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Council File Number

[06-3236](#)

Title

SOUTH AND SOUTHEAST LOS ANGELES COMMUNITY PLAN AMENDMENTS

Subject

Communication from the Los Angeles City Planning Commission, dated December 5, 2006, relative to: CASE NO.: CPC 2006-7753 GPA Location: Figueroa Street Council District Nos.: 8 and 9 Plan Area: South and Southeast Los Angeles Request(s): General Plan Amendment Applicant: City of Los Angeles

Last Change Date

03/30/2007

Council District

8,9

Initiated by

Los Angeles City Planning Commission

Archive History

12-21-06 - For ref

12-21-06 - For ref - Communication from the Planning Department, dated December 5, 2006, relative to a proposed General Plan Amendment to redesignate properties currently designated Neighborhood Commercial to Community Commercial on Figueroa Street from the Santa Monica Freeway on the north to Martin Luther King Jr. Boulevard to the south and a second proposed General Plan Amendment to add a footnote to the South and Southeast Los Angeles Community Plans to permit a Height District 2D with a maximum floor area ratio of 4.5:1 for mixed use projects on commercially designated properties on Figueroa Street and the west side of Flower Street from the Santa Monica Freeway on the north to Martin Luther King Jr. Boulevard to the south.

12-21-06 - For ref - Transmittal from the Mayor of a Planning Department report, dated December 5, 2006, relative to two General Plan Amendments:

1) In the South Los Angeles Community Plan, redesignate properties currently designated Neighborhood Commercial to Community Commercial, and

2) Add a footnote to the South and Southeast Los Angeles Community Plans allowing a Height District 2D for certain mixed-use projects (as described) - CPC No. 2006-7753 GPA.

12-26-06 - Ref to Planning and Land Use Management Committee

12-26-06 - File to Planning and Land Use Management Committee Clerk

1-12-07 - Set for Planning and Land Use Management Committee on January 16, 2007

1-16-07 - Planning and Land Use Management Committee Disposition - Approved with modified conditions

2-7-07 - Council Action - Planning and Land Use Management Committee report ADOPTED, subject to the approval of the Mayor to:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Negative Declaration reflects the independent judgment of the lead agency in the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 06-3236 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Negative Declaration [ENV 2006-7754 ND].

2. ADOPT the November 9, 2006, FINDINGS of the City Planning Commission as modified by Planning and Land Use Management Committee, as the Findings of the City Council.

3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the City Planning Commission and the Director of Planning APPROVING the proposed General Plan Amendments to the South and Southeast Los Angeles Community Plans to redesignate properties currently designated Neighborhood Commercial to Community Commercial on Figueroa Street from the Santa Monica

Freeway on the north to Martin Luther King Jr. Boulevard to the south; and further modify proposed Footnote No.14, as previously recommended by the Director of Planning and approved by the City Planning Commission and the Mayor, to the South and Southeast Los Angeles Community Plans to allow mixed-use (residential/commercial) developments to be designated Height District 2D, provided that the City approves the corresponding zone change to establish the Height District 2D, and provided that no such development exceeds a maximum total floor area ratio (FAR) of 3:1. An additional FAR of 1.5:1, for a maximum total FAR of 4.5:1, may be granted for mixed-use projects that 1) set aside 20% of the dwelling units developed in the increment from 3:1 to 4.5:1 FAR for affordable housing, or 2) for projects reserved for and designed primarily to house students and/or students and their families, or 3) for projects approved by the Community Redevelopment Agency prior to Council adoption of the Figueroa Street Corridor General Plan Amendment, per Council File No. 06-3236. The affordable housing requirement will be satisfied by units that are affordable to households that earn 30%-120% of AMI, defined as very low, low and moderate income households in Sections 50079.5, 50093, 50105 and 50106 of the California Health and Safety Code. Commercial uses in such mixed-use projects shall comprise no less than 0.5 and no more than 0.9 FAR. One-hundred percent residential development shall not be permitted - Applicant: City of Los Angeles - CPC 2006-7753 GPA.

4. RETURN the proposed changes, as recommended in the Committee report, to the Mayor and the City Planning Commission simultaneously for recommendations to the Council, pursuant to Los Angeles Municipal Code 11.5.6.F. The City Planning Commission shall act within 60 days of the receipt of the Council proposed changes, and the Mayor shall act within 30 days of the receipt of the City Planning Commission's recommendation on the proposed changes, or the expiration of the time for the City Planning Commission to act if the Commission fails to make a timely recommendation. If either the City Planning Commission or the Mayor does not act within the time period, that inaction shall be deemed a recommendation of approval of the proposed changes - Findings ADOPTED - Resolution ADOPTED - Negative Declaration ADOPTED.

2-9-07 - File to Mayor

2-16-07 - Mayor's message concurred in Council action of February 7, 2007

2-20-07 - File to Council and Legislative Processing Clerk

2-27-07 - For ref - Communication from the Planning Department, dated February 16, 2007, relative to:

1) Plan Amendment from Neighborhood Commercial to Community Commercial on Figueroa Street and the west side of Flower Street from the Santa Monica Freeway on the north to Martin Luther King Jr. Boulevard on the south.

