

TRANSMITTAL TO CITY COUNCIL

12-1022

Case No. CPC-2009-3210-GPA-ZC-HD	Planning Staff Name(s) and Contact No. LYNDA SMITH (213) 978-1196	C.D. No. 14
Related Case No(s).		Last Day to Appeal

Location of Project (Include project titles, if any.)

1755 E. 3RD Street

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.

Applicant: **Sivoush Nayyeri** Representative: **Emilio Gutierrez**
 11916 Prairie 8307 Grove Avenue
 Hawthorne, CA 90250 Rancho Cucamonga, CA 91730
 (310) 722-2707 cell: *626-277-6373*

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.

Same as Above

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

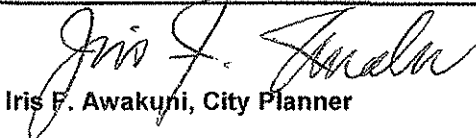
Project description:

The Conditions of Approval, Resolution and Ordinance to effectuate a General Plan Amendment to the Boyle Heights Community Plan Area from Public Facilities to Medium Residential and a Zone and Height District Change from PF-1XL to (T)(Q)R3-1 for the property located 1755 East 3rd Street.

Items Appealable to Council

NOT APPLICABLE

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No.: ENV 2009-2648-MND	Commission Vote:
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 Iris F. Awakuni, City Planner	<i>11-26-2013</i> DATE:
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ERIC GARCETTI
MAYOR

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(213) 978-1300

November 22, 2013

Honorable City Council
City of Los Angeles
200 N. Spring Street, Room 395
Los Angeles, CA 90012

CASE NO.: CPC-2009-3210-GPA-ZC-HD
Council File No.: 12-1022
Council District No.: 14
Plan Area: Boyle Heights

Dear Honorable Council members,

**A GENERAL PLAN AMENDMENT, ZONE CHANGE AND A HEIGHT DISTRICT
CHANGE FOR THE PROPERTY LOCATED AT 1755 EAST THIRD STREET WITHIN
THE BOYLE HEIGHTS COMMUNITY PLAN**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the July 31, 2013, action of the City Planning Commission Approving a proposed General Plan Amendment to the Boyle Heights Community Plan from Public Facilities to Medium Residential Land Use Designation. The City Planning Commission also Approved a Zone and a Height District Change from PF-1XL to (T)(Q)R3-1 for the property located at 1755 East 3rd Street.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone change will conform to the City's General Plan, will be compatible with adjacent land uses and is appropriate for the site.

Pursuant to Rule No. 38, transmitted herewith is the revised ordinance, for appropriate action by the City Council.

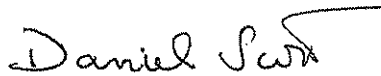
THE CITY PLANNING COMMISSION RECOMMENDS

That the City Council:

1. Concur in the attached Action of the City Planning Commission relative to its 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 approval of the requested Zone and Height District change from PF-1XL to (T)(Q)R3-1;
3. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council.
4. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in Mitigated Negative Declaration No. ENV-2009-2648-MND.

Sincerely,

MICHAEL J. LOGRANDE
Director of Planning



DAN SCOTT
Principal City Planner

Attachments:

- 1.Revised Ordinance and Maps
- 2.Conditions of Approval
- 3.Findings