

To: The Council

Date: 12-13-21

From: Mayor

Council District: 09

PROPOSED GENERAL PLAN AMENDMENT AND A ZONE AND HEIGHT DISTRICT  
CHANGE ON PROPERTY LOCATED AT 640-700 WEST 27th STREET, WITHIN THE  
SOUTH LOS ANGELES COMMUNITY PLAN

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  
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ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
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VINCENT P. BERTONI, AICP  
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SHANA M.M. BONSTIN  
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ARTHI L. VARMA, AICP  
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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

November 18, 2021

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

Dear Mayor Garcetti:

**PROPOSED GENERAL PLAN AMENDMENT AND A ZONE AND HEIGHT DISTRICT CHANGE  
ON PROPERTY LOCATED AT 640-700 WEST 27<sup>th</sup> STREET, 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 September 30, 2021 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Low Medium II Residential to Community Commercial within the South Los Angeles Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Zone and Height District Change from RD1.5-1-O to (T)[Q]C2-1D-O.

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 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 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 Council Adopt, by Resolution, the Plan Amendment to the South Los Angeles 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.

The Honorable Eric Garcetti, Mayor  
CPC-2019-6289-GPA-ZC-HD  
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Very truly yours,

VINCENT P. BERTONI, AICP  
Director of Planning

*Michelle Singh*

Michelle Singh  
Senior Planner

VPB:MS:si

Enclosures:

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

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
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DEPUTY DIRECTOR

November 18, 2021

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

Dear Honorable Members:

**PROPOSED GENERAL PLAN AMENDMENT AND A ZONE AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 640-700 WEST 27<sup>th</sup> STREET, 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 September 30, 2021 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Low Medium II Residential to Community Commercial within the South Los Angeles Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Zone and Height District Change from RD1.5-1-O to (T)[Q]C2-1D-O.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation 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 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. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; 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. Adopt by Resolution, the proposed Plan Amendment to the South Los Angeles Community Plan as set forth in the attached exhibit; and
4. Adopt the ordinance changing the zone to (T)[Q]C2-1D-O as set forth in the attached exhibit; and
5. Direct staff to revise the Community Plan Map in accordance with this action.

Very truly yours,

VINCENT P. BERTONI, AICP  
Director of Planning

*Michelle Singh*  
Michelle Singh  
Senior Planner

VPB:MS:si

Enclosures:

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