

To: The Council

Date: MAR 27 2018

From: Mayor

Council District: 10

Proposed General Plan Amendment, Vesting Zone Change and
Height District Change on Property Located at
800-824 South Western Avenue, 3564-3566 West 8th Street,
3550, 3558-3560 West 8th Street and 801 South Oxford Avenue,
and 801-874 South Western Avenue and 855 South Manhattan Place

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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VAHID KHORSAND
SAMANTHA MILLMAN
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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>

March 20, 2018

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

Dear Mayor Garcetti:

A PROPOSED GENERAL PLAN AMENDMENT, VESTING ZONE AND HEIGHT DISTRICT CHANGE, ON PROPERTY LOCATED AT 800 SOUTH WESTERN AVENUE, 800-824 SOUTH WESTERN AVENUE, 3564-3566 WEST 8th STREET, 3550, 3558-3560 WEST 8th STREET AND 801 SOUTH OXFORD AVENUE AND ADD AREA FOR GENERAL PLAN AMENDMENT (No projects are proposed within the Add Area) 801-874 SOUTH WESTERN AVENUE AND 855 SOUTH MANHATTAN PLACE WITHIN THE WILSHIRE COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the December 14, 2017 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Wilshire Community Plan by amending Footnote 5.1 of the Community Plan's General Plan Land Use Map to apply to a property located at 800-824 South Western Avenue, 3564-3566 West 8th Street, 3550, 3558-3560 West 8th Street and 801 South Oxford Avenue (Project Site); and General Plan Amendment Add Areas for the parcels located at 801-874 South Western Avenue and 855 South Manhattan Place to permit a Height District of 2D with the development limited to a maximum floor area ratio of 4 to 1.

The City Planning Commission also recommended approval of a concurrent vesting zone and height district change from C2-1 to (T)(Q)C2-2D, for the Project Site, for a project entailing the demolition of the Eden Plaza building and the adaptive reuse and addition onto the existing 4-story IB Plaza building, the construction, use and maintenance of a new 12-story mixed-use building, and a new 3-story commercial building. The Project will include approximately: 148 guest rooms (limited service hotel); 96 apartment units, with 10 percent, or 8 units, set aside for Very Low Income Households; 58,343 square feet of commercial floor area with retail uses and

restaurants with or without alcohol service; 241 vehicle parking spaces; and 290 bicycle parking spaces. The Project will include approximately 229,138 square feet of floor area, with a proposed floor area ratio (FAR) of 3.72:1. The amount of soils removed or exported would be approximately 20,000 cubic yards (cy).

The proposed general plan amendment, and vesting zone and height district change, for the Project Site and general plan amendment for the Add Areas are 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 and height district change will be transmitted to you following the City Council's action.

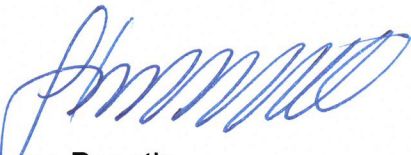
RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property and add area; and
2. Concur in the attached action of the City Planning Commission relative to its approval of the requested Vesting Zone 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.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Shana Bonstin
Principal City Planner

VPB:SB:JC:KG

Enclosures

**DEPARTMENT OF
CITY PLANNING**

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March 20, 2018

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Councilmembers:

A PROPOSED GENERAL PLAN AMENDMENT, VESTING ZONE AND HEIGHT DISTRICT CHANGE, ON PROPERTY LOCATED AT 800 SOUTH WESTERN AVENUE, 800-824 SOUTH WESTERN AVENUE, 3564-3566 WEST 8th STREET, 3550, 3558-3560 WEST 8th STREET AND 801 SOUTH OXFORD AVENUE AND ADD AREA FOR GENERAL PLAN AMENDMENT (No projects are proposed within the Add Area) 801-874 SOUTH WESTERN AVENUE AND 855 SOUTH MANHATTAN PLACE WITHIN THE WILSHIRE COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the December 14, 2017 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Wilshire Community Plan by amending Footnote 5.1 of the Community Plan's General Plan Land Use Map to apply to a property located at 800-824 South Western Avenue, 3564-3566 West 8th Street, 3550, 3558,-3560 West 8th Street and 801 South Oxford Avenue (Project Site); and General Plan Amendment Add Areas for the parcels located at 801-874 South Western Avenue and 855 South Manhattan Place to permit a Height District of 2D with the development limited to a maximum floor area ratio of 4 to 1.

The City Planning Commission also recommended approval of a concurrent vesting zone and height district change from C2-1 to (T)(Q)C2-2D, for the Project Site, for a project entailing the demolition of the Eden Plaza building and the adaptive reuse and addition onto the existing 4-story IB Plaza building, the construction, use and maintenance of a new 12-story mixed-use building, and a new 3-story commercial building. The Project will include approximately: 148 guest rooms (limited service hotel); 96 apartment units, with 10 percent, or 8 units, set aside for Very Low Income Households; 58,343 square feet of commercial floor area with retail uses and restaurants with or without alcohol service; 241 vehicle parking spaces; and 290 bicycle parking spaces. The Project will include

approximately 229,138 square feet of floor area, with a proposed floor area ratio (FAR) of 3.72:1. The amount of soils removed or exported would be approximately 20,000 cubic yards (cy).

The proposed general plan amendment, and vesting zone and height district change, for the Project Site and general plan amendment for the Add Areas are 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.

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

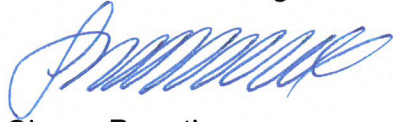
That the City Council:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;
2. Concur in the attached action of the City Planning Commission relative to its approval of the requested Zone 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;
4. Adopt, by Resolution, the proposed Plan Amendment to the Wilshire Community Plan as set forth in the attached exhibit;
5. Adopt the Ordinance for the change of zones to (T)(Q)C2-2D subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit; and
6. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in Mitigated Negative Declaration No. ENV-2016-3609-MND.

PLUM Committee
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Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Shana Bonstin
Principal City Planner

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Enclosures