

To: The Council

Date: SEP 21 2016

From: Mayor

Council District: 9

Proposed General Plan Amendment, Zone Change, Height District Change,
and Building Line Removal on
Property Located at 704-706, 730-740, and
800-820 West Martin Luther King, Jr. Boulevard and
703-703 ½ and 705 West 40th Place
within the South Los Angeles Community Plan
(CPC-2016-1032-GPA-ZC-HD-BL-ZAD-SPR)

I herewith concur with the City Planning Commission's action
and transmit this matter for your consideration.



ERIC GARCETTI
Mayor

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

JAMES K. WILLIAMS
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CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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Date: SEP 09 2016

City Planning Case No. CPC-2016-1032-
GPA-ZC-HD-BL-ZAD-SPR
Council District No. 9

Honorable Eric Garcetti, Mayor
City of Los Angeles
City Hall, Room 305
Los Angeles, CA 90012

Dear Mayor Garcetti:

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT CHANGE, AND BUILDING LINE REMOVAL ON PROPERTY LOCATED AT 704-706, 730-740, AND 800-820 WEST MARTIN LUTHER KING, JR. BOULEVARD AND 703-703 ½ AND 705 WEST 40TH PLACE, WITHIN THE SOUTH LOS ANGELES COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the July 28, 2016 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the South Los Angeles Community Plan by changing the land use designation for the property located at 816 and 820 West Martin Luther King, Jr. Boulevard from High Medium Residential to Community Commercial and to remove Footnote No. 1 from the subject property to allow Height District No. 2 on the entire site in lieu of the underlying Height District No. 1. The City Planning Commission recommended approval of a concurrent Zone Change and Height District Change from C2-1 and R3-1 to (T)(Q)C2-2 for the construction, use, and maintenance of two, five-story structures containing automobile dealership, vehicle service facility, and vehicle storage uses, including the 68-foot high, 152,477 square-foot East Structure and 54-foot high, 105,075 square-foot West Structure and a Building Line Removal along Martin Luther King, Jr. Boulevard.

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 will conform to the City's General Plan, will be compatible with adjacent land uses, and is 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, height district change, and building line removal will be transmitted to you following City Council's action.

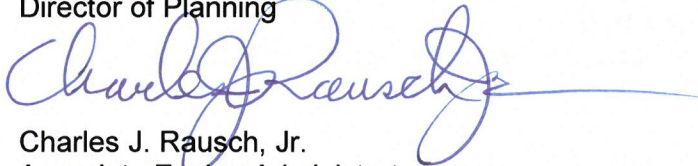
RECOMMENDATION

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. 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 City Council Adopt, by Resolution, the Plan Amendment to the South Los Angeles Community Plan, as shown in the attached exhibit; and
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

A handwritten signature in blue ink, reading "Charles J. Rausch, Jr.", with a long horizontal line extending to the right.

Charles J. Rausch, Jr.
Associate Zoning Administrator

Attachments:

1. City Plan Case File
2. Resolution
3. City Council Package

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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Date: **SEP 09 2016**

City Planning Case No. CPC-2016-1032-
GPA-ZC-HD-BL-ZAD-SPR
Council District No. 9

Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Dear Councilmembers:

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT CHANGE, AND BUILDING LINE REMOVAL ON PROPERTY LOCATED AT 704-706, 730-740, AND 800-820 WEST MARTIN LUTHER KING, JR. BOULEVARD AND 703-703 ½ AND 705 WEST 40TH PLACE, WITHIN THE SOUTH LOS ANGELES COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the July 28, 2016 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the South Los Angeles Community Plan by changing the land use designation for the property located at 816 and 820 West Martin Luther King, Jr. Boulevard from High Medium Residential to Community Commercial and to remove Footnote No. 1 from the subject property to allow Height District No. 2 on the entire site in lieu of the underlying Height District No. 1. The City Planning Commission recommended approval of a concurrent Zone Change and Height District Change from C2-1 and R3-1 to (T)(Q)C2-2 for the construction, use, and maintenance of two, five-story structures containing automobile dealership, vehicle service facility, and vehicle storage uses, including the 68-foot high, 152,477 square-foot East Structure and 54-foot high, 105,075 square-foot West Structure and a Building Line Removal along Martin Luther King, Jr. Boulevard.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, zone change, height district change, and building line removal will conform to 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:

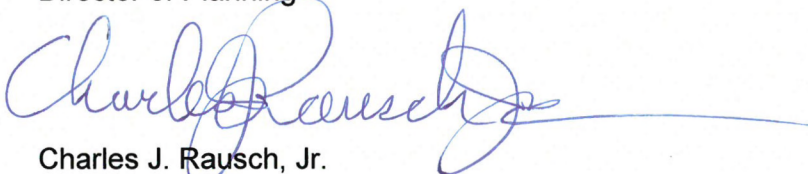
1. Find, based on independent judgment, after consideration of the entire administrative

record, that the project was environmentally assessed under Case No. ENV-2016-1036-MND for the above referenced project.

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 recommended zone change and height district change for the subject property, with the attached conditions of approval; and
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
5. Adopt by Resolution, the proposed Plan Amendment to the South Los Angeles Community Plan as set forth in the attached exhibit; and
6. Adopt the ordinance for the change of zone from C2-1 and R3-1 to (T)(Q)C2-2, subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit; and
7. Adopt the ordinance for the building line removal of the existing building line established under Ordinance Nos. 115,573 and 123,519; and
8. 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 blue ink, appearing to read "Charles J. Rausch, Jr.", with a long horizontal line extending to the right.

Charles J. Rausch, Jr.
Associate Zoning Administrator

Attachments:

1. City Planning Case File
2. City Planning Commission action, including Findings and Conditions of Approval
3. Resolution Amending the Community Plan
4. General Plan Amendment Map
4. Zone and Height District Change Ordinance Map