To: The Council
From: Mayor
Date: 10/5/16
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
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]M1-2-0 and M1-2-0 to [T][Q]C2-2-0-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
Recommend that the City Council Adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and

Recommend that the Council Adopt, by Resolution, the Plan Amendment to the Southeast Los Community Plan, as shown in the attached exhibit; and,

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
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