

To: The Council Date: APR 05 2018  
From: Mayor Council District: 14

Proposed General Plan Amendment and Zone Change  
for Property Located at 601 West Pico Boulevard  
within the Central City Community Plan

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

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ROCKY WILES  
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**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

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March 29, 2018

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

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR PROPERTY LOCATED AT 601 WEST PICO BOULEVARD WITHIN THE CENTRAL CITY COMMUNITY PLAN.**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the March 29, 2018 action of the City Planning Commission's recommendation that the City Council approve a General Plan Amendment to the Central City Los Angeles Community Plan to redesignate three parcels at 601 W. Pico Boulevard from the High Density Residential to Regional Commercial land use, including a modification to Footnote 3 of the Central City Community Plan to allow for an FAR of 10:1 pursuant to the Zone Change ordinance for the entire Project Site, including the approval of a Zone Change and Height District Change from [Q]R5-4D-O and C2-4D-O to (T)(Q)C2-4D-O-SN, including new D-limitations on the Project Site, for the entire subject property, as set forth in the attached exhibits.

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 general plan amendment and zone change are consistent with the City's General Plan.

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 ordinance will be transmitted to you following the City Council's Action.

The Honorable Eric Garcetti

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**RECOMMENDATION**

That the Mayor:

1. **Concur** in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment and modification to Footnote 3 for the subject property; and
2. **Concur** in the attached action of the City Planning Commission relative to its approval of the recommended Zone Change and Height District Change for the subject property, with the attached conditions of approval; and
3. **Recommend** that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment and Zone Change for the subject property.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



LUCIRALIA IBARRA  
Senior City Planner

VPB:LI:MZ

Enclosures:

1. City Planning Case File
2. Plan Map
3. Resolution
3. City Council Package
4. Mayor's Transmittal Form

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March 29, 2018

Honorable City Council  
City of Los Angeles  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012

Dear Honorable Councilmembers:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR PROPERTY LOCATED AT 1248 S. FIGUEROA STREET (1240-1260 S. FIGUEROA STREET & 601 W. PICO BOULEVARD) WITHIN THE CENTRAL CITY COMMUNITY PLAN.**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the March 29, 2018 action of the City Planning Commission recommending that the City Council approve a General Plan Amendment to the Central City Los Angeles Community Plan to redesignate a portion of the site (three parcels at 601 W. Pico Boulevard) from the High Density Residential to Regional Commercial land use, including a modification to Footnote 3 of the Central City Community Plan to allow for an FAR of 10:1 pursuant to the Zone Change ordinance for the entire Project Site, including the approval of a Zone Change and Height District Change from [Q]R5-4D-O and C2-4D-O to (T)(Q)C2-4D-O-SN, including new D-limitations on the Project Site, for the entire subject property, as set forth in the attached exhibits.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed general plan amendment and zone change are consistent with the City's General Plan.

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**

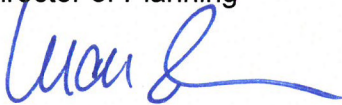
That the City Council:

1. **Concur** in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment and modification to Footnote 3 for the subject property;

2. **Concur** in the attached action of the City Planning Commission relative to its approval of the recommended Zone Change and Height District Change for the subject property, with the attached conditions of approval;
3. **Adopt** the attached Findings of the City Planning Commission as the Findings of the City Council; and
4. **Find** based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Fig+Pico Conference Center Hotels EIR No. ENV-2016-2594-EIR and Errata, SCH No. 2016121063, certified on February 9, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



LUCIRALIA IBARRA  
Senior City Planner

VPB:LI:MZ

Attachments:

1. City Planning Case File
2. City Planning Commission action, including Findings, Conditions, and Exhibits
3. Resolution Amending the Community Plan
4. General Plan Amendment and Zone Change Ordinance Maps