

To: The Council

Date: 12/20/18

From: Mayor

Council District: 1

Proposed General Plan Amendment, Vesting Zone Change and  
Height District Change for Property Located at  
2005 W. James Wood Boulevard  
within the Westlake Community Plan

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

  
ERIC GARCETTI  
Mayor

**DEPARTMENT OF  
CITY PLANNING**

**CITY PLANNING COMMISSION**

SAMANTHA MILLMAN  
PRESIDENT

VAHID KHORSAND  
VICE-PRESIDENT

DAVID H. J. AMBROZ

CAROLINE CHOE

RENEE DAKE WILSON

KAREN MACK

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DANA M. PERLMAN

ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

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November 20, 2018

Case No. CPC-2017-712-GPA-VZC-HD-VCU-SPR  
Council District No. 1

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Dear PLUM Committee:

**A PROPOSED GENERAL PLAN AMENDMENT, VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE, ON PROPERTY LOCATED AT 2005 W. JAMES WOOD BOULEVARD WITHIN THE WESTLAKE COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the September 13, 2018 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Westlake Community Plan from the Highway Oriented Commercial Land Use designation to the Community Commercial Land Use designation.

The City Planning Commission also recommended approval of a concurrent Vesting Zone Change and Height District Change from R4-1 and C2-1 to (T)(Q)C2-2D. The Project involves the demolition of an existing commercial retail building and related surface parking for the construction, use, and maintenance of a new 6-story hotel above two levels of subterranean parking. The Project would contain 100 guest rooms, and approximately 10,948 square feet of office, restaurant, meeting room and support space, on a 22,500 square-foot property. The Project includes approximately 100 automobile parking spaces, as well as 6 long-term and 6 short-term bicycle parking spaces. The Floor Area Ratio (FAR) of the proposed building would be 2.99:1 and the maximum height would be approximately 82 feet.

**Add Area:** The Add Area for the General Plan Amendment request consists of properties located at 731 - 847 South Alvarado Street; 730 - 840 South Alvarado Street; 2019 - 2101 West 8th Street; 2030 - 2100 West 8th Street; and 2019 West James M. Wood Boulevard, Los Angeles (Add Area). No development is proposed for the Add Area. All

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 Vesting Zone Change 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 Westlake 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;
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-2017-712-MND.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Shana Bonstin  
Principal City Planner

VPB:SB:JC:KG

Enclosures

**DEPARTMENT OF  
CITY PLANNING**

**CITY PLANNING COMMISSION**

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November 20, 2018

Case No. CPC-2017-712-GPA-VZC-HD-VCU-SPR  
Council District No. 1

Honorable Eric Garcetti, Mayor  
City of Los Angeles  
City Hall, Room 305  
Los Angeles, CA 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT, VESTING ZONE CHANGE AND  
HEIGHT DISTRICT CHANGE, ON PROPERTY LOCATED AT 2005 W. JAMES  
WOOD BOULEVARD WITHIN THE WESTLAKE COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the September 13, 2018 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Westlake Community Plan from the Highway Oriented Commercial Land Use designation to the Community Commercial Land Use designation.

The City Planning Commission also recommended approval of a concurrent Vesting Zone Change and Height District Change from R4-1 and C2-1 to (T)(Q)C2-2D. The Project involves the demolition of an existing commercial retail building and related surface parking for the construction, use, and maintenance of a new 6-story hotel above two levels of subterranean parking. The Project would contain 100 guest rooms, and approximately 10,948 square feet of office, restaurant, meeting room and support space, on a 22,500 square-foot property. The Project includes approximately 100 automobile parking spaces, as well as 6 long-term and 6 short-term bicycle parking spaces. The Floor Area Ratio (FAR) of the proposed building would be 2.99:1 and the maximum height would be approximately 82 feet.

**Add Area:** The Add Area for the General Plan Amendment request consists of properties located at 731 - 847 South Alvarado Street; 730 - 840 South Alvarado Street; 2019 - 2101 West 8th Street; 2030 - 2100 West 8th Street; and 2019 West James M.



Wood Boulevard, Los Angeles (Add Area). No development is proposed for the Add Area. All existing uses would remain.

The proposed general plan amendment, and Vesting Zone Change and Height District Change, for the Project Site 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.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone Change and Height District Change will be transmitted to you following the City Council's action.

### **RECOMMENDATION**

That the Mayor:

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 and add area; and
2. Concur in the attached action of the City Planning Commission relative to its approval of the requested Vesting Zone Change and Height District Change for the subject property, with the attached conditions of approval; and
3. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Shana Bonstin  
Principal City Planner

VPB:SB:JC:KG

Enclosures