

To: The Council

Date: 01/10/2020

From: Mayor

Council District: 14

A Proposed General Plan Amendment, Zone Change, and Height District Change for
Property Located at 600 South San Pedro Street
(600-628 S. San Pedro Street, 611-615 S. Crocker Street, and 518-522 E. 6th Street)
within the Central City Community Plan
(Case No. CPC-2017-589-GPAJ-VZCJ-HD-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

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
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VINCENT P. BERTONI, AICP
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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

December 18, 2019

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

Dear Mayor Garcetti:

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 600 SOUTH SAN PEDRO STREET (600-628 S. SAN PEDRO STREET, 611-615 S. CROCKER STREET, AND 518-522 E. 6TH 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 December 12, 2019 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 600 South San Pedro Street (600-628 S. San Pedro Street, 611-615 S. Crocker Street, and 518-522 E. 6th Street) from Light Manufacturing to Regional Commercial. 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 298 units set aside for Extremely Low, Very-Low, and Low Income Households and four manager units, for a total of 302 residential dwelling units, 10,230 square feet of commercial floor area, and residential supportive services such as counseling, career center, and training rooms for the Project's tenants with a maximum 3.55:1 Floor Area Ratio.

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 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 Change and Height District Change will be transmitted to you following City Council's action.

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



Jane J. Choi
Senior City Planner

VPB:JJC:MS

cc: May Sirinopwongsagon, City Planner

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DEPUTY DIRECTOR

December 18, 2019

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 600 SOUTH SAN PEDRO STREET (600-628 S. SAN PEDRO STREET, 611-615 S. CROCKER STREET, AND 518-522 E. 6TH 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 December 12, 2019 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 600 South San Pedro Street (600-628 S. San Pedro Street, 611-615 S. Crocker Street, and 518-522 E. 6th Street) from Light Manufacturing to Regional Commercial. 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 298 units set aside for Extremely Low, Very-Low, and Low Income Households and four manager units, for a total of 302 residential dwelling units, 10,230 square feet of commercial floor area, and residential supportive services such as counseling, career center, and training rooms for the Project's tenants with a maximum 3.55:1 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 dated September 2018, Errata dated October 22, 2018, and Addendum dated

November 2019; 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



Jane J. Choi
Senior City Planner

VPB:JJC:MS

cc: May Sirinopwongsagon, City Planner