

To: The Council

Date: 10/14/2025

From: Mayor

Council District(s): 15

PROPOSED GENERAL PLAN AMENDMENT AND HEIGHT DISTRICT CHANGE ON
PROPERTY LOCATED AT 1420, 1500 NORTH CAOIL AVENUE, 1532, 1540, 1542
NORTH ALAMEDA STREET, WITHIN THE WILMINGTON-HARBOR CITY
COMMUNITY PLAN

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

A handwritten signature in black ink, appearing to read "Karen Bass".

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 SAITMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Date: September 25, 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 AND HEIGHT DISTRICT CHANGE ON
PROPERTY LOCATED AT 1420, 1500 NORTH CAOIL AVENUE, 1532, 1540, 1542 NORTH
ALAMEDA STREET, WITHIN THE WILMINGTON-HARBOR CITY COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the August 14, 2025 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to amend Footnote No. 10 of the Community Plan Map to allow a 65-foot height limit. The City Planning Commission recommended approval of a concurrent Height District Change from 1VL to 1L.

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 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 Wilmington-Harbor City 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

Connie Chauv

Connie Chauv
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

MONIQUE LAWSHE
PRESIDENT

VACANT
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
PHYLLIS KLEIN
KAREN MACK
JACOB SAIMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Date: September 25, 2025

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

Dear Honorable Members:

**PROPOSED GENERAL PLAN AMENDMENT AND HEIGHT DISTRICT CHANGE ON
PROPERTY LOCATED AT 1420, 1500 NORTH CAOIL AVENUE, 1532, 1540, 1542 NORTH
ALAMEDA STREET, WITHIN THE WILMINGTON-HARBOR CITY COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the August 14, 2025 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to amend Footnote No. 10 of the Community Plan Map to allow a 65-foot height limit. The City Planning Commission recommended approval of a concurrent Height District Change from 1VL to 1L.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and height district 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-2022-6860-ND; and Adopt the Negative Declaration;
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 Height District 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 Wilmington-Harbor City Community Plan as set forth in the attached exhibit; and
6. Adopt the ordinance changing the Height District from [Q]M3-1VL-CUGU and [Q]MR2-1VL-CUGU to (T)[Q]M3-1L-CUGU and (T)[Q]MR2-1L-CUGU, 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