

To: The Council

Date: 09-29-21

From: Mayor

Council District: 11

PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND SPECIFIC PLAN AMENDMENT ON A PROPERTY LOCATED AT 2102 - 2120 S. PACIFIC AVENUE, 116 - 302 E. NORTH VENICE BOULEVARD, 2106 - 2116 S. CANAL STREET, AND 319 E. SOUTH VENICE BOULEVARD, WITHIN THE VENICE 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
PRESIDENT

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VACANT

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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ARTHI L. VARMA, AICP
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

July 13, 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:

PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND SPECIFIC PLAN AMENDMENT ON A PROPERTY LOCATED AT 2102 - 2120 S. PACIFIC AVENUE, 116 - 302 E. NORTH VENICE BOULEVARD, 2106 - 2116 S. CANAL STREET, AND 319 E. SOUTH VENICE BOULEVARD, WITHIN THE VENICE COMMUNITY PLAN.

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the May 27, 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 and Low Medium II Residential to Neighborhood Commercial within the Venice Community Plan ("Community Plan") and the certified Venice Local Coastal Program Land Use Plan (Venice LUP). Further, the City Planning Commission recommended the approval of text amendments to the certified Venice LUP for Permanent Supportive Housing. The City Planning Commission recommended approval of a concurrent vesting Zone Change and Height District Change from OS-1XL-O to (T)(Q)C2-1L-O and a Specific Plan Amendment to the Venice Coastal Zone Specific Plan to create a new subarea "Subarea A" for a Permanent Supportive Housing project. The proposed General Plan Amendment is to facilitate the demolition of a surface parking lot and a four-unit apartment building and the construction of a three-story with a four-story campanile, 103,957-square foot, mixed-use, 100 percent affordable housing development consisting of 140 dwelling units, providing 357 parking spaces.

The proposed amendments to the General Plan and certified Venice LUP are 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, and text and map changes to the certified Venice LUP will conform to the City's General Plan, and 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, Height District Change and Specific Plan Amendment will be transmitted to you following the City Council's action.

The amendments to the Venice LUP will not be certified until the City Council by resolution: 1) adopts the amendments to the Venice LUP, and 2) transmits the amendments to the California Coastal Commission.

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;
2. Recommend that the City Council Adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment;
3. Recommend that the City Council Adopt, by Resolution, the Plan Amendment to the Venice Community Plan, as shown in the attached exhibit;
4. Recommend that the City Council Adopt, by Resolution, the Plan Amendment to the Certified Venice LUP text and maps, as shown in the attached exhibit;
5. Recommend that the City Council Adopt, by Resolution, directing staff to submit the Plan Amendment to the certified Venice LUP to the California Coastal Commission for certification; and
6. Recommend that the City Council direct staff to revise the Community Plan and the certified Venice LUP in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning


Juliet Oh
Senior City Planner

VPB:FR:JO:EG:IB

c: Faisal Roble
Elizabeth Gallardo
Ira Brown

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
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CITY PLANNING COMMISSION

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

July 13, 2021

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

Dear Honorable Members:

PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND SPECIFIC PLAN AMENDMENT ON A PROPERTY LOCATED AT 2102 - 2120 S. PACIFIC AVENUE, 116 - 302 E. NORTH VENICE BOULEVARD, 2106 - 2116 S. CANAL STREET, AND 319 E. SOUTH VENICE BOULEVARD, WITHIN THE VENICE COMMUNITY PLAN.

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the May 27, 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 and Low Medium II Residential to Neighborhood Commercial within the Venice Community Plan ("Community Plan") and the certified Venice Local Coastal Program Land Use Plan (Venice LUP). Further, the City Planning Commission recommended the approval of text amendments to the certified Venice LUP for Permanent Supportive Housing. The City Planning Commission recommended approval of a concurrent vesting Zone Change and Height District Change from OS-1XL-O and to (T)(Q)C2-1L-O and an Specific Plan Amendment to the Venice Coastal Zone Specific Plan to create a subarea "Subarea A" for a Permanent Supportive Housing project. The proposed General Plan Amendment is to facilitate the demolition of a surface parking lot and a four-unit apartment building and the construction of a three-story with a four-story campanile, 103,957-square foot, mixed-use, 100 percent affordable housing development consisting of 140 dwelling units, providing 357 parking spaces.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zoning district will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed amendment to the General Plan and Venice LUP 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.

The amendments to the Venice LUP will not be certified until the City Council by resolution:

- 1) adopts the amendments to the Venice LUP, and
- 2) transmits the amendments to the California Coastal Commission.

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-2018-6667-SE; and
2. Concur in the attached action of the City Planning Commission relative to its recommended approval, pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under PRC Section 21080.27(b)(1), that based on the whole of the administrative record as supported by the justification prepared and found in Case No. ENV-2018-6667-SE, the project is statutorily exempt from CEQA; and
3. 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
4. Concur in the attached action of the City Planning Commission relative to its recommended approval of the amendment to the certified Venice LUP for the subject property; and
5. Concur in the attached action of the City Planning Commission relative to its recommended approval of the Specific Plan Amendment, Zone Change and Height District Change for the subject property, with the attached conditions of approval; and
6. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
7. Adopt by Resolution, the proposed Plan Amendment to the Venice Community Plan and certified Venice LUP as set forth in the attached exhibit; and
8. Adopt, by Resolution, directing staff to submit the Plan Amendment to the Certified Venice LUP to the California Coastal Commission for certification; and
9. Adopt the ordinance amending the Venice Coastal Zone Specific Plan to create a new subarea "Subarea A" and establish related land use regulation and development standards; and
10. Adopt the ordinance changing the zone from OS-1XL-O to (T)(Q)C2-1L-O, subject to the (T) Tentative Classification and (Q) Qualified Classification conditions, as set forth in the attached exhibit; and

11. Direct staff to revise the Venice Community Plan and certified Venice LUP in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning


Juliet Oh
Senior City Planner

VPB:FR:JO:EG:IB

c: Faisal Roble
Elizabeth Gallardo
Ira Brown