

To: The Council

Date: 06/16/2020

From: Mayor

Council District: 14

A Proposed General Plan Amendment, Vesting Zone, and Height District Change for Property Located at 2110 and 2130 East Bay Street and 2141 East Sacramento Street within the Central City North Community Plan (Case No. CPC-2016-3479-GPA-VCZ-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

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ERIC GARCETTI
MAYOR

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DEPUTY DIRECTOR

Date: June 1, 2020

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

Dear Mayor Garcetti:

PROPOSED GENERAL PLAN AMENDMENTS AND A VESTING ZONE AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 2110 AND 2130 EAST BAY STREET AND 2141 EAST SACRAMENTO STREET, WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the November 14, 2019 action of the City Planning Commission recommending approval of a proposed General Plan Amendments to change the land use designation of the subject property from Heavy Industrial to Commercial Industrial within the Central City North Community Plan ("Community Plan"), and the removal of Community Plan Footnotes 1 and 6 for the Project Site to accommodate a "2" Height District in the CM Zone. The City Planning Commission recommended approval of a concurrent Vesting Zone and Height District Change from M3-1-RIO to (T)(Q)CM-2D-RIO.

The proposed General Plan Amendments are 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 and footnote amendments 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 and amendments to Footnotes 1 and 6 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 Amendments; and

3. Recommend that the Council Adopt, by Resolution, the Plan Amendments 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.

Very truly yours,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in blue ink, reading "Milena Zasadzien", with a long horizontal flourish extending to the right.

Milena Zasadzien
Senior City Planner

Enclosures:

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

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DEPUTY DIRECTOR

June 1, 2020

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

2110 AND 2130 EAST BAY STREET, 2141 EAST SACRAMENTO STREET; CF 20-0105 S1

On January 8, 2020, the City Planning Commission issued a determination letter approving the Bay Street Project, involving a new mixed-use development with 110 live/work units, including 11 restricted affordable units, 113,350 square feet of creative office, 50,848 square feet of new commercial space and 8,114 square feet of covered ancillary space. At its meeting, the City Planning Commission took the following actions in regards to the project:

- Found the previously certified Environmental Impact Report (EIR) to be adequate;
- Recommended that the City Council approve the following for the Project Site:
 - A General Plan Amendment from 'Heavy Industrial' to 'Commercial Industrial'
 - A General Plan Amendment to remove Community Plan Footnotes 1 and 6 from the Project Site
 - A Vesting Zone Change and Height District Change from M3-1-RIO to (T)(Q)CM-2D-RIO; and
- Approved the following entitlements:
 - Site Plan Review

However, the City Planning Commission's actions on the General Plan Amendment for the removal of Footnotes 1 and 6 were inadvertently omitted in the January 8, 2020 determination letter. Therefore, Staff respectfully requests that City Council act on the corrected City Planning Commission's actions on the General Plan amendment actions as follows:

Approved and recommended that the Mayor and City Council adopt, pursuant to Section 555 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Central City North Community Plan to change the Land Use Designation of the site project site from 'Heavy Industrial' to 'Commercial Industrial' land use, and the removal of Community Plan Footnotes 1 and 6 for the Project Site to accommodate a "2" Height District in the CM Zone;

In addition, following the issuance of the City Planning Commission's letter, it was determined that corrections were needed for a portion of the documents transmitted with the City Planning Commission's actions. Therefore, Staff respectfully requests that the following corrected documents be included as part of the City Council's actions:

- A corrected General Plan Amendment resolution to incorporate actions related to the removal of Footnotes 1 and 6.
- A corrected Ordinance with an updated Ordinance Map to reflect the "D" Development limitations imposed by the City Planning Commission as part of their actions.
- Updated General Plan Amendment and Zone Change Findings addressing the incorporation of the "D" Development limitation.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read 'Sergio Ibarra', written over a horizontal line.

Sergio Ibarra
City Planner

VPB:LI:mz

Enclosures: General Plan Amendment Resolution, Ordinance, General Plan Amendment and Zone Change Findings

c: Sergio Ibarra, City Planner

PLUM Committee
CF 20-0105 S1
Page 2

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Date: June 1, 2020

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

Dear Honorable Members:

PROPOSED GENERAL PLAN AMENDMENTS AND A VESTING ZONE AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 2110 AND 2130 EAST BAY STREET AND 2141 EAST SACRAMENTO STREET, WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the November 14, 2019 action of the City Planning Commission recommending approval of a proposed General Plan Amendments to change the land use designation of the subject property from Heavy Industrial to Commercial Industrial within the Central City North Community Plan ("Community Plan") and the removal of Community Plan Footnotes 1 and 6 for the Project Site to accommodate a "2" Height District in the CM Zone. The City Planning Commission recommended approval of a concurrent Vesting Zone and Height District Change from M3-1-RIO to (T)(Q)CM-2D-RIO.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, amendment to the footnotes, 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 Amendments were 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-2016-3480-EIR; SCH 2017031007), 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 and amendments to Footnotes 1 and 6 for the subject property; and

4. Adopt by Resolution, the proposed Plan Amendments to the Central City North Community Plan as set forth in the attached exhibit; and
5. Adopt the ordinance changing the zone to (T)(Q)CM-2D-RIO as set forth in the attached exhibit; and
6. Direct staff to revise the Community Plan Map in accordance with this action.

Very truly yours,

VINCENT P. BERTONI, AICP
Director of Planning



Milena Zasadzien
Senior City Planner

Enclosures:

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