

To: The Council

Date: 07-26-23

From: Mayor

Council District: 13

A PROPOSED GENERAL PLAN AMENDMENT, ZONE AND HEIGHT DISTRICT
CHANGE ON THE PROPERTY LOCATED AT 1200-1210 NORTH CAHUENGA
BOULEVARD, 6337-6357 WEST LEXINGTON AVENUE, AND 6332-6356 WEST LA
MIRADA AVENUE WITHIN THE HOLLYWOOD 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 "Karen Bass".

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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VINCENT P. BERTONI, AICP
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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

June 20, 2023

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

Dear Mayor Bass:

PROPOSED GENERAL PLAN AMENDMENT FOR ANAHEIM WAY AND FARRAGUT AVENUE ADJACENT TO PROPERTY LOCATED AT 3200 EAST ANAHEIM STREET, WITHIN THE WILMINGTON – HARBOR CITY COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the June 20, 2023 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to re-designate Anaheim Way and Farragut Avenue from an Industrial Local Street to Industrial Collector Street within the Wilmington – Harbor City Community Plan ("Community Plan").

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 City Planning Commission, as evidenced by the attached Findings, has determined that the proposed street designation will conform to the City's General Plan, and will be in conformance with public necessity, convenience, general welfare and good zoning practice.

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. 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 Council Adopt, by Resolution, the Plan Amendment to the Wilmington – Harbor City Community Plan, as shown in the attached exhibit; and

The Honorable Karen Bass

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4. Recommend that the City Council direct staff to revise the Community Plan in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Michelle Singh

Michelle Singh
Senior City Planner

VPB:MS:cc

Enclosures

City Planning Case File
Resolution
City Council Package

DEPARTMENT OF
CITY PLANNING

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CITY PLANNING COMMISSION

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

May 30, 2023

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 AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 1200-1210 NORTH CAHUENGA BOULEVARD, 6337-6357 WEST LEXINGTON AVENUE, AND 6332-6356 WEST LA MIRADA AVENUE WITHIN THE HOLLYWOOD COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the April 20, 2023 action of the City Planning Commission approving a proposed General Plan Amendment to the Hollywood Community Plan by changing the land use designation for the property located at 1200-1210 North Cahuenga Boulevard, 6337-6357 West Lexington Avenue, 6332-6356 West La Mirada Avenue from Low Medium II Residential to Community Commercial. The City Planning Commission also approved a concurrent Zone and Height District Change from RD1.5-1XL to (T)(Q)C2-1D for the construction, use and maintenance of a new office campus with a ground floor retail use.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and Zone and Height District C change will conform 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), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-10171-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;
2. Find that the Negative Declaration reflects the independent judgment and analysis of the City;

3. Find that the mitigation measures have been made enforceable conditions on the project;
4. Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
5. Concur in the attached action of the City Planning Commission to approve a General Plan Amendment to the Hollywood Plan to change the land use designation for the subject property from Low Medium II Residential to Community Commercial;
6. Concur in the attached action of the City Planning Commission to approve a Zone Change and Height District Change for the subject property, with the attached conditions of approval;
7. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
8. Adopt, by Resolution, the proposed General Plan Amendment to the Hollywood Community Plan as set forth in the attached exhibit; and
9. Adopt the Ordinance for the change of zone from RD1.5-1XL to (T)(Q)C2-1D subject to the (T) Tentative Classification, (Q) Qualified Classification conditions and "D" Development Limitations as set forth in the attached exhibit.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner

VPB:HB:AT

Attachments:

2. City Planning Commission action, including Findings and Conditions
2. General Plan Amendment Resolution
3. General Plan Amendment - Map
3. Zone and Height District Change Ordinance Map