

To: The Council

Date: 04-08-22

From: Mayor

Council District: 14

PROPOSED GENERAL PLAN AMENDMENT AND VESTING ZONE CHANGE
ON PROPERTY LOCATED AT 2417-2455 NORTH THOMAS STREET
AND 2428-2436 NORTH GATES STREET
WITHIN THE NORTHEAST 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
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK

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YVETTE LOPEZ-LEDESMA

KAREN MACK
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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
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

March 29, 2022

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

Dear Mayor Garcetti:

**PROPOSED GENERAL PLAN AMENDMENT AND VESTING ZONE CHANGE ON
PROPERTY LOCATED AT 2417-2455 NORTH THOMAS STREET AND 2428-2436
NORTH GATES STREET WITHIN THE NORTHEAST LOS ANGELES COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555, and 558 of the City Charter, transmitted herewith is the January 27, 2022 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Northeast Los Angeles Community Plan by changing the land use designation for the property located at 2417-2455 North Thomas Street and 2428-2436 North Gates Street from Low Residential to Neighborhood Commercial. The City Planning Commission recommended approval of a concurrent Vesting Zone Change from [Q]R1-1D and [Q]R1-1D-HPOZ to (T)(Q)C4-1D and (T)(Q)C4-1D-HPOZ to permit storage, office and motion picture/television uses on the property and allow a maximum floor area of 27,318 square feet.

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 Vesting Zone 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.

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 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;

2. Recommend that the City Council Adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment;
3. Recommend that the City Council Adopt, by Resolution, the Plan Amendment 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.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Debbie Lawrence

Debbie Lawrence, AICP
Senior City Planner

VPB:DL:NS

Attachments:

1. City Planning Case File
2. City Planning Commission Letter of Determination, including Conditions and Findings
3. Resolution Amending the Community Plan
4. General Plan Amendment Map
5. Zone Change Map

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
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March 29, 2022

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

Dear Honorable Members:

**PROPOSED GENERAL PLAN AMENDMENT AND VESTING ZONE CHANGE ON
PROPERTY LOCATED AT 2417-2455 NORTH THOMAS STREET AND 2428-2436
NORTH GATES STREET WITHIN THE NORTHEAST LOS ANGELES COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555, and 558 of the City Charter, transmitted herewith is the **January 27, 2022** action of the City Planning Commission recommending approval of a proposed **General Plan Amendment** to the Northeast Los Angeles Community Plan by changing the land use designation for the property located at 2417-2455 North Thomas Street and 2428-2436 North Gates Street from Low Residential to Neighborhood Commercial. The City Planning Commission recommended approval of a concurrent Vesting Zone Change from [Q]R1-1D and [Q]R1-1D-HPOZ to (T)(Q)C4-1D and (T)(Q)C4-1D-HPOZ to permit storage, office and motion picture/television uses on the property and allow a maximum floor area of 27,318 square feet.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed Land Use Designation and Zone 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-2019-4984-ND; 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 Vesting Zone 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 Northeast Los Angeles Community Plan as set forth in the attached exhibit; and
6. Adopt the Ordinance for the change of zone from [Q]R1-1D and [Q]R1-1D-HPOZ to (T)(Q)C4-1D and (T)(Q)C4-1D-HPOZ, subject to the [T] Tentative Classification, [Q] Qualified Classification Conditions, and [D] Development Limitations 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

Debbie Lawrence

Debbie Lawrence, AICP
Senior City Planner

VPB:DL:NS

Attachments:

1. City Planning Case File
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