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**Council File Number**

[87-0168-S2](#)

**Title**

87-0168-S2

**Subject**

CPC 87-182 - Mayor's message - Req Ccl approve Plan Amendments to the Westlake and Silverlake - Echo Park District Plans in connection with the proposed Central City West Specific Plan

**Last Change Date**

01/01/1975

**Council District**

1,9

**Initiated by**

Mayor

**Archive History**

11-15-90 - For ref

11-16-90 - Ref to P&LUM Comt

11-19-90 - File to Molina & Lindsay OK

11-21-90 - File to P&LUM Comt Clk for rept

12-18-90 - P&LUM Comt rept ADOPTED \*as amended to INSTRUCT the City Planning Department to initiate and process the following zone changes and Plan Amendments within the Central City West Specific Plan Area:

1. Rezone the R3 (CW) and RC3 (CW) zoned properties in the Temple / Beaudry Neighborhood District to R4 (CW) and RC4 (CW), respectively;
  2. Amend the Westlake Community Plan by changing the land use designation on the above mentioned R3 (CW) properties medium density housing to high medium density housing, and the above mentioned RC3 (CW) properties from medium / limited commercial to high medium limited commercial;
  3. Rezone the mixed use (RC5 (CW)) areas in the southern portion of the Temple / Beaudry Neighborhood District and the Crown Hill District from a maximum FAR of 6.0 to 1 to 7.5 to 1, with all additional FAR applied to residential use;
  4. Amend the Westlake Community Plan by adding a footnote to the appropriate mixed use areas to permit a maximum FAR of 7.5 to 1;
  5. Rezone the property on the north side of 8th Street between Garland and Hartford from C4 (CW) - U/4.5 to RC5 (CW) - U/6, with a maximum commercial FAR of 4.5 to 1;
  6. Rezone the properties on the south side of 8th St between Garland and Witmer from C2 (CW) - U/3 and C4 (CW) - U/4.5 to RC5 (CW) - U/6, with a maximum commercial FAR of 3.0 to 1 and 4.5 to 1, respectively;
  7. Rezone the properties bounded by 9th St, Sunbury Street, Olympic Blvd and Blaire Avenue from C4 (CW - U/4.5 and CM (CW) - U/3 to RC5 (CW) - U/6, with a maximum commercial FAR of 4.5 to 1. The existing light industrial use shall be given non-conforming rights until such time as the properties are redeveloped
- 12-18-90 - Mo - Bernson Mover 1990 - Farrell - ADOPTED - MOVE that the P&LUM Comt rept under CF 87-0168-S2, item number 59, on today's Ccl Agenda, be amended by new paragraph number 8 of the recommendations;

