

# THE SILVERSTEIN LAW FIRM

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August 18, 2015

## VIA EMAIL AND FACSIMILE

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Hon. Jose Huizar, Chair  
Hon. Marqueece Harris-Dawson, Vice Chair  
Hon. Mitchell Englander  
Hon. Gil Cedillo  
Hon. Felipe Fuentes  
c/o Sharon Dickinson, Legislative Assistant  
Planning & Land Use Management Committee  
City of Los Angeles  
200 N. Spring Street, Rm. 395  
Los Angeles, CA 90012

Re: Objections to Item No. 3; Council File No. 05-0876-S2;  
Proposed General Plan Amendment and Zone Change  
From Open Space to Commercial Manufacturing;  
2971 Partridge Avenue

Hon. Chair Huizar and Members of the PLUM Committee:

This firm and the undersigned represent the East Sunset Hillside Association ("ESHA"). We have learned that a proposed General Plan amendment and zone change are moving forward on a 1.3-acre riverfront parcel without proper notice and in violation of City Charter Sections 555 and 558. The parcel is identified on ZIMAS as 2971 N. Partridge Avenue and with Los Angeles County as 2993 Allesandro Street. The Planning and Land Use Committee's ("PLUM") August 11, 2015 agenda describes this item for Council file 05-0876-S2 as:

"Mitigated Negative Declaration and related California Environmental Quality Act findings, reports from the Mayor and the Los Angeles Planning Commission, Resolution relative to a General Plan amendment to the Silver Lake-Elysian Valley Community Plan to correct the land use designation from Open Space to Commercial Manufacturing and an Ordinance to

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correct the zone change from OS-1XL-RIO to [Q]CM-1VL-RIO, for property located at 2917 Partridge Avenue.”

According to the City Planning Commission Transmittal dated June 18, 2015, the so-called “correction” from Open Space to Commercial Manufacturing appears to have been initiated by City Planning staff who instructed City Planning Commission staff to transmit a land use entitlement based on an environmental review dating back over a decade (ENV-2003-2781-MND). The Commission Action on the June 18, 2015 Transmittal is described as:

“The City Planning Commission approved the subject community plan land use designation and zone in 2004.”

The Transmittal for the June 18, 2015 item is relying on a decision made 11 years earlier, based on findings over 12 years old corresponding to the 2003 MND. No alternate, new findings were made that would demonstrate that an “error” had occurred at some point during the earlier approval process.

To put this matter in a proper factual context, the subject parcel was purchased as trust property by Los Angeles developer Morton La Kretz on December 15, 2005 for \$3.4M. The property was designated and mapped in September 2003 as Open Space during the Silver Lake-Echo Park-Elysian Valley Community Plan Community Plan Update process. Preservation and/or creation of Open Space is a stated goal of the Community Plan (Goals 4 and 5), not the creation of Commercial Manufacturing. The designation of the parcel as Open Space is consistent with orderly land use as it abuts a developed park (Marsh Park) operated by the Mountains Recreation and Conservation Authority, and was envisioned throughout the Community Plan Update outreach and approvals process as additional parklands to adjoin Marsh Park.

The City Planning Commission transmitted its recommendations in April, 2004 to approve the zone change for Subarea 34 from M2-1VL to OS-1XL, and the City Council enacted that zone change in August 2004. Since then, neither the Planning Commission nor the City Council has rendered any decision which would show that anything other than a highly considered decision to zone this property as open spaces was made at that time. The attempted revisionist history of masking an attempted zone change at this time as the “correction” of some sort of scrivener’s “error” is egregious.

The City Planning Commission and the Area Planning Commission both approved the land use designation for the 1.3-acre parcel as Open Space and the zone change from

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M2-1VL to OS-1XL on April 8, 2004 and March 24, 2004, respectively, in accordance with the Proposed Land Use/Zone Change Matrix dated March 16, 2004. The Matrix is attached as "Exhibit D" to the Mitigated Negative Declaration ENV-2003-7281-MND. (This document and all following documents referenced are attached hereto.)

The Land Use Change map was attached as "Exhibit C" and also reflected the Open Space use. The Land Use Map reflecting all zone changes by subarea was publicly distributed on 11" x 17" paper and vetted at an Open House on Monday, September 29, 2003 with 145 attendees registered on the sign-in sheet.

The Zone Change Matrix, also identified as "Exhibit D" to the Community Plan Update MND, describes the parcels identified as Subarea 34 as "adjacent to the Los Angeles River from Rosana St. to Partridge Ave." This definition includes the land currently dedicated and improved as Marsh Park, which is located adjacent to the Los Angeles River from Rosana St. to Marsh St. The abutting parcel, 2971 Partridge or 2993 Allesandro St., constitutes the remaining portion of Subarea 34, i.e., the area abutting the Los Angeles River from Marsh St. to Partridge Ave. Accordingly, the entire Subarea 34 was duly and properly designated as Open Space for planned parkland. The Zone Change Matrix column entitled "Reason for Change" describes the rationale for the change from M2-1VL to OS-1XL:

"Plan Amendment and zone change to reflect public acquisition and future use as a park; newly acquired park by nonprofit land trusts with temporary lease back to current industrial tenant."

