

To: The Council

Date: 04/29/2021

From: Mayor

Council District: 10

A Proposed General Plan Amendment, Zone Change, and Height District Change,  
and CPIO Amendment on Property Located at 3031 South Hauser Boulevard and  
5461 West Jefferson Boulevard, within the West Adams Baldwin Hills - Leimert  
Community Plan  
(Case No. CPC-2020-5889-GPA-ZC-CPIOA-HD)

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

VAHID KHORSAND  
VICE-PRESIDENT

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**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

Date: January 5, 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, ZONE CHANGE, HEIGHT DISTRICT CHANGE,  
AND CPIO AMENDMENT ON PROPERTY LOCATED AT 3031 SOUTH HAUSER  
BOULEVARD AND 5461 WEST JEFFERSON BOULEVARD, WITHIN THE WEST ADAMS-  
BALDWIN HILLS-LEIMERT COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the January 5, 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 Open Space to Hybrid Industrial within the West Adams-Baldwin Hills-Leimert Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Zone Change and Height District Change from OS-1XL to CM-1VL-CPIO and Community Plan Implementation Overlay ("CPIO") Amendment to amend the ordinance for the West Adams CPIO District (Ordinance No. 184,794) in the West Adams-Baldwin Hills-Leimert Community Plan to add the subject site to the Commercial Corridors Subarea and extend the boundary of the Commercial Corridors Subarea.

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 Change and CPIO Amendment 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 West Adams-Baldwin Hills-Leimert 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

A handwritten signature in blue ink, appearing to read 'Haydee Urita-Lopez', is written over the printed name.

Haydee Urita-Lopez  
Principal City Planner

Enclosures:

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

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DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

Date: January 5, 2021

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

Dear Honorable Members:

**PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT CHANGE,  
AND CPIO AMENDMENT ON PROPERTY LOCATED AT 3031 SOUTH HAUSER  
BOULEVARD AND 5461 WEST JEFFERSON BOULEVARD, WITHIN THE WEST ADAMS-  
BALDWIN HILLS-LEIMERT COMMUNITY PLAN**

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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**

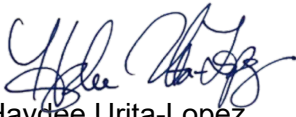
That the City Council:

1. Find, based on its independent judgement, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2020-5890-CE; and Adopt the Categorical Exemption as the environmental clearance; 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 Zone Change and Height District for the subject property; and
4. Concur in the attached action of the City Planning Commission relative to its recommended approval of the recommended CPIO Amendment for the subject property; and
5. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
6. Adopt by Resolution, the proposed Plan Amendment to the West Adams- Baldwin Hills-Leimert Community Plan as set forth in the attached exhibit; and
7. Adopt the ordinance changing the zone from OS-1XL to CM-1VL-CPIO, as set forth in the attached exhibit; and
8. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

A handwritten signature in blue ink, appearing to read 'Haydee Urita-Lopez', is written over the printed name.

Haydee Urita-Lopez  
Principal City Planner

Enclosures:

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