a 0.63-acre portion of the Project Site from the unincorporated area of the County of Los Angeles to the City of Los Angeles; Zone Change and Height District Change from C1.5-2D-O and C2-1-O to the TVC Zone and to assign the TVC Zone to a 0.63-acre portion of the Project Site located within unincorporated Los Angeles County to be annexed to the City of Los Angeles; and a corresponding Code Amendment to add the TVC Zone to Section 12.04 and a new Section 12.16.11 of the LAMC; and
6. Concur in the attached action of the City Planning Commission relative to its recommended approval of the establishment of the TVC 2050 Specific Plan; and
7. Concur in the attached action of the City Planning Commission relative to its recommended approval of the establishment of the TVC 2050 Supplemental Signage Use District; and
8. Direct staff to revise the Los Angeles Municipal Code and the Wilshire Community Plan Map, and update the appropriate zoning maps in accordance with this action.

The Honorable City Council  
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Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Mindy Nguyen  
Senior City Planner

VPB:MZ:MN:PC  
Enclosures