

To: The Council

Date: 08/27/2025

From: Mayor

Council District(s): 1

PROPOSED GENERAL PLAN AMENDMENT, VESTING ZONE CHANGE, AND
HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 2250-2270 WEST PICO
BOULEVARD, 1309-1315 SOUTH ARAPAHOE STREET, WITHIN THE SOUTH LOS
ANGELES COMMUNITY PLAN

I herewith approve the City Planning Commission's action and
transmit this matter for your consideration.



KAREN BASS
Mayor

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

VACANT
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
PHYLLIS KLEIN
KAREN MACK
JACOB SAIMAN
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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
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VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
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SHANA M.M. BONSTIN
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HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Date: August 18, 2025

The Honorable Karen Bass,
Mayor, City of Los Angeles
City Hall, Room 303
Los Angeles, CA 90012

Dear Mayor Bass:

PROPOSED GENERAL PLAN AMENDMENT, VESTING ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 2250-2270 WEST PICO BOULEVARD, 1309-1315 SOUTH ARAPAHOE STREET, WITHIN THE SOUTH LOS ANGELES COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the DATE action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Commercial Manufacturing and Low Medium II to Neighborhood Commercial within the South Los Angeles Community Plan ("Community Plan"), and to amend Footnote No. 4 of the Community Plan Map to allow Height District No. 2. The City Planning Commission recommended approval of a concurrent Vesting Zone Change and Height District Change from [Q]C2-1 and RD1.5-1 to C2-2-CPIO.

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 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 will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

RECOMMENDATION

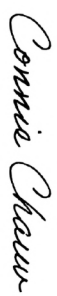
That the Mayor:

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; and
2. Recommend that the City Council Adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and
3. Recommend that the Council Adopt, by Resolution, the Plan Amendment to the South 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

A handwritten signature in cursive script, reading "Connie Chau".

Connie Chau
Senior City Planner

Enclosures:

1. City Planning Case File
2. Resolution
3. City Council Package

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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KAREN BASS
MAYOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Date: August 18, 2025

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

Dear Honorable Members:

PROPOSED GENERAL PLAN AMENDMENT, VESTING ZONE CHANGE, AND HEIGHT DISTRICT CHANGE ON PROPERTY LOCATED AT 2250-2270 WEST PICO BOULEVARD, 1309-1315 SOUTH ARAPAHOE STREET, WITHIN THE SOUTH LOS ANGELES COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the DATE action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Commercial Manufacturing and Low Medium II to Neighborhood Commercial within the South Los Angeles Community Plan ("Community Plan"), and to amend Footnote No. 4 of the Community Plan Map to allow Height District No. 2. The City Planning Commission recommended approval of a concurrent Vesting Zone Change and Height District Change from [Q]C2-1 and RD1.5-1 to C2-2-CPIO.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone change will conform to 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, based on its independent judgement, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2018-3545-MND; and Adopt the Mitigation Monitoring Program;
2. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment for the subject property; and
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the recommended Vesting Zone Change for the subject property, with the attached conditions of approval; and

4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
5. Adopt by Resolution, the proposed Plan Amendment to the South Los Angeles Community Plan as set forth in the attached exhibit; and
6. Adopt the ordinance changing the zone from [Q]C2-1 and RD1.5-1 to (T)C2-2-CPIO, subject to the (T) Tentative Classification conditions as set forth in the attached exhibit; and
7. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Connie Chauv
Senior City Planner

Enclosures:

1. City Planning Case File
2. City Planning Commission action, including Findings
3. General Plan Amendment Map
4. Footnote Amendment Map
5. Zone Change Ordinance Map