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CITY PLANNING

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INFORMATION
www.planning.lacity.org

Case No. CPC-2013-3151-GPA-ZC-SPR
Council District No. 8

May 15, 2015 (Revised)

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

Dear Honorable Councilmembers:

A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON PROPERTY LOCATED AT 8400-8534 SOUTH VERMONT AVENUE, 942-950 WEST 84TH STREET, 927-943 WEST 85TH STREET, 947-957 WEST MANCHESTER AVENUE WITHIN THE SOUTH LOS ANGELES COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the November 20, 2014 action of the City Planning Commission approving a proposed General Plan Amendment to the South Los Angeles Community Plan by changing the land use designation for a property located at 8927 West 85th Street from Medium Residential to Community Commercial. The City Planning Commission also approved a concurrent zone change from P-1 and [Q]R4-1 to (T)(Q)C2-1 for the construction of a 127,000 square-foot shopping and entertainment center.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone change will conform 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.

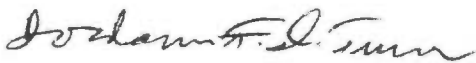
RECOMMENDATION

That the City Council:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property; and
2. Concur in the attached action of the City Planning Commission relative to its approval of the requested Zone Change for the subject property, with the attached conditions of approval; and
3. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
4. Adopt, by Resolution, the proposed Plan Amendment to the South Los Angeles Community Plan as set forth in the attached exhibit; and
5. Adopt the Ordinance for the change of zones to (T)(Q)C2-1 subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit;
6. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in the Addendum to the previously approved Final EIR SCH No. 2007111051 (Reference No. ENV-2013-3152-MND)

Sincerely,

MICHAEL J. LOGRANDE
Director of Planning



Jae H. Kim
Senior City Planner

Attachments:

1. City Plan Case File
2. City Planning Commission action, including Findings and Conditions
3. Resolution Amending the Community Plan
4. Zone Change Ordinance Map