

To: The Council

Date: 10-07-21

From: Mayor

Council District: 14

PROPERTY LOCATED AT 1000-1026 SOUTH MATEO STREET, 2006-2018 EAST BAY STREET, AND 2001-2023 EAST SACRAMENTO STREET WITHIN THE CENTRAL CITY NORTH 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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HELEN LEUNG  
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**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
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  
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ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

August 24, 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, VESTING ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 1000-1026 SOUTH MATEO STREET, 2006-2018 EAST BAY STREET, AND 2001-2023 EAST SACRAMENTO STREET WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555, and 558 of the City Charter, transmitted herewith is the July 22, 2021 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Central City North Community Plan by changing the land use designation for the property located at 1000-1026 South Mateo Street, 2006-2018 East Bay Street, and 2001-2023 East Sacramento Street from Heavy Manufacturing to Commercial Industrial and removing Footnote Nos. 1 and 6 of the General Plan Land Use Map from the property to permit Height District 2 in the CM Zone. The City Planning Commission recommended approval of a concurrent Vesting Zone Change and Height District Change from M3-1-RIO to [T][Q]CM-2D-RIO to permit residential uses on the property and allow a maximum Floor Area Ratio (FAR) of 4.37:1.

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 Vesting Zone Change and Height District Change 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.

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;
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 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

*Debbie Lawrence*

Debbie Lawrence, AICP  
Senior City Planner

VPB:DL:NC

Attachments:

1. City Planning Case File
2. City Planning Commission Letter of Determination, including Conditions and Findings
3. Resolution Amending the Community Plan
4. General Plan Amendment Map
5. Zone Change and Height District Change Map

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August 24, 2021

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

Dear Honorable Members:

**PROPOSED GENERAL PLAN AMENDMENT, VESTING ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 1000-1026 SOUTH MATEO STREET, 2006-2018 EAST BAY STREET, AND 2001-2023 EAST SACRAMENTO STREET WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555, and 558 of the City Charter, transmitted herewith is the July 22, 2021 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Central City North Community Plan by changing the land use designation for the property located at 1000-1026 South Mateo Street, 2006-2018 East Bay Street, and 2001-2023 East Sacramento Street from Heavy Manufacturing to Commercial Industrial and removing Footnote Nos. 1 and 6 of the General Plan Land Use Map from the property to permit Height District 2 in the CM Zone. The City Planning Commission recommended approval of a concurrent Vesting Zone Change and Height District Change from M3-1-RIO to [T][Q]CM-2D-RIO to permit residential uses on the property and allow a maximum Floor Area Ratio (FAR) of 4.37:1.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed Land Use Designation, Zone, and Height District 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 judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2016-4555-SCEA; 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 Vesting Zone Change and Height District Change for the subject property, with the attached conditions of approval; and
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
5. Adopt by Resolution, the proposed Plan Amendment to the Central City North Community Plan as set forth in the attached exhibit; and
6. Adopt the Ordinance for the change of zone from M3-1-RIO to [T][Q]CM-2D-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

*Debbie Lawrence*

Debbie Lawrence, AICP  
Senior City Planner

VPB:DL:NC

Attachments:

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