

To: The Council

Date: 12-08-22

From: Mayor

Council District: 14

PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 4402-4486 EAST FLORIZEL STREET, 4401-4499 EAST MERCURY AVENUE, 3501-3531 NORTH MCKENZIE AVENUE WITHIN NORTHEAST LOS ANGELES COMMUNITY PLAN AREA

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
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

December 1, 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:

PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 4402-4486 EAST FLORIZEL STREET, 4401-4499 EAST MERCURY AVENUE, 3501-3531 NORTH MCKENZIE AVENUE WITHIN NORTHEAST LOS ANGELES COMMUNITY PLAN AREA

Pursuant to the provisions of Section 551, 555, and 558 of the City Charter, transmitted herewith is the October 13, 2022, action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Northeast Los Angeles Community Plan by changing the General Plan Land Use designation from Low Residential to Medium Residential. The City Planning Commission recommended approval of a concurrent Zone Change and Height District Change from [Q]R1-1D to [Q]R3-1, for the subject properties. The action is initiated by the City of Los Angeles Department of City Planning and pertains to properties that were designated and zoned for residential uses in the Northeast Los Angeles Community Plan (Ordinance No. 180,403). The action changes the General Plan Land Use designation and zoning of those properties to better reflect the site's historical use and the existing multi-family development within the surrounding area.

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, Zone, and Height District will conform to the City's General Plan, will reflect the site's historical use, and will be compatible with the existing multi-family development within the surrounding area.

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 Northeast Los Angeles 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



Jane Choi, AICP
Principal Planner

VPB:JC:JH

Attachments:

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

**DEPARTMENT OF
CITY PLANNING**

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

December 1, 2022

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

Dear Honorable Members:

PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE AND HEIGHT DISTRICT CHANGE ON THE PROPERTY LOCATED AT 4402-4486 EAST FLORIZEL STREET, 4401-4499 EAST MERCURY AVENUE, 3501-3531 NORTH MCKENZIE AVENUE WITHIN NORTHEAST LOS ANGELES COMMUNITY PLAN AREA

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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 reflect the site's historical use, and will be compatible with the existing multi-family development within the surrounding area.

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 recommended approval of the Addendum, ENV-2021-4160-EIR-ADD1, as the environmental clearance pursuant to CEQA Guidelines Sections 15162 and 15164; and

2. 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; and
3. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
4. Adopt by Resolution, the proposed Plan Amendment to the Northeast Los Angeles Community Plan as set forth in the attached exhibit; and
5. Adopt the Ordinance for the change of zone from [Q]R1-1D to [Q]R3-1, subject to the [Q] Qualified Classification Conditions as set forth in the attached exhibit; and
6. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Jane Choi, AICP
Principal Planner

VPB:JC:JH

Attachments:

1. City Planning Commission Letter of Determination, including Conditions and Findings
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