

RESOLUTION

WHEREAS, the subject project is located within the area covered by the South Los Angeles Community Plan adopted by the City Council on March 22, 2000; and

WHEREAS, the City Planning Commission recommended a General Plan Amendment from Medium Residential to Community Commercial, for the subject property as shown on the attached exhibit; and a Zone Change from [Q]R3-1 (Multiple Dwelling Zone) to (T)(Q)C2-1 (Commercial Zone) for the subject project property located at 1060-1094 West Exposition Boulevard; 3779-3785 South Wisconsin Street; and 1061-1095 West 38th Street;

WHEREAS, the approved project is for the demolition of six existing two-story buildings consisting of 48 apartment units and the construction of a new mixed-use development with a maximum height of 72 feet that will consist of 138 Low Income residential units, 2 market rate manager's units, 8,000 square feet of commercial floor area, and 132 parking spaces, for a total area of 180,825 square feet. The project site consists of four parcels currently classified in the [Q]R3-1 zone;

WHEREAS, the City Planning Commission at its meeting of September 11, 2014 approved the General Plan Amendment and recommended adoption by the City Council of a General Plan Amendment over the subject property; and

WHEREAS, the City Planning Commission approved the requested zone change from [Q]R3-1 to C2-1 zone classification on the subject property; and

WHEREAS, pursuant to the provisions of the Los Angeles, City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted South Los Angeles Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Community Commercial land use designation and the (T)(Q)C2-1 Zone Change will allow the project as described above which is consistent with the Plan and Zone; and

WHEREAS, the subject proposal has prepared a Mitigated Negative Declaration No. 2013-3341-MND in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the South Los Angeles Community Plan be amended as shown on the attached General Plan Amendment map.

CATALINA ST

EXPOSITION BOULEVARD N/R

EXPOSITION BOULEVARD S/R

E'LY LINE OF BLK A, ALESSANDRO TRACT.

COMMUNITY COMMERCIAL

WISCONSIN ST

38TH ST

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LAND USE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 72558.



90 45 0 90 Feet

CM: 117 B 197

CPC-2013-3340-GPA-ZC-DB-SPR

LH/

SOUTH LOS ANGELES

091614



Area Mapped