

To: The Council

Date: 12-07-22

From: Mayor

Council District: 02

A PROPOSED GENERAL PLAN AMENDMENT AND ZONE/HEIGHT DISTRICT
CHANGE ON THE PROPERTY LOCATED AT 5256-5272 N. VINELAND AVENUE
STREET WITHIN THE NORTH HOLLYWOOD –
VALLEY VILLAGE COMMUNITY PLAN

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 "E. Garcetti", with a horizontal line extending to the right.

ERIC GARCETTI
Mayor

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
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VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 20, 2022

The Honorable Eric Garcetti
Mayor, City of Los Angeles
City of Los Angeles
City Hall, Room 303
Los Angeles, California 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE/HEIGHT DISTRICT CHANGE
ON THE PROPERTY LOCATED AT 5256-5272 N. VINELAND AVENUE STREET WITHIN
THE NORTH HOLLYWOOD – VALLEY VILLAGE COMMUNITY PLAN; CPC-2020-1946-
GPA-ZC-HD-CU-SPR-RDP; COUNCIL DISTRICT NO. 02; CF YY, XXXX**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the August 25, 2022 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the North Hollywood – Valley Village Community Plan to remove the Project Site Community Plan Footnote Number 4. The City Planning Commission also recommended approval of a Zone/Height District Change from CM-1VL to (T) (Q)CM-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.

Your action is requested on the proposed General Plan Amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone/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 recommended approval of the proposed General Plan Amendment for the subject property; and
2. Concur in the attached action of the City Planning Commission relative to its recommended approval of the requested Zone/Height District Change for the subject property, with the attached conditions of approval;

The Honorable Eric Garcetti
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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

A handwritten signature in dark ink, appearing to read "Heather Bleemers", with a long, sweeping horizontal line extending to the right.

Heather Bleemers
Senior City Planner

VPB:HB:KG

Enclosures

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 20, 2022

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

Dear Honorable Members:

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE/HEIGHT DISTRICT CHANGE FOR PROPERTY LOCATED AT 5256-5272 N. VINELAND AVENUE WITHIN THE NORTH HOLLYWOOD – VALLEY VILLAGE COMMUNITY PLAN; CASE NO. CPC-2020-1946-GPA-ZC-HD-CU-SPR-RDP; COUNCIL DISTRICT NO. 02; CF YY, XXX

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the August 25, 2022, action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the North Hollywood – Valley Village Community Plan to remove the Project Site Community Plan Footnote Number 4. The City Planning Commission also recommended approval of a concurrent Zone/Height District Change from CM-1VL to (T)(Q)CM-2D.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment and Zone/Height District Change is 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, pursuant to CEQA Guidelines Section 15074(b), that after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-1946-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 (MMP) prepared for the Mitigated Negative Declaration;

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. Concur in the attached action of the City Planning Commission relative to its recommended approval of the Zone/Height District Change for the subject property; and
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
5. Adopt, by Resolution, the proposed Plan Amendment to the North Hollywood – Valley Village Community Plan as set forth in the attached exhibit; and
6. 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
7. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in cursive script, appearing to read "Heather Bleemers".

Heather Bleemers
Senior City Planner

VPB:HB:KG

Enclosures