Further corroboration of the Open Space designation can be found in the discussion section of the Mitigated Negative Declaration ENV-2003-7281-MND dated October 10, 2003, page 9, item d.—Parks:

"The proposed Plan mitigates potential impacts on parks, open space and recreational facilities by encouraging the preservation and acquisition of parkland and strategies to develop greenways that link existing and future open spaces (Community Plan Goals 4 and 5). In an effort to restore the Los Angeles River (just outside of the boundaries of the Plan area) to a more natural state and to improve it as a recreational resource, **parcels of land have been purchased by land trusts and other private nonprofit organizations and developed (or with future intent to develop) as open space and parks for public use.** The proposed Plan recommends Plan Amendments and Zone Changes to designate and rezone these properties as

open space to ensure their preservation for this use.” (Community Plan 5-1.2 and related programs). [Bold added.]

The MND studied the parcel as parkland and described its designation as a mitigation measure for potential adverse impacts to the Plan Area for available Open Space and recreation facilities.

**A new environmental study must be prepared and publicly circulated if the City now wishes to or intends to amend the General Plan and rezone the property as Commercial Manufacturing.**

No new findings have been made to show that the multitude of documents circulated throughout the outreach and approvals process were all in error. There were numerous opportunities for hundreds of constituents, various planning staff and every member of the Planning Commission to comment on the Community Plan Update, the Zone Change Map and the list of Subareas for land use adjustments.

**No evidence has been presented that substantiates the City’s present claim that an error occurred.** Twelve years have passed since the Zone Change Map and Land Use Change list was compiled and presented the first of many times. The land use designation of Open Space for the 1.3-acre parcel was intended for future parkland and was carefully reviewed during the prior lengthy process. Only recently, as the Los Angeles River has experienced incredible development attention and access to over 1 billion dollars in restoration funding, has the 1.3-acre riverfront parkland now been considered a zoning “error” in need of “correction.”

Sections 555 and 558 of the Los Angeles City Charter have no provisions for the “correction” of a Zone Change or General Plan Amendment. Changes, regardless of who initiates them, must go through the City Planning Commission. In this case, the zone change was initiated by planning staff and designed to circumvent the City Planning Commission and go straight to the PLUM Committee of the City Council.

The law requires that General Plan Amendments and Zone Changes follow proper procedures for notification to stakeholders, radius mailings, posting on the Early Notification System and a full public hearing and CEQA process. In addition and at a minimum, an EIR should be required for any proposed changes to the zoning and general plan land use designation for the subject property.

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Los Angeles City Charter Section 555(c) reads:

“Commission and Mayoral Recommendations: The City Planning Commission shall hold a public hearing before making any recommendation on a proposed amendment to the General Plan and shall act within the time specified by ordinance.”

We understand this item has re-appeared on the PLUM Committee agenda for August 18, 2015 with a Request to Continue to October 6, 2015. To comply with the law, this item cannot be heard by the PLUM Committee until it first comes before the City Planning Commission for a properly noticed public hearing, based upon proper and current CEQA review, including taking into account the current baseline conditions, in addition to numerous other CEQA issues.

Please note that the National Resources Defense Council and the Mountains and Recreation Conservation Authority also submitted letters regarding improprieties concerning the proposed actions for this property.

This agenda item and proposed motion must be withdrawn and rejected. Nothing can be acted upon absent a proper and transparent application in full compliance with the City Charter, CEQA, and all other applicable laws, including all noticing provisions. Thank you for your consideration of the above.

Very truly yours,  
  
ROBERT P. SILVERSTEIN  
FOR  
THE SILVERSTEIN LAW FIRM

RPS:ss  
Encls.

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# Lawyers Title

## Subject Property History

**LA KRETZ MORTON; BLUME MARGARET**  
**2993 ALLESANDRO ST, LOS ANGELES 90039-3406**  
**APN: 5442-029-020 LOS ANGELES COUNTY**

### Prior Transfer

Recording Date	06/27/2014	Document #	<u>14-0667813 BK-PG -</u>
Price	N/A	Document Type	Intrafamily Transfer or Dissolution
First TD	N/A	Type of Sale	This sale only conveys a partial interest
Mortgage Doc #		Interest Rate	
Lender Name			
Buyer Name	LA KRETZ, MORTON; THE CROSS ROADS TRUST,		
Buyer Vesting	Tenants in Common		
Seller Name	LA KRETZ, MORTON; THE CROSS ROADS TRUST,		

### Legal Description

Lot: A Tract No: 3498 Map Ref: MB38 PG5  
 City/Muni/Twp: LOS ANGELES

### Prior Transfer

Recording Date	12/15/2005	Document #	<u>05-3087540 BK-PG -</u>
Price	\$3,400,000	Document Type	Grant Deed
First TD	N/A	Type of Sale	Full-Computed from Transfer Tax
Mortgage Doc #		Interest Rate	
Lender Name			
Buyer Name	LA KRETZ, MORTON; THE CROSSROADS TRUST, ; LINDY TRUST; MARGARET LA KRETZ BLUME TRUST; DUTTENHAVER, LINDA LA KRETZ; BLUME, MARGARET LA KRETZ		
Buyer Vesting	Trust		
Seller Name	BUCK JR, RICHARD A; BUCK, SHELLEY A		

### Legal Description

Lot: A Tract No: 3498 Map Ref: MB38 PG5  
 Abbreviated Description: PORTION LOT5 SOUTHERN PACIFIC CLASSIFICATION YARD TRACT  
 MB147 PG22-26  
 City/Muni/Twp: LOS ANGELES

### Prior Transfer

Recording Date	10/27/2000	Document #	<u>00-1690468 BK-PG -</u