

To: The Council

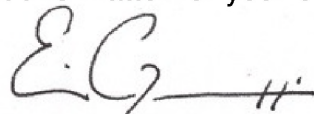
Date: 10/5/16

From: Mayor

Council District: 9

Proposed General Plan Amendment on  
Property Located at 1900 South Broadway  
within the Southeast Los Angeles Community Plan  
(CPC-2014-1771-GPA-VZC-SN-MCUP-CUX-ZV-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  
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VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

JAMES K. WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
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**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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Date: **SEP 27 2016**

City Planning Case No. CPC-2014-1771-GPA-  
VZC-SN-VCU-MCUP-CUX-ZV-SPR  
Council District No. 9

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

Dear Mayor:

**PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED 1900 SOUTH BROADWAY WITHIN THE SOUTHEAST LOS ANGELES COMMUNITY PLAN**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the August 11, 2016 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Limited Manufacturing to Community Commercial for the subject property and to modify Footnote No. 1 as follows: *"Height District 1. The provisions of this Footnote shall not apply to the property located at 233 W. Washington Blvd., as identified per City Planning Case No. CPC-2008-596-GPA-ZC-SPR or the property located at 1900 S. Broadway, as identified per City Planning Case No. CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR."* of the Southeast Los Angeles Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Zone Change from [Q]M1-2-O and M1-2-O to [T][Q]C2-2-O-SN.

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 Zone Change and Supplemental Use Sign District will be transmitted to you following City Council's action.

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.

**RECOMMENDATION**

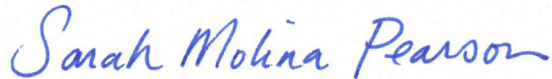
That the Mayor:

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 Southeast Los 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.

Very truly yours,

VINCENT P. BERTONI, AICP  
Director of Planning



Sarah Molina Pearson  
City Planner

Attachments:

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

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CITY PLANNING**

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Date: **SEP 27 2016**

City Planning Case No. CPC-2014-1771-GPA-  
VZC-SN-VCU-MCUP-CUX-ZV-SPR  
Council District No. 9

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

Dear Councilmembers:

**PROPOSED GENERAL PLAN AMENDMENT ON PROPERTY LOCATED 1900 SOUTH BROADWAY WITHIN THE SOUTHEAST LOS ANGELES COMMUNITY PLAN**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the August 11, 2016 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Limited Manufacturing to Community Commercial for the subject property and to modify Footnote No. 1 as follows: *"Height District 1. The provisions of this Footnote shall not apply to the property located at 233 W. Washington Blvd., as identified per City Planning Case No. CPC-2008-596-GPA-ZC-SPR or the property located at 1900 S. Broadway, as identified per City Planning Case No. CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR."* of the Southeast Los Angeles Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Zone Change from [Q]M1-2-O and M1-2-O to [T][Q]C2-2-O-SN.

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.

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 the project was assessed in the Reef FEIR, ENV-2014-1773-EIR (SCH No. 2014071054); and
2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and

3. 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
4. Adopt by Resolution, the proposed General Plan Amendment to the Southeast Los Angeles Community Plan as set forth in the attached exhibit; and
5. Concur in the attached action of the City Planning Commission relative to its recommended approval of the Zone Change for the subject property; and
6. Adopt the ordinance changing the Zone to [T][Q]C2-2-O-SN as set forth in the attached exhibit; and
7. Concur in the attached action of the City Planning Commission relative to its recommended approval of the creation of a Supplemental Use Sign District; and
8. Adopt the ordinance for the creation of a Supplemental Use Sign District as set forth in the attached exhibit; and
9. Concur in the action of the City Planning Commission to approve a Conditional Use to allow a Major Development Project; and
10. Concur in the action of the City Planning Commission to approve a Master Conditional Use to allow the on-site sale, dispensing and consumption of a full line of alcoholic beverages for up to eighteen (18) establishments and the sale of a full line of alcoholic beverages for off-site consumption for up to two (2) establishments; and
11. Concur in the action of the City Planning Commission to approve a Master Conditional Use to allow live entertainment and/or patron dancing for up to five (5) establishments; and
12. Concur in the action of the City Planning Commission to approve Special Permission for the Reduction of Off-Street Parking to allow a 10 percent parking reduction for commercial uses located within 1,500 feet of a transit facility; and
13. Concur in the action of the City Planning Commission to approve a Variance to allow 289 on-site trees in lieu of the otherwise required 361 trees; and
14. Concur in the action of the City Planning Commission to approve a Variance to allow alternative short-term and long-term bicycle stall siting, including a complimentary valet service for the hotel component; and
15. Concur in the action of the City Planning Commission to approve a Site Plan Review; and,
16. Direct staff to revise the Community Plan Map in accordance with this action.

Very truly yours,

VINCENT P. BERTONI, AICP  
Director of Planning



Sarah Molina Pearson  
City Planner

Attachments:

1. City Planning Case File
2. City Planning Commission action, including Findings
3. General Plan Amendment Map
4. Zone Change Ordinance Map