

To: The Council

Date: 10-05-22

From: Mayor

Council District: 14

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND HEIGHT  
DISTRICT CHANGE ON THE PROPERTY LOCATED AT 2053-2059 EAST 7TH  
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  
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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 30, 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 2053-2059 EAST 7<sup>TH</sup> 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 April 28, 2022 action of the City Planning Commission approving a proposed General Plan Amendment to the Central City North Community Plan to amend land use designation for the subject property from Heavy Manufacturing to Regional Center Commercial. The City Planning Commission also approved a Zone Change and Height District Change from M3-1-RIO to (T)(Q)C2-2D-RIO, to permit a one-story addition to an existing, three-story hotel, and the construction, use, and maintenance of a new attached, 15-story hotel with 103 guest rooms.

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 Mayor:

- 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-2017-4735-MND, including the Erratum, dated March 2022, as adopted on April 28, 2022, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;

- 2) **Recommend** that the City Council **approve** a General Plan Amendment to the Central City North Community Plan to amend the land use designation for the subject property from Heavy Manufacturing to Regional Center Commercial;
- 3) **Approve** a Zone Change and Height District Change from M3-1-RIO to (T)(Q)C2-2D-RIO;
- 4) **Adopt**, the attached Conditions of Approval; and
- 5) **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

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August 30, 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 2053-2059 EAST 7<sup>TH</sup> 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 April 28, 2022 action of the City Planning Commission approving a proposed General Plan Amendment to the Central City North Community Plan to amend land use designation for the subject property from Heavy Manufacturing to Regional Center Commercial. The City Planning Commission also approved a Zone Change and Height District Change from M3-1-RIO to (T)(Q)C2-2D-RIO, to permit a one-story addition to an existing, three-story hotel, and the construction, use, and maintenance of a new attached, 15-story hotel with 103 guest rooms.

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-2017-4735-MND, including the Erratum, dated March 2022, as adopted on April 28, 2022, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
- 2) **Approve** a General Plan Amendment to the Central City North Community Plan to amend the land use designation for the subject property from Heavy Manufacturing to Regional Center Commercial;

- 3) **Approve** a Zone Change and Height District Change from M3-1-RIO to (T)(Q)C2-2D-RIO;
- 4) **Adopt**, the attached Conditions of Approval; and
- 5) **Adopt**, the attached Findings.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Oliver Netburn  
City Planner

VPB:ON

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