

To: The Council

Date: 09-22-23

From: Mayor

Council District: 10

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND HEIGHT
DISTRICT CHANGE ON PROPERTY LOCATED AT 3431-3455 WEST 8TH STREET
(749-767 SOUTH HARVARD BOULEVARD, 744-762 SOUTH HOBART BOULEVARD)
WITHIN THE WILSHIRE COMMUNITY PLAN

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



KAREN BASS
Mayor

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
ILISSA GOLD
MONIQUE LAWSHE
HELEN LEUNG
KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

August 29, 2023

The Honorable Karen Bass
Mayor, City of Los Angeles
City of Los Angeles
City Hall, Room 303
Los Angeles, California 90012

Dear Mayor Bass:

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 3431-3455 WEST 8TH STREET (749-767 SOUTH HARVARD BOULEVARD, 744-762 SOUTH HOBART BOULEVARD) WITHIN THE WILSHIRE COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555, and 558 of the City Charter, transmitted herewith is the May 25, 2023 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Wilshire Community Plan by changing the land use designation for the property located at 3431-3455 West 8th Street (749-767 South Harvard Boulevard, 744-762 South Hobart Boulevard) from Neighborhood Office Commercial to Regional Commercial. The City Planning Commission recommended approval of a concurrent Zone Change and Height District Change from C2-1 and PB-1 to (T)(Q)C2-2 for the construction, use, and maintenance of a mixed-use building containing 251 residential dwelling units, with 13 units set aside for Extremely Low Income Households and 16 units set aside for Very Low Income Households and 61,500 square feet of commercial/office floor area, with a maximum 4.64:1 Floor Area Ratio.

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 City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, zone, and height district 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 and Height District Change will be transmitted to you following City Council's action.

RECOMMENDATION

That the Mayor:

The Honorable Karen Bass

CF YY-XXXX

Page 2

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 City Council adopt, by Resolution, the Plan Amendment to the Central City 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

Deborah Kahen
Deborah Kahen, AICP
Senior City Planner

VPB:DK:CD

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
ILISSA GOLD
MONIQUE LAWSHE
HELEN LEUNG
KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

August 29, 2023

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

Dear Honorable Members:

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 3431-3455 WEST 8TH STREET (749-767 SOUTH HARVARD BOULEVARD, 744-762 SOUTH HOBART BOULEVARD) WITHIN THE WILSHIRE COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555, and 558 of the City Charter, transmitted herewith is the May 25, 2023 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Wilshire Community Plan by changing the land use designation for the property located at 3431-3455 West 8th Street (749-767 South Harvard Boulevard, 744-762 South Hobart Boulevard) from Neighborhood Office Commercial to Regional Commercial. The City Planning Commission recommended approval of a concurrent Zone Change and Height District Change from C2-1 and PB-1 to (T)(Q)C2-2 for the construction, use, and maintenance of a mixed-use building containing 251 residential dwelling units, with 13 units set aside for Extremely Low Income Households and 16 units set aside for Very Low Income Households and 61,500 square feet of commercial/office floor area, with a maximum 4.64:1 Floor Area Ratio.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, zone, and height district 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-2019-2568-SCEA dated November 2022; 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

The Honorable City Council

CF YY-XXXX

Page 2

3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the recommended Zone Change and Height District 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 Wilshire Community Plan as set forth in the attached exhibit; and
6. Adopt the ordinance for the change of zone from C2-1 and PB-1 to (T)(Q)C2-2, subject to the (T) Tentative Classification and (Q) Qualified Classification conditions 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

Deborah Kahan
Deborah Kahan, AICP
Senior City Planner

VPB:DK:CD