

**DEPARTMENT OF  
CITY PLANNING**

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August XX, 2022

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 6101 – 6117 WEST  
MELROSE AVENUE, 713 – 735 NORTH SEWARD STREET, CF YY-XXXX**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the July 28, 2022 action of the City Planning Commission recommending approval of a proposed Zone Change and Height District Change, from CM-1VL and C4-1XL to (T)(Q)CM-2D for Lots 21 – 23 of the project site for the construction, use, and maintenance of a 67,889 square-foot, five-story office-retail building.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed zone 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)CM-2D subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit; and
4. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in Negative Declaration No. ENV-2021-2909-MND.

The Honorable Eric Garcetti  
CF YY-XXXX  
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Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

A handwritten signature in black ink, appearing to read 'V. Bertoni', written over a circular scribble.

ESTINEH MAILIAN  
Chief Zoning Administrator

VBP:EM:KG:DW