

To: The Council

Date: JUL 05 2012

From: Mayor

Council District: 14

Proposed General Plan Amendment and Zone and Height District Changes
for property located at 1755 East 3rd Street
within the Boyle Heights Community Plan
(CPC-2009-3210-GPA-ZC-HD)

I herewith concur with the City Planning Commission's action
disapproving a Proposed General Plan Amendment and Zone and Height
District Changes, and transmit this matter for your consideration.



ANTONIO R. VILLARAIGOSA
Mayor

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
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VAN NUYS, CA 91401

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Date: JUN 22 2012

City Plan Case No. CPC 2009-
3210-GPA-ZC-HD
Council District No. 14

Honorable Antonio R. Villaraigosa, Mayor
City of Los Angeles
200 N. Spring Street, Room 305
Los Angeles, CA 90012

Dear Mayor Villaraigosa:

A PROPOSED GENERAL PLAN AMENDMENT AND ZONE/HEIGHT DISTRICT CHANGE FOR PROPERTY LOCATED AT 1755 E 3RD STREET WITHIN THE BOYLE HEIGHTS COMMUNITY PLAN

Pursuant to the provisions of Section 558 of the City Charter, transmitted herewith is the March 8, 2012, action of the City Planning Commission disapproving a proposed General Plan Amendment to the Boyle Heights Community Plan from the Public Facilities land use designation to the Medium Density Residential land use designation. The City Planning Commission also disapproved a concurrent Zone/Height District Change from PF-1XL to (T)(Q)R3-1, for the development of a 4-story, maximum 45 foot high, 40 unit apartment building, providing 80 parking spaces, located on a 26,253 irregularly shaped site.

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 land use designation does not conform with the City's General Plan, will not be compatible with adjacent land uses, and is not 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 will be transmitted to you following the City Council's Action.

THE CITY PLANNING DEPARTMENT RECOMMENDS

That the Mayor:

1. Concur in the attached Action of the City Planning Commission relative to its disapproval of the proposed General Plan Amendment from Public Facilities to Medium Density Residential for the subject property; and
2. Concur in the attached Action of the City Planning Commission relative to its disapproval of the requested Zone/Height District Change from PF-1XL to (T)(Q)R3-1 ;
3. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment.

Sincerely,

MICHAEL J. LOGRANDE
Director of Planning



Daniel Scott
Principal City Planner

Attachments:

1. City Plan Case File
2. City Council Package
3. Mayors Transmittal Form