

To: The Council

Date: 12/20/18

From: Mayor

Council District: 14

Proposed General Plan Amendment, Vesting Zone Change and  
Height District Change for Property Located at  
554-562 South San Pedro Street; 555-561 South Crocker Street  
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

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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 6, 2018

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

Dear Honorable Members:

**A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 554-562 SOUTH SAN PEDRO STREET (555-561 SOUTH CROCKER STREET) WITHIN THE CENTRAL CITY COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555, and 558 of the City Charter, transmitted herewith is the November 29, 2018 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 554-562 South San Pedro Street (555-561 South Crocker Street) from Light Manufacturing to Regional Commercial and amending Footnote No. 3 to remove the subject property and to allow Height District 4D with an 8.1:1 FAR limitation on the site in lieu of the Height District 4D with a 6:1 FAR limitation. The City Planning Commission recommended approval of a concurrent Zone Change and Height District Change from M2-2D to [T][Q]C2-4D for the construction, use, and maintenance of 378 units set aside for Very-Low Income Households and four manager units, 2,250 square feet of commercial floor area, and 25,498 square feet of the Project's residential floor area to be utilized to provide Philanthropic Institutional services such as counseling, career center, and training rooms for the Project's tenants with a maximum 8.1:1 Floor Area Ratio.

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-2017-615-SCEA; 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 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]C2-4D, 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:JC:MS

cc: May Sirinopwongsagon, City Planner



**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 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:JC:MS

cc: May Sirinopwongsagon, City Planner