

RESOLUTION

WHEREAS, the subject project is located within the area covered by the Central City North Community Plan (“Community Plan”), which was adopted by the City Council on December 15, 2020 (CF 97-0282); and

WHEREAS, the City Planning Commission, at its meeting on July 22, 2021, recommended approval of a General Plan Amendment to the Community Plan to amend the land use designation of the subject 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 remove Footnote Nos. 1 and 6 of the General Plan Land Use Map from the subject property to permit Height District 2 in the CM Zone; and recommended approval of a Vesting Zone Change and Height District Change from M3-1-RIO to [T][Q]CM-2D-RIO; and

WHEREAS, the approved project is for the demolition of existing buildings and a surface parking lot; and construction, use and maintenance of an eight-story mixed-use building containing 106 live/work condominium units, including nine (9) units set aside for Very Low Income Households and three (3) units set aside for Moderate Income Households, and 119,845 square feet of commercial space, including retail, restaurant, and office, on a 62,111-square foot site. The proposed building would be 127 feet in height, as measured to the top of the parapet, and contain 257,287 square feet of floor area with an FAR of 4.37:1. The project would provide 402 vehicle parking spaces within a three-level parking garage (two above-grade levels and one subterranean level), 145 bicycle parking stalls, and 18,862 square feet of usable open space; and

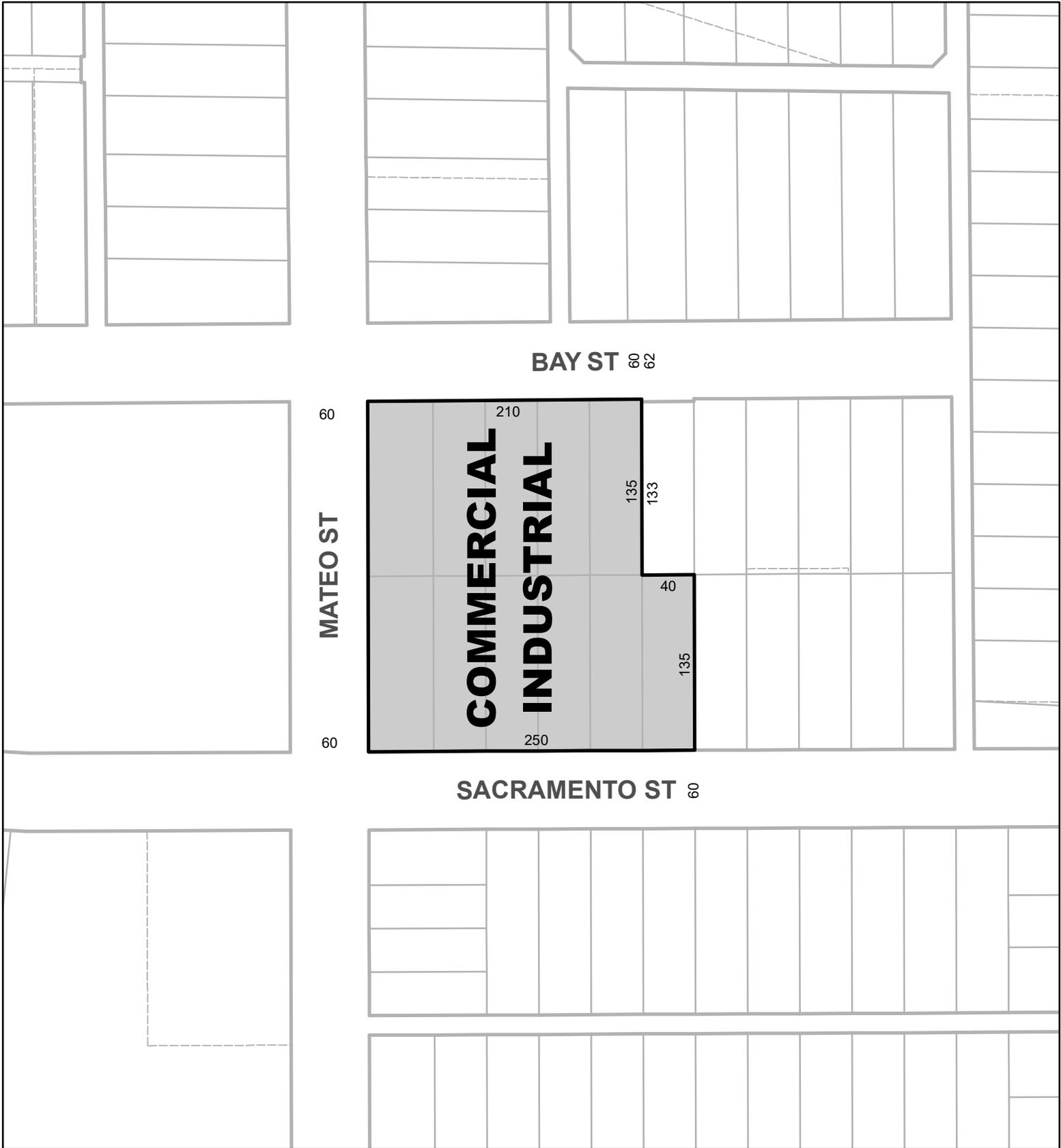
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Central City North Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Commercial Industrial land use designation and the [T][Q]CM-2D-RIO Zone and Height District will allow the project as described above, which is consistent with the Community Plan and Zone; and

WHEREAS, the project has been reviewed by the Sustainable Communities Environmental Assessment, Case No. ENV-2016-4555-SCEA, in accordance with the City’s Guidelines for implementation of the California Environmental Quality Act (“CEQA”); and

NOW, THEREFORE, BE IT RESOLVED that the Central City North Community Plan be amended as shown on the attached General Plan Amendment Map and that Footnote Nos. 1 and 6 be amended to remove the subject property and allow Height District 2.



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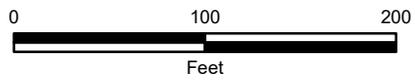
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