2) Plan Amendment to add Footnote #14 to both the South Los Angeles and Southeast Los Angeles Community Plans to allow a height district 2D with a maximum FAR of 4.5:1 for mixed use projects with further specifications and limitations, including a minimum and maximum commercial component and provisions for affordable housing, on properties designated Community Commercial on Figueroa Street and the west side of Flower Street from the Santa Monica Freeway on the north to Martin Luther King Jr. Boulevard on the south.

2-27-07 - For ref - Transmittal from the Mayor of a Planning Department report dated February 26, 2007 relative to two General Plan Amendments for the Figueroa Street Corridor - CPC 2006-7753 GPA.

3-1-07 - Ref to Planning and Land Use Management Committee - to Committee Clerk

3-7-07 - Council Action - Planning and Land Use Management Committee report ADOPTED, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Negative Declaration reflects the independent judgment of the lead agency in the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 06-3236 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Negative Declaration [ENV 2006-7754 ND].

2. ADOPT the November 9, 2006, FINDINGS of the City Planning Commission as modified by Planning and Land Use Management Committee, as the Findings of the City Council.

3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the City Planning Commission and the Director of Planning APPROVING the proposed General Plan Amendments to the South and Southeast Los Angeles Community Plans to redesignate properties currently designated Neighborhood Commercial to Community Commercial on Figueroa Street from the Santa Monica Freeway on the north to Martin Luther King Jr. Boulevard to the south; and further modify proposed Footnote No.14, as previously recommended by the Director of Planning and approved by the City Planning Commission and the Mayor, to the South and Southeast Los Angeles Community Plans to allow mixed-use (residential/commercial) developments to be designated Height District 2D, provided that the City approves the corresponding zone change to establish the Height District 2D, and provided that no such development exceeds a maximum total floor area ratio (FAR) of 3:1. An additional FAR of 1.5:1, for a maximum total FAR of 4.5:1, may be granted for mixed-use projects that 1) set aside 20% of the dwelling units developed in the increment from 3:1 to 4.5:1 FAR for affordable housing, or 2) for projects reserved for and designed primarily to house students and/or students and their families, or 3)

for projects approved by the Community Redevelopment Agency prior to Council adoption of the Figueroa Street Corridor General Plan Amendment, per Council File No. 06-3236. The affordable housing requirement will be satisfied by units that are affordable to households that earn 30%-120% of AMI, defined as very low, low and moderate income households in Sections 50079.5, 50093, 50105 and 50106 of the California Health and Safety Code. Commercial uses in such mixed-use projects shall comprise no less than 0.5 and no more than 0.9 FAR. One-hundred percent residential development shall not be permitted.

Applicant: City of Los Angeles CPC 2006-7753 GPA

4. RETURN the proposed changes, as recommended in the Committee report, to the Mayor and the City Planning Commission simultaneously for recommendations to the Council, pursuant to Los Angeles Municipal Code 11.5.6.F. The City Planning Commission shall act within 60 days of the receipt of the Council proposed changes, and the Mayor shall act within 30 days of the receipt of the City Planning Commission's recommendation on the proposed changes, or the expiration of the time for the City Planning Commission to act if the Commission fails to make a timely recommendation. If either the City Planning Commission or the Mayor does not act within the time period, that inaction shall be deemed a recommendation of approval of the proposed changes - Findings ADOPTED - Resolution ADOPTED - Mitigated Negative Declaration APPROVED

3-14-07 - File to Planning and Land Use Management Committee Clerk OK

3-20-07 - Council Action - Motion ADOPTED to approve Planning and Land Use Management Committee report recommendations:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Negative Declaration reflects the independent judgment of the lead agency in the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 06-3236 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Negative Declaration [ENV 2006-7754 ND].

2. ADOPT the February 16, 2007, FINDINGS of the Director of Planning as the Findings of the City Council.

3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the City Planning Commission (CPC) and the Director of Planning APPROVING the proposed General Plan Amendments to:

a) Redesignate properties currently designated Neighborhood Commercial to Community Commercial on Figueroa Street and the west side of Flower Street from the Santa Monica Freeway on the north to Martin Luther King Jr. Boulevard to the south within the South and Southeast Los Angeles Community Plans.

b) Add Footnote No. 14 to the South and Southeast Los Angeles Community Plans to allow mixed-use (residential/commercial) developments to be designated Height District 2D, provided that the City approves the corresponding zone change to establish the Height District 2D, and provided that no such development exceeds a maximum total floor area ratio (FAR) of 3:1. An additional FAR of 1.5:1, for a maximum total FAR of 4.5:1, may be granted for mixed-use projects that: 1) set aside 20% of the dwelling units developed in the increment from 3:1 to 4.5:1 FAR for affordable housing, or 2) for projects reserved for and designed primarily to house students and/or students and their families, or 3) for projects approved by the Community Redevelopment Agency prior to Council adoption of the Figueroa Street Corridor General Plan Amendment, per Council File No. 06-3236. The affordable housing requirement will be satisfied by units that are affordable to households that earn 30%-120% of AMI, defined as very low, low and moderate income households in Sections 50079.5, 50093, 50105 and 50106 of the California Health and Safety Code. Commercial uses in such mixed-use projects shall comprise no less than 0.5 and no more than 0.9 FAR. One-hundred percent residential development shall not be permitted - Resolution ADOPTED - Findings ADOPTED - Negative Declaration APPROVED

3-30-07 - File to Planning and Land Use Management Committee Clerk OK

3-30-07 - File in files