

AUG 24 2018

To: The Council

Date:

From: Mayor

Council District: 14

Proposed General Plan Amendment and a Vesting Zone and Height District Change on property located at 520, 524, 528, and 532, Mateo Street and 1310 East 4th Place within the Central City North Community Plan (Case No. CPC-2016-3853-GPA-VZC-HD-ZAD-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

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July 18, 2018

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

Dear Mayor:

PROPOSED GENERAL PLAN AMENDMENT AND A VESTING ZONE AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 520, 524, 528, AND 532 MATEO STREET & 1310 EAST 4th PLACE, WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN; CASE NO. CPC-2016-3853-GPA-VZC-HD-ZAD-SPR

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the June 14, 2018 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 Heavy Manufacturing to Regional Center Commercial within the Central City North Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Vesting Zone and Height District Change from M3-1-RIO to [T][Q]C2-2D-RIO.

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 Vesting Zone and Height District Change 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 Central City North 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



Heather Bleemers
Senior City Planner

Enclosures:

1. Resolution;
2. City Council Package

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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July 18, 2018

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

Dear Honorable Members:

PROPOSED GENERAL PLAN AMENDMENT AND A VESTING ZONE AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 520, 524, 528, AND 532 MATEO STREET & 1310 EAST 4th PLACE, WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN; CASE NO. CPC-2016-3853-GPA-VZC-HD-ZAD-SPR

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the June 14, 2018 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 Heavy Manufacturing to Regional Center Commercial within the Central City North Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Vesting Zone and Height District Change from M3-1-RIO to [T][Q]C2-2D-RIO.

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. Certify that it has reviewed and considered the information contained in the Draft Environmental Impact Report and Final Environmental Impact Report (ENV-2016-1795-EIR; SCH 2016111043), and Adopt the Mitigation Monitoring Program and Statement of Overriding Considerations.
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 Plan Amendment to the West Los Angeles Community Plan as set forth in the attached exhibit; and

5. Adopt the ordinance changing the zone to [T][Q]C2-2D-RIO as set forth in the attached exhibit; and
6. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner

Enclosures:

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