

To: The Council

Date: 07-06-2021

From: Mayor

Council District: 14

PROPOSED GENERAL PLAN AMENDMENT ON PROPERTIES LOCATED AT
2117-2147 EAST VIOLET STREET AND 2118-2142 EAST 7th PLACE
AND A PROPOSED ZONE CHANGE AND HEIGHT DISTRICT CHANGE FOR
PROPERTIES WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN

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

A handwritten signature in black ink, appearing to read "E. Garcetti", with a horizontal line extending to the right.

ERIC GARCETTI
Mayor

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

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JENNA HORNSTOCK
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VACANT

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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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

VACANT
DEPUTY DIRECTOR

May 4, 2021

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

Dear Mayor Garcetti:

A PROPOSED GENERAL PLAN AMENDMENT ON PROPERTIES LOCATED AT 2117-2147 EAST VIOLET STREET AND 2118-2142 EAST 7th PLACE AND A PROPOSED ZONE CHANGE AND HEIGHT DISTRICT CHANGE FOR PROPERTIES WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN;

Pursuant to the provisions of Section 555, 556 and 558 of the City Charter, transmitted herewith is the September 27, 2018 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Central City North Community Plan by amending the Central City North Community Plan Land Use Map to indicate that Regional Center Commercial is applicable to the property located at 2117-2147 East Violet Street and 2118-2142 East 7th Place.

The City Planning Commission additionally recommended approval of a Zone and Height District change on the property located at 2117-2147 East Violet Street and 2118-2142 East 7th Place, from M3-1-RIO to [T][Q]C2-2-RIO.

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 Modified 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 and height district 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; and
2. Recommend that the City Council Adopt the attached Modified 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 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

A handwritten signature in blue ink, appearing to read "Milena Zasadzien", with a long horizontal flourish extending to the right.

Milena Zasadzien
Senior City Planner

VPB:MZ:KK:RF:sj

Enclosures

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

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

May 4, 2021

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

Dear Honorable Members:

A PROPOSED GENERAL PLAN AMENDMENT ON PROPERTIES LOCATED AT 2117-2147 EAST VIOLET STREET AND 2118-2142 EAST 7th PLACE AND A PROPOSED ZONE CHANGE AND HEIGHT DISTRICT CHANGE FOR PROPERTIES WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN;

Pursuant to the provisions of Section 555, 556 and 558 of the City Charter, transmitted herewith is the April 8, 2021 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Central City North Community Plan by amending the Central City North Community Plan Land Use Map to indicate that Regional Center Commercial is applicable to the property located at 2117-2147 East Violet Street and 2118-2142 East 7th Place.

The City Planning Commission additionally recommended approval of a Zone and Height District change on the property located at 2117-2147 East Violet Street and 2118-2142 East 7th Place, from M3-1-RIO to [T][Q]C2-2-RIO.

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 Modified 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 and height district change will be transmitted to you following your action on this request.

RECOMMENDATION

That the City Council:

1. Find, based on independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2017-438-EIR for the above referenced project;
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;
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 Modified Conditions of Approval;
4. Adopt the attached Modified Findings of the City Planning Commission as the Findings of the City Council;
5. Adopt by Resolution, the proposed Plan Amendment to the Central City North Community Plan as set forth in the attached exhibit;
6. Adopt the ordinance for the change of zone from M3-1-RIO to [T][Q]C2-2-RIO, 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



Milena Zasadzien
Senior City Planner

VPB:MZ:KK:RF:sj

Enclosures

1. City Planning Case File
2. City Planning Commission action, including Modified Findings and Modified Conditions of Approval
3. Resolution Amending the Community Plan
4. General Plan Land Use Change Map
5. Zone and Height District Change Ordinance Map