

PLANNING & LAND USE MANAGEMENT

MOTION

On June 6, 2018, the City Council adopted the Motion (Cedillo-Price) (Council File No. 18-0509) to initiate consideration of a General Plan Amendment, a Vesting Zone Change and Height District Change, and Sign District with respect to the site located at 1330 W. Pico Boulevard and 1308-1346 S. Albany Street ("Site"), and the "Add Area" generally bounded by Olympic Boulevard to the north, Albany Street to the west, Pico Boulevard to the south, and the 110 Freeway to the east.

On June 26, 2018, the Department of City Planning completed an initial review of entitlement application materials. The Department also completed an initial review of the proposed land use changes to the identified "Add Area", which includes several city blocks and currently does not have any associated specific development proposals or plans submitted with the City. The Department recommends that any proposed land use changes for the larger "Add Area" undergo a more thorough and holistic impact analyses under the City's Community Plan Update program. Such an analyses would be conducted in the context of the upcoming comprehensive update to the land use designations and zoning for the entire Westlake Community Plan. The previously-adopted Motion should therefore be amended to bifurcate the "Add Area" and refer proposed changes to the upcoming Westlake Community Plan update process.

The Site is located within walking distance and a ½ mile radius of the Los Angeles Convention Center. The previously adopted Motion was initiated to facilitate the advancement of the City's policy goal to encourage redevelopment in the transitional area between the Central City Community Plan Area, the Convention Center, and the Westlake Community Plan Area neighborhoods. The City desires to implement comprehensive zoning regulations and development patterns that promote a strong urban identity for communities in these transitional areas near the Downtown and Convention Center districts. The Central City Community Plan, currently undergoing an update, would locate a "Transit Core" district immediately east of the Westlake Community Plan Area allowing a maximum floor-area-ratio ranging from 10:1 to 13:1. The underserved area is located in proximity to the entertainment core and transportation corridors, including the Los Angeles Sports and Entertainment District, the Convention and Event Center Specific Plan Area, and the Metro Blue Line Pico Station. An increase in the allowable floor-area-ratio immediately west of the 110-Freeway would better integrate and provide for a transition of the urban form between the proposed "Transit Core" district and the Westlake Community Plan Area.

I THEREFORE MOVE that the Council action of June 6, 2018, relative to a Motion (Cedillo-Price) (Council File No. 18-0509) to initiate a General Plan Amendment, a Vesting Zone and Height District Change, and Sign District, with respect to the site located at 1330 W. Pico Boulevard and 1308-1346 S. Albany Street, and the "Add Area" generally bounded by Olympic Boulevard to the north, Albany Street to the west, Pico Boulevard to the south, and the 110 Freeway to the east, **BE AMENDED** to instruct the Department of City Planning, at the initiation of the City Council pursuant to Los Angeles Municipal Code Section 12.32.A, to prepare a resolution and ordinance for consideration and take the following actions in lieu of any previously adopted directives included in the File:



1. Instruct the Planning Department to prepare an ordinance for consideration for a Vesting Zone and Height District Change from CM-1-HPOZ (Commercial Manufacturing, Height District 1, Historic Preservation Overlay Zone) and CM-1 (Commercial Manufacturing Zone, Height District 1) to C2-4 (Commercial Zone, Height District 4) to permit a floor-area-ratio up to 6.5:1 with respect to the site located at 1330 West Pico Boulevard and 1308-1346 South Albany Street.
2. Instruct the Planning Department to prepare a resolution for consideration for a General Plan Amendment from the "Commercial Manufacturing" to the "Regional Center Commercial" land use designation for the site located at 1330 West Pico Boulevard and 1308-1346 South Albany Street.
3. Instruct the Planning Department to prepare an ordinance for consideration to establish a Sign District for the city block generally bounded by Pico Boulevard to the north, 14th Street to the south, Albany Street to the west, and the 110-Freeway to the east, pursuant to Municipal Code Section 12.32.S.3.
4. Instruct the Planning Department to initiate consideration for a General Plan Amendment from the "Commercial Manufacturing" to the "Regional Center Commercial" land use designation and corresponding Zone Change and Height District Change to increase allowable floor-area-ratio for the area generally bounded by Olympic Boulevard to the north, Albany Street to the west, Pico Boulevard to the south, and the 110-Freeway to the east, as part of the City's upcoming update to the Westlake Community Plan.

PRESENTED BY:


GILBERT A. CEDILLO

Councilmember, 1st District

SECONDED BY:



ORIGINAL

SEP 04 2019