

To: The Council

Date: 10-29-21

From: Mayor

Council District: 14

A PROPOSED GENERAL PLAN AMENDMENT AND VESTING ZONE CHANGE ON
THE PROPERTY LOCATED AT 454 SOUTH SAN PEDRO STREET AND 501-511
EAST 5TH STREET WITHIN THE CENTRAL CITY 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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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
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VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 26, 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 AND VESTING ZONE CHANGE ON THE
PROPERTY LOCATED AT 454 SOUTH SAN PEDRO STREET AND 501-511 EAST 5TH
STREET WITHIN THE CENTRAL CITY COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the September 30, 2021 action of the City Planning Commission approving a proposed General Plan Amendment to the Central City Community Plan by changing the land use designation for the property from Light Manufacturing to Regional Center Commercial. The City Planning Commission also approved a Vesting Zone Change from M2-2D to (T)(Q)C2-2D, to permit the construction of a new, 98-unit mixed-use Permanent Supportive Housing development.

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 Vesting Zone 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 Vesting Zone Change for the subject property, with the attached conditions of approval;

The Honorable Eric Garcetti
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3. 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



Oliver Netburn
City Planner

VPB:ON

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

**DEPARTMENT OF
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COMMISSION OFFICE
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 26, 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, AND VESTING ZONE CHANGE ON THE PROPERTY LOCATED AT 454 SOUTH SAN PEDRO STREET AND 501-511 EAST 5TH STREET WITHIN THE CENTRAL CITY COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the September 30, 2021 action of the City Planning Commission approving a proposed General Plan Amendment to the Central City Community Plan by changing the land use designation for the property from Light Manufacturing to Regional Center Commercial. The City Planning Commission also approved a Vesting Zone Change from M2-2D to (T)(Q)C2-2D, to permit the construction of a new, 98-unit mixed-use Permanent Supportive Housing development.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, and vesting zone 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 Vesting Zone Change for the subject property, with the attached conditions of approval;
3. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;

4. Adopt, by Resolution, the proposed General Plan Amendment to the Central City Community Plan as set forth in the attached exhibit;
5. Adopt the Ordinance for the change of zone to M2-2D to (T)(Q)C2-2D subject to the (Q) Qualified Classification conditions as set forth in the attached exhibit; and
6. Find that the proposed project is statutorily exempt from the California Environmental Quality Act (CEQA) under Case No. ENV-2021-2545-SE, pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resources Code Section 21080.27(b)(1).

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Oliver Netburn
City Planner

VPB:ON

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