

To: The Council

Date: 12-21-23

From: Mayor

Council District: 09

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 902-944 WEST 30TH STREET, 3011-3111 SOUTH UNIVERSITY AVENUE, 3042-3126 SOUTH HOOVER STREET & 835-847 WEST 32ND STREET WITHIN THE SOUTH LOS ANGELES COMMUNITY PLAN

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

A handwritten signature in black ink that reads "Karen Bass". The signature is fluid and cursive, with the first name "Karen" and last name "Bass" clearly distinguishable.

KAREN BASS  
Mayor

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

SAMANTHA MILLMAN  
PRESIDENT

MONIQUE LAWSHE  
VICE-PRESIDENT

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**CITY OF LOS ANGELES  
CALIFORNIA**



KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
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VINCENT P. BERTONI, AICP  
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SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

November 7, 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 THE PROPERTY LOCATED AT 902-944 WEST 30<sup>TH</sup> STREET, 3011-3111 SOUTH UNIVERSITY AVENUE, 3042-3126 SOUTH HOOVER STREET & 835-847 WEST 32<sup>ND</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 14, 2023 action of the City Planning Commission approving a proposed General Plan Amendment to change the land use designation on the subject property from Medium Residential to Community Commercial in the South Los Angeles Community Plan area. The City Planning Commission also approved a Vesting Zone Change and Height District Change from R3-1-O to (T)(Q)C2-2D-O, to permit the construction of a new athletic stadium.

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.

Your action is requested on the proposed General 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 the City Council's action.

**RECOMMENDATION**

That the City Council:

1. **Find**, pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-271-EIR, certified on January 30, 2009 and as supported by the third addendum dated September 2023, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.

2. **Approve** a General Plan Amendment to change the land use designation on the subject property from Medium Residential to Community Commercial in the South Los Angeles Community Plan area;
3. **Approve** a Vesting Zone Change and Height District Change from R3-1-O to (T)(Q)C2-2D-O;
4. **Adopt** the attached Conditions of Approval; and
5. **Adopt** the attached Findings.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

A handwritten signature in blue ink, appearing to read 'Heather', with a long horizontal flourish extending to the right.

HEATHER BLEEMERS  
Senior City Planner

Attachments:

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

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

November 7, 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 THE PROPERTY LOCATED AT 902-944 WEST 30<sup>TH</sup> STREET, 3011-3111 SOUTH UNIVERSITY AVENUE, 3042-3126 SOUTH HOOVER STREET & 835-847 WEST 32<sup>ND</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 13, 2023 action of the City Planning Commission approving a proposed General Plan Amendment to change the land use designation on the subject property from Medium Residential to Community Commercial in the South Los Angeles Community Plan area. The City Planning Commission also approved a Vesting Zone Change and Height District Change from R3-1-O to (T)(Q)C2-2D-O , to permit the construction of a new athletic stadium

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed height district, and vesting 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. **Find**, pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-271-EIR, certified on January 30, 2009, and as supported by the third addendum dated September 2023, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project;
2. **Approve** a General Plan Amendment to change the land use designation on the subject property from Medium Residential to Community Commercial in the South Los Angeles Community Plan area;

3. **Approve** a Vesting Zone Change and Height District Change from R3-1-O to (T)(Q)C2-2D-O;
4. **Adopt** the attached Conditions of Approval; and
5. **Adopt** the attached Findings.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

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HEATHER BLEEMERS  
Senior City Planner

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1. City Planning Case File
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