

To: The Council

Date: 05-06-22

From: Mayor

Council District: 14

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND
HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT
635-657 SOUTH MESQUIT STREET, 632-648 SOUTH SANTA FE AVENUE, AND
1585 EAST JESSE 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
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG

YVETTE LOPEZ-LEDESMA
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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
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

April 12, 2022

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 635-657 SOUTH MESQUIT STREET, 632-648 SOUTH SANTA FE AVENUE, AND 1585 EAST JESSE 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 January 27, 2022 action of the City Planning Commission approving a proposed General Plan Amendment to the Central City North Community Plan by modifying Footnote 1 and Footnote 6 for properties subject to Height District 1 to exclude the subject property. The City Planning Commission also approved a Zone Change and Height District Change from M3-1-RIO to (T)(Q)M3-2D-RIO, to permit the construction of a new 14-story office commercial 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 Zone Change and Height District Change will be transmitted to you following the City Council's action.

RECOMMENDATION

That the City Council:

- 1) **Find**, pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2020-6829-MND as adopted on December 22, 2021, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
- 2) **Recommend** that the Mayor and the City Council **approve** a General Plan Amendment to amend footnotes one (1) and six (6) of the Central City North Community Plan to include the subject property;

- 3) **Recommend** that the City Council **approve** a Height District change from Height District 1 to Height District 2D;
- 6) **Adopt**, the attached Conditions of Approval; and
- 7) **Adopt**, the attached Findings.

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

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
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April 12, 2022

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 635-657 SOUTH MESQUIT STREET, 632-648 SOUTH SANTA FE AVENUE, AND 1585 EAST JESSE STREET WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN

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The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed height district, and 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) **Find**, pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2020-6829-MND as adopted on December 22, 2021, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
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- 7) **Adopt**, the attached Findings.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Oliver Netburn
City Planner

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