

To: The Council

Date: 01/10/2020

From: Mayor

Council District: 15

A Proposed General Plan Amendment and Zone Change for
Property Located at 1424 North Deepwater Avenue
within the Wilmington-Harbor Community Plan
(Case No. CPC-2018-7329-GPAJ-ZCJ-SPR)

I herewith approve the City Planning Commission's action and
transmit this matter for your consideration.



ERIC GARCETTI
Mayor

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

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ERIC GARCETTI
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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Date: December 18, 2019

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

Dear Mayor Garcetti:

**PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON PROPERTY
LOCATED AT 1424 NORTH DEEPWATER AVENUE, WITHIN THE WILMINGTON – HARBOR
CITY COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the December 17, 2019 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 Low Residential to General Commercial within the Wilmington – Harbor City Community Plan (“Community Plan”). The City Planning Commission recommended approval of a concurrent Zone Change from R1-1XL-O-CUGU to C2-1XL-O-CUGU.

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 Zone 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 Wilmington – Harbor 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



Michelle Singh
Senior City Planner

Enclosures:

1. City Plan Case File
2. Resolution
3. City Council Package

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Date: December 18, 2019

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

Dear Honorable Members:

**PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON PROPERTY
LOCATED AT 1424 NORTH DEEPWATER AVENUE, WITHIN THE WILMINGTON –
HARBOR CITY COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the December 17, 2019 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 Low Residential to General Commercial within the Wilmington – Harbor City Community Plan (“Community Plan”). The City Planning Commission recommended approval of a concurrent Zone Change from R1-1XL-O-CUGU to C2-1XL-O-CUGU.

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. Find, based on its independent judgement, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2018-7330-MND; and Adopt the Mitigation Monitoring Program;
2. Find, that the project is a supportive housing project that meets all of the requirements of Public Resources Code (“PRC”) Section 21080.27(a)(3), and that based on the whole of the record, that the supportive housing project is Statutorily Exempt from CEQA pursuant to PRC Section 21080.27(b)(1);
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. Concur in the attached action of the City Planning Commission relative to its recommended approval of the recommended Zone Change for the subject property, with the attached conditions of approval; and

5. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
6. Adopt by Resolution, the proposed Plan Amendment to the Wilmington – Harbor City Community Plan as set forth in the attached exhibit;
7. Adopt the ordinance changing the zone from R1-1XL-O-CUGU to (T)[Q]C2-1XL-O-CUGU, subject to the (T) Tentative Classification and [Q] Qualified Classification conditions as set forth in the attached exhibit;
8. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Michelle Singh
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