

To: The Council

Date: 1/4/18

From: Mayor

Council District:

Proposed General Plan Amendment on
Property Located at 656 South Stanford Avenue
within the Central City North Community Plan
(CPC-2017-5849-GPA-VZCJ-HD-SPR)

I herewith approve 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

CAROLINE CHOE

VAHID KHORSAND

JOHN W. MACK

SAMANTHA MILL MAN

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

December 22, 2017

The Honorable Eric Garcetti
Mayor, City of Los Angeles
City of Los Angeles
City Hall, Room 303
Los Angeles, California 90012

Dear Mayor Garcetti:

A PROPOSED GENERAL PLAN AMENDMENT, VESTING ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 656-660 SOUTH STANFORD AVENUE WITHIN THE CENTRAL CITY COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the December 22, 2017 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Central City Community Plan by changing the land use designation for the property located at 656-660 South Stanford Avenue from Light Manufacturing to Regional Commercial. The City Planning Commission recommended approval of a concurrent Vesting Zone Change and Height District Change from M2-2D to [T][Q]C2-2D for the construction, use, and maintenance of a 7-story, 87-foot high, 48,970 square-foot, 100 percent affordable housing development consisting of 81 dwelling units set aside for Very-Low Income households and one dwelling unit as a manager's unit.

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 Vesting Zone Change and Height District Change 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

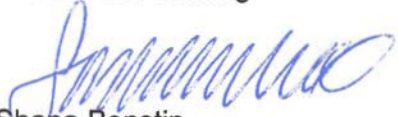
The Honorable Eric Garcetti

Page 2

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 Central City 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



Shana Bonstin
Principal City Planner

VPB:SB:MS

cc: May Sirinopwongsagon, City Planner

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE

VAHID KHORSAND

JOHN W. MACK

SAMANTHA MILLMAN

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

December 22, 2017

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

A PROPOSED GENERAL PLAN AMENDMENT, VESTING ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 656-660 SOUTH STANFORD AVENUE WITHIN THE CENTRAL CITY COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the December 22, 2017 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Central City Community Plan by changing the land use designation for the property located at 656-660 South Stanford Avenue from Light Manufacturing to Regional Commercial. The City Planning Commission recommended approval of a concurrent Vesting Zone Change and Height District Change from M2-2D to [T][Q]C2-2D for the construction, use, and maintenance of a 7-story, 87-foot high, 48,970 square-foot, 100 percent affordable housing development consisting of 81 dwelling units set aside for Very-Low Income households and one dwelling unit as a manager's unit.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, zone, and height district 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

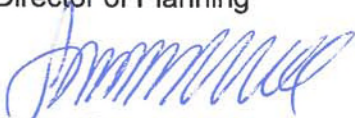
That the City Council:

1. Find, based on its independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2017-850-MND; and
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 Vesting 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 Central City Community Plan as set forth in the attached exhibit; and
6. Adopt the ordinance for the change of zone from M2-2D to [T][Q]C2-2D, subject to the [T] Tentative Classification and [Q] Qualified Classification conditions as set forth in the attached exhibit; and
7. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Shana Bonstin
Principal City Planner

VPB:SB:MS

cc: May Sirinopwongsagon, City Planner