

**DEPARTMENT OF
CITY PLANNING**

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

Attention: PLUM Committee

Dear Honorable Members:

**PROPOSED ZONE CHANGE AND HEIGHT DISTRICT CHANGE FOR PROPERTY LOCATED
AT 6101 – 6117 WEST MELROSE AVENUE AND 713 – 715 NORTH SEWARD STREET; CASE
NO. CPC-2021-2908-ZC-HD-ZAD-WDI-SPR; CF 22-1117**

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 C4-1XL and CM-1VL 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 Amended Findings, has determined that the proposed Zone Change and Height District Change is consistent with the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

RECOMMENDATION

That the City Council:

1. Find, pursuant to CEQA Guidelines Section 15074(b), that after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-2909-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

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2. 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, with the Modified Conditions of Approval;
3. Adopt the attached Amended Findings of the City Planning Commission as the Findings of the City Council; and
4. Adopt the Ordinance changing the zone to (T)(Q)CM-2D, subject to the (T) Tentative Classification, (Q) Qualified Classification and "D" Development Limitations as set forth in the attached exhibit; and

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in blue ink, appearing to read "H. Bleemers", with the initials "hb" written below it.

Heather Bleemers
Senior City Planner

VPB:HB:KG:DW

Enclosures