8. Amend the West Lake (Westlake) Community Planning by changing the plan and zone for the area west of Boylston, south of Huntley and north of Miramar from C4 (CW) - U/4.5, Commercial, to RC5 (CW - U/7.5, mixed used of 6.0:1 Commercial and 1.5:1 Residential  
12-21-90 - File to Planning Commission  
1-18-91 - File to P&LUM Comt Clk  
1-29-91 - P&LUM Comt rept ADOPTED \*as amended to INSTRUCT City Atty to prepare & present all necessary Ords related to Central City West Specific Plan Prog on or before 2-13-91  
1-29-91 - Mo - Molina Mover 1991 - Bernson - \*ADOPTED to MOVE that P&LUM Comt Rept under Ccl File No 87-0168-S2, item number 22 on today's Ccl Agenda, be amended to add following additional modifications to Central City West Specific Plan Ord: 1. Add language to Section 11 A which requires that commercial Proj applicants required to replace demolished dwellings units demonstrate that substantial private subsidy is included & that units are not solely funded from public sources & prohibit contributions of any City sources of funding for replacement housing. 2. Add language to Section 11 E to require that Proj applicants seeking to construct replacement dwelling units within Secondary Placement Housing Area shall receive approval from City Planning Comsn, & that Planning Comsn shall make findings which state that Proj either will not demolish existing housing or will replace demolished housing at same rent level category (low, very low, moderate, market); that certificates of occupancy for replacement of units will be issued prior to or simultaneously with issuance of any certificate of occupancy for a commercial Proj; that replacement housing is consistent with scale & replacement housing will contribute to area's jobs/housing ration, & that applicant has produced at least 50% of replacement units in primary area or good cause exists for allowing production in secondary area prior to construction in primary area. 3. Add language to Section 11 which makes Housing Preservation & Production Dept (HPPD) responsible for monitoring & enforcement of housing requirements of Specific Plan; that HPPD shall review & approve all dwelling units required to be constructed by this Specific Plan, & shall base its approval on qualifications of Proj applicant; the ownership/management plan for dwelling units; the open space requirements & other required provisions of Specific Plan. 4. Add a provision to Section 11 to state that the rehabilitation of existing dwelling units cannot be used by a Proj applicant to satisfy replacement housing requirement, but that dwelling units for which no certificate of occupancy has been issued & which comply with all requirements of Specific Plan, including replacement at comparable rents of any dwelling units demolished to construct replacement housing, may be used to satisfy replacement housing requirement. 5. Change all references to CDD in Section 11 to Housing Preservation & Production Dept. 6. Add language to Section 11 which restricts monthly rent level for a low income dwelling unit to 30% of 80% of median monthly income for persons residing in Los Angeles Metropolitan area, & which restricts monthly rent level for a very-low income dwelling unit to 30% of 50% of median monthly income for persons residing in Los Angeles Metropolitan area. These units shall be occupied by persons at qualifying income levels. 7. Add language to section 11 which requires Housing Preservation & Production Dept to establish, monitor & maintain an official record of total dwelling units produced by requirements of Specific Plan. 8. Add language to Sections 11 & 17 which requires HP&P to prepare an annual rept on status of the housing provisions of Specific Plan to Affordable Housing Comsn, & Affordable Housing Comsn recommend to City Planning Comsn actions necessary to ensure compliance with housing requirements of Specific Plan. 9. Add language to Sections 11 & 17 which requires that Planning Dept rept annually to Planning Comsn on implementation of Specific Plan  
1-29-91 - Mo - Molina Mover 1991 - Bernson - \*ADOPTED - MOVE that P&LUM Comt Rept under CF No 87-0168-S2, item number 22 on today's Ccl

Agenda, be amended to add following additional modifications to Central City West Specific Plan Ord: Add a provision to Section 11 to provide for the assessment of a reasonable annual fee (not to exceed \$50 per unit per year) by Housing Preservation & Production Dept on dwelling units required to be constructed by Specific Plan, for purpose of defraying cost of monitoring & enforcement, should it be deemed necessary & recommended by Affordable Housing Comsn to GM of Housing Preservation & Production Dept

1-31-91 - File to City Atty

2-12-91 - File to Cal Clk

2-13-91 - P&LUM Comt rept ADOPTED \*AS AMENDED to :

PRESENT & ADOPT accompanying Ord regarding Central City West Specific Plan.

PRESENT & ADOPT ord to establish a "CW" City West Specific Plan Zone in LAMC, & to delete "Centers Study Area Map 4" from Municipal Code.

PRESENT & ADOPT zone & height district change ord to rezone all properties within Specific Plan area to "CW" zone.

PRESENT & ADOPT ord amending LAAC to create a "Central City West Transportation Impact Mitigation Trust Fund."

PRESENT & ADOPT ord amending LAAC to create a "Central City West Open Space Trust Acct."

APPROVE in concept establishment of a Community Facilities District within Specific Plan area pursuant to state Mello-Roos Community Facilities Dist Act of 1982, subj to verification that said District will not negatively impact City's credit rating.

APPROVE following fee-supported staff positions for purposes of implementing & monitoring Central City West Specific Plan: REFERRED TO B&F & HR&LR COMTS

Dept of City Planning

1 City Planner

1 City Planning Associate

1 Geographic Information Systems Specialist

Dept of Transportation

1 Sr Transportation Eng

1 Transportation Eng Assoc I

1 Transportation Planning Assoc II

Dept of Public Works, Bureau of Eng

1 Civil Eng Assoc

DIRECT Dept of Planning, DOT & Dept of Public Works, Bureau of Eng to incorporate into Departmental work progs all tasks necessary to implement & monitor Central City West Specific Plan.

DIRECT Planning staff to update General Plan Consistency Maps as necessary.

DIRECT staff to prepare necessary manuals for public information on adopted Specific Plan & necessary forms for Project Plan Review - EIR, Statement of Overriding Considerations, Resol, Findings ADOPTED - Ord over one week to 2-20-91

2-13-91 - Mo - Molina Mover 1991 / Bernson - \*ADOPTED - MOVE that relative to Item 3 on today's Ccl Calendar regarding Central City West Specific Plan that Ord be amended as follows:

Section 17, subsection 4a to read as follows:

(a) That Proj complies with all applicable provisions of this Specific Plan. However, a finding of Project compliance with replacement dwelling unit provisions of Sec 11 shall be necessary if the Director makes findings required by California Law.

2-13-91 - Mo - Molina Mover 1991 / Bernson - \*ADOPTED - MOVE THAT relative to Item 3 on today's Ccl Calendar regarding Central City West Specific Plan that Ord be amended as follows:

Section 11 - Housing Requirements add a new subsection as follows:

Approval of Dwelling Units: Dwelling units required to be constructed pursuant to this Ord shall be reviewed & approved by Housing Preservation & Production Dept or its successor or assignee. Such approval will consider: (a) the open space requirements of this ord; (b) the qualifications of the developer of the dwelling units; (c) the ownership / management plan for such dwelling units & (d) other

requirements of this Section.

2-13-91 - Mo - Bernson Mover 1991 / Molina - \*ADOPTED - On 2-25-90, Ord 165404 became effective, which prohibited the issuance of bldg permits for Central City West area within community of Westlake, generally bounded by Hollywood Freeway on the north, the Harbor Freeway on the east, Olympic Blvd on the south, Union Ave, Witmer St & Glendale Blvd on the west. Ccl approved two 180 day extensions, as provided in the Ord. This Ord will expire on 2-21-91.

The Central City West Land Use / Transportation Specific Plan will not be completed at the expiration of this ICO. However, serious problems, such as the need for infrastructure improvements & affordable housing, still exist in this area & will worsen if development is allowed to continue prior to adoption of Specific Plan. It is necessary that an ICO be reenacted to protect the Central City West area until completion of the Specific Plan.

THEREFORE MOVE, that Ccl approve the rept & adopt findings contained in rept from Director of Planning acting on behalf of Planning Comsn. FURTHER MOVE that Ccl reenact an Ord prohibiting issuance of bldg permits for Central City West Area for a period of 60 days or until Central City West Specific Plan Ord becomes effective.

2-13-91 - Mo - Molina Mover 1991 / Bernson - \*ADOPTED - El Pueblo Community Dev Corp is constructing Temple / Patton apartment proj located within Central City West Specific Plan area. The proj is receiving financial assistance from CRA & also is eligible for federal tax credits. To qualify for federal assistance, the proj needs to break ground by 5-15-91.

The project has been proceeding using a zoning classification designated in Draft Specific Plan & Environmental Impact Rept. The zone designation as approved by Planning Comsn is not consistent with zone designation in Draft Specific Plan or that approved by P&LUM. In order to ensure that this proj meets its time deadlines relative to funding requirements, it is necessary to amend Central City West Specific Plan Ord. THEREFORE MOVE that Central City West Specific Plan Ord be amended to allow projects which received City Ccl approval for funding & environmental clearance prior to the effective date of Central City West Specific Plan, to be constructed as approved, notwithstanding the density & transitional height limitations of Specific Plan.

2-20-91 - \*4 Ords ADOPTED without urgency clause to:

1. Establish Central City West Specific Plan
2. Amend LAMC to establish a "CW" City West Specific Plan Zone in LAMC, & to delete "Centers Study Area Map 4" from Municipal Code.
3. Amend LAAC by adding Chapter 30 to Div 5 of LAAC to create a "Centers City West Transportation Impact Mitigation Trust Fund.
4. Rezone all properties within Specific Plan area to "CW" Zone.

2-20-91 - Mo - Molina Mover 1991 / Bernson - \*ADOPTED - MOVE that P&LUM Comt rept regarding Central City West Specific Plan be amended as follows:

1. That Ccl certify the Final Environmental Impact Rept, including Addendum to Final EIR & revised Mitigation Monitoring Prog.
2. That Ccl consider & accept responses to letters received on 2-13-91 from Natural Resources Defense Ccl & Sabrina S Schiller.
3. That Ccl adopt California Environmental Quality Act findings & Specific Plan findings of Director of Planning, & Statement of Overriding Considerations.

2-20-91 - File to Mayor for signature

2-21-91 - File to Cal Clk

2-21-91 - File & Attachments to P&LUM Comt Clk for storage

7-23-91 - File in files per P&LUM Comt Clk