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Council File Number

[04-0297](#)

Title

WESTCHESTER / PLAYA DEL REY COMMUNITY PLAN UPDATE

Subject

Transmittal from the Mayor of a Planning Department report relative to General Plan Amendments for the Westchester - Playa Del Rey Community Plan Update - City Plan Case No. 1998-0010-CPU.

Last Change Date

06/21/2017

Expiration Date

06/20/2019

Reference Numbers

Case: CPC-2016-1332-GPA,Environmental: SCH No. 2007091148

Council District

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Initiated by

Department of City Planning

Action History for Council File [04-0297](#)

Date	Activity
06/21/2017	Council action final.
06/20/2017	Council adopted item, subject to reconsideration, pursuant to Council Rule 51.
06/15/2017	City Clerk scheduled item for Council on June 20, 2017.
06/06/2017	Planning and Land Use Management Committee approved item(s) .
05/30/2017	Planning and Land Use Management Committee continued item to/for June 6, 2017 .
05/26/2017	Planning and Land Use Management Committee scheduled item for committee meeting on May 30, 2017.
05/23/2017	Planning and Land Use Management Committee continued item to/for a date to be determined due to meeting cancellation.
05/19/2017	Planning and Land Use Management Committee scheduled item for committee meeting on May 23, 2017.
04/11/2017	Los Angeles City Planning Commission document(s) referred to Planning and Land Use Management Committee.
04/10/2017	Document(s) submitted by Mayor, as follows:

Los Angeles City Planning Commission report, dated March 15, 2017, relative to a General Plan Amendment to redesignate Bellanca Avenue from Arbor Vitae Street to the north and ending at its southerly terminus within the Westchester-Playa Del Rey Community Plan.

Archive History

2-18-04 - For ref
2-18-04 - Ref to Planning and Land Use Management Committee
2-18-04 - File to Planning and Land Use Management Committee Clerk
2-20-04 - Set for Planning and Land Use Management Committee on February 25, 2004
2-25-04 - Planning and Land Use Management Committee Disposition - Continued to March 24, 2004

3-24-04 - Planning and Land Use Management Committee Disposition - Approve as amended

4-9-04 - For ref - Two (2) communications from John A. Henning, Jr. and one (1) communication from Mark Hall relative to Westchester - Playa del Rey Community Plan Update CPC 98-0010 CPU.

4-9-04 - Ref to Planning and Land Use Management Committee - to Committee Clerk

4-13-04 - Planning and Land Use Management Committee report ADOPTED to:

1. CERTIFY that the Environmental Impact Report (EIR No. 2003-1922; State Clearing House No. 2002061090) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the lead agency City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 04-0297 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 Environmental Impact Report.
2. ADOPT the FINDINGS of the City Planning Commission as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the City Planning Commission and the Director of Planning APPROVING the proposed Community Plan Text and Land Use Change Map (Exhibit B and C) amending the Westchester-Playa del Rey Community Plan as part of the General Plan of the City of Los Angeles - CPC 1998-0010 CPU.
4. INSTRUCT the Planning Department to:
 - a. Prepare and present for adoption the necessary ordinances changing the zones as shown on the zone change map and matrix (Exhibits C and D), and include a modification to "Q" Condition No. 1, for Subarea 100, as recommended by the Planning and Land Use Management Committee to require a pedestrian oriented commercial frontage component.
 - b. Amendments to the plan map and associated zone changes described in the change matrix (Exhibit D). These amendments to the Westchester-Playa del Rey Community Plan were necessary to respond to changes in land use and policies that have occurred in the community since the existing plan was adopted.
 - c. Amendments to the Citywide General Plan Framework to designate the following: 1) designate both sides of Lincoln Boulevard north of 83rd Street for a distance of approximately 800 feet (Subarea 460) a Community Center instead of a Mixed Use Boulevard; 2) eliminate the Regional Center designation from the area generally bounded by 111th Street, Hindry Avenue, Imperial Highway, and Aviation Boulevard.
 - d. Amendments to the Highways and Freeways Map of the Transportation Element of the General Plan to reclassify streets as outlined in the November 13, 2003, Staff Report to the City Planning Commission and noted as Attachment II, the recommended Land Use Change Map and Matrix (Exhibits C and D).
 - e. The retention of R4 residential densities allowed by the C1.5 zone and the removal of the [Q] condition proposed for Subarea 400.
 - f. A height limit of 45 feet for Subareas 800, 802, 804, and 806, with a VL height designation.
 - g. Add to the Department of Work Program the development of Design Guidelines and Standards for the Westchester-Playa del Rey Community Plan by undertaking the necessary steps to prepare Community Design Overlay Districts for Downtown Westchester, at the intersection of Manchester Avenue and Sepulveda Boulevard, and Loyola Village, at the intersection of Lincoln Boulevard and Manchester Avenue.
 - h. Add to the Department of Work Program the support and promotion of the revitalization and additional housing through the creation of a Mixed Use Overlay District, generally including commercial land along Culver Boulevard from Nicholson Street to Pacific Avenue - Resolution ADOPTED - Findings ADOPTED - Environmental Impact Report CERTIFIED.

4-14-04 - File Planning and Land Use Management Committee Clerk OK

4-15-04 - File in files

4-21-04 - For ref - Communication from Department of City Planning relative to a zone change Ordinance for the Westchester-Playa Del Rey Community Plan Update Program including a modified "[Q]" Condition Number 1 for Subarea 100.

4-22-04 - Ref to Planning and Land Use Management Committee

4-22-04 - File to Planning and Land Use Management Committee Clerk

5-11-04 - Verbal Motion - Reyes Mover 2004 / Miscikowski - ADOPTED - HEREBY MOVE that Council ADOPT the following recommendation of the Director of Planning (Item No. 26, Council File No. 04-0297) relative to amending Section of the Los Angeles Municipal Code (LAMC) changing the existing zones, height districts and zoning maps associated with the Westchester Playa del Rey Community Plan Update Program, SUBJECT TO THE APPROVAL OF THE MAYOR:

PRESENT and ADOPT the accompanying ORDINANCE amending Section 12.04 of the Los Angeles Municipal Code (LAMC) changing the existing zones, height districts and zoning maps associated with the Westchester Playa del Rey Community Plan Update Program, including a modified (Q) Condition No. 1 for Subarea 100 - Ordinance ADOPTED.

5-12-04 - File to Mayor for signature

5-24-04 - File to Calendar Clerk
5-26-04 - File to Planning and Land Use Management Committee Clerk OK
5-26-04 - File in files
4-18-06 - For ref - Communication from the City Attorney R06-0103, dated April 17, 2006, relative to complying with the court's ruling in the case entitled LB/L - DS Ventures Playa Del Rey, LLC v. The City of Los Angeles et al - Superior Court Case No. BS 091673, which directs the Planning Department to initiate the repeal of the [Q] Conditions currently on the property known as Playa Del Rey Lagoon 2.39 Acres (APN 4116-003-004) or Lot C Del Rey Beach, and also to initiate a re-zoning of the property that will place these [Q] Conditions back on the property (or impose any other lawful zoning regulations desired by the Council).
4-19-06 - Ref to Planning and Land Use Management Committee
4-19-06 - File to Planning and Land Use Management Committee Clerk
5-12-06 - Set for Council on May 19, 2006
5-19-06 - Council Action - CONTINUED TO JULY 14, 2006
7-14-06 - Council Action - CONTINUED TO SEPTEMBER 19, 2006
9-19-06 - Council Action - CONTINUED TO DECEMBER 19, 2006
12-19-06 - Council Action - CONTINUED TO MARCH 20, 2007
3-20-07 - Council Action - Motion ADOPTED
3-21-07 - File to Mayor
3-30-07 - Mayor's message concurred in Council action of March 20, 2007
3-30-07 - File to Council and Legislative Processing Clerk
4-24-07 - File in files