

To: The Council

Date: 01/10/2020

From: Mayor

Council District: 14

A Proposed General Plan Amendment for  
Property Located at 1101 East 5<sup>th</sup> Street, 1129 East 5<sup>th</sup> Street,  
445-457 South Colyton Street, and 450-456 South Seaton Street  
within the Central City North Community Plan  
(Case No. CPC-2016-4475-GPA-VZC-HD-MCUP-CUX-DB-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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**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

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

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT FOR PROPERTY LOCATED AT 1101 EAST 5TH STREET, 1129 EAST 5TH STREET, 445-457 SOUTH COLYTON STREET AND 450-456 SOUTH SEATON STREET WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN; CASE NO. CPC-2016-4475-GPA-VZC-HD-MCUP-CUX-DB-SPR; COUNCIL DISTRICT NO. 14**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the December 12, 2019 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Central City North Community Plan to re-designate the Project Site from Heavy Industrial to Regional Commercial. The City Planning Commission recommended approval of a concurrent Vesting Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2-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 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 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



William Lamborn  
City Planner

VPB:DL

Enclosures

**DEPARTMENT OF  
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DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

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

Dear Honorable Members:

**A PROPOSED GENERAL PLAN AMENDMENT FOR PROPERTY LOCATED AT 1101 EAST 5TH STREET, 1129 EAST 5TH STREET, 445-457 SOUTH COLYTON STREET AND 450-456 SOUTH SEATON STREET, WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN; CASE NO. CPC-2016-4475-GPA-VZC-HD-MCUP-CUX-DB-SPR; COUNCIL DISTRICT NO. 14**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the December 12, 2019 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Central City North Community Plan to re-designate the Project Site from Heavy Industrial to Regional Commercial. The City Planning Commission recommended approval of a concurrent Vesting Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO. The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment, Zone Change and Height District Change is consistent with 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 the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2016-4476-EIR (SCH No. 2017041012), which includes the Draft EIR dated February 2019, and the Final EIR, dated September 2019, certified on October 11, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
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 Vesting Zone Change and Height District Change for the subject property; and
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
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 changing the zone to (T)(Q)C2-2-RIO, subject to the (T) Tentative Classification and (Q) Qualified Classification 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



William Lamborn  
City Planner

VPB:DL

Enclosures