

To: The Council

Date: 07-06-2021

From: Mayor

Council District: 13

A Proposed General Plan Amendment, Zone Change and Height District Change  
on the Property Located At 514-550 South Shatto Place & 3119 West 6th Street  
Within The Wilshire 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  
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CAROLINE CHOE  
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**CITY OF LOS ANGELES  
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MAYOR

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DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

June 8, 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, ZONE CHANGE AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 514-550 SOUTH SHATTO PLACE & 3119 WEST 6TH STREET WITHIN THE WILSHIRE COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the April 22, 2021 action of the City Planning Commission approving a proposed General Plan Amendment to the Wilshire Community Plan by changing the land use designation for the property from Community Commercial to Regional Center Commercial. The City Planning Commission also approved a Zone and Height District Change from CR-1 and C2-1 to (T)(Q)C2-2, to permit the construction of a new, 367-unit mixed-use development.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, zone change, and height district 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. Concur in the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;
2. Concur in the attached Action of the City Planning Commission relative to its approval of the recommended Zone Change for the subject property, with the attached conditions of approval;
3. Concur in the attached Action of the City Planning Commission relative to its approval of the recommended Height District Change for the subject property, with the attached conditions of approval;

4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
5. Adopt, by Resolution, the proposed General Plan Amendment to the Wilshire Community Plan as set forth in the attached exhibit;
6. Adopt the Ordinance for the change of zones to CR-1 and C2-1 to (T)(Q)C2-2D subject to the (Q) Qualified Classification conditions and "D" Development Limitations as set forth in the attached exhibit; and
7. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in the Addendum to Sustainable Community Environmental Assessment No. ENV-2018-3986-SCEA-REC1.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Heather Bleemers  
Senior City Planner

VPB:HB

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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June 8, 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, ZONE CHANGE AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 514-550 SOUTH SHATTO PLACE & 3119 WEST 6TH STREET WITHIN THE WILSHIRE COMMUNITY PLAN**

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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 Mayor:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;
2. Concur in the attached action of the City Planning Commission relative to its approval of the requested Zone Change for the subject property, with the attached conditions of approval;

The Honorable Eric Garcetti  
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3. Concur in the attached Action of the City Planning Commission relative to its approval of the recommended Height District Change for the subject property, with the attached conditions of approval;
4. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Heather Bleemers  
Senior City Planner

VPB:HB

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