

To: The Council

Date: APR 23 2015

From: Mayor

Council District: 8

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 (CPC-2013-3151-GPA-ZC-SPR)

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



ERIC GARCETTI
Mayor

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN

MARIA CABILDO

CAROLINE CHOE

RICHARD KATZ

JOHN W. MACK

DANA M. PERLMAN

MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

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

APR 14 2015

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

Dear Mayor Garcetti:

**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 proposed general plan amendment, zone change and building line removal 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 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 will be transmitted to you following the City Council's action.

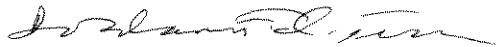
RECOMMENDATION

That the Mayor:

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 properties, with the attached conditions of approval; and
3. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment.

Sincerely,

MICHAEL J. LOGRANDE
Director of Planning



Jae H. Kim
Senior City Planner

Attachments:

1. CPC Case File
2. Plan Map
3. Resolution
4. City Council Package
5. Mayor's Transmittal Form

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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CALIFORNIA



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MAYOR

EXECUTIVE OFFICES

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DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

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

APR 14 2015

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 proposed general plan amendment, zone change and building line removal 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 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.

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

TRANSMITTAL TO CITY COUNCIL

Case No.(s)		Planning Staff Name(s) and Contact No.		C.D. No.
CPC-2013-3151-GPA-ZC-SPR		JORDANN TURNER 213-978-1365		8
Items Appealable to Council:			Last Day to Appeal:	Appealed:
GPA-ZC-SPR			APRIL 10, 2015	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Location of Project (Include project titles, if any.)				
8400 – 8534 S. VERMONT AVENUE 942 – 950 W. 84 TH STREET 927 – 943 W. 85 TH STREET 947 – 957 W. MANCHESTER AVENUE				
Name(s), Applicant / Representative, Address, and Phone Number.				
ELI SASSON ENTERTAINMENT VILLAGE, LLC 1455 MULHOLLAND DRIVE LOS ANGELES, CA 90077 800-380-7765		MILAN GARRISON MAXSUM DEVELOPMENT, LLC 3016 E. COLORADO BLVD. PASADENA, CA 91117 626-664-5003		
Name(s), Appellant / Representative, Address, and Phone Number.				
N/A				
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)				
<p>The construction, use and maintenance of a proposed two to three-story, approximately 127,000 square-foot commercial shopping and entertainment center to include a central courtyard with public open space and a performance stage, and a five-story parking structure (including two subterranean levels) with ground-level retail space, providing a total of 350 vehicular parking spaces and access driveways from 84th and 85th Streets.</p>				
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental No. ENV-2013-3152-MND, SCH#2007111051	Commission Vote: 6 - 0
JAMES WILLIAMS, Commission Executive Assistant II			Date: April 14, 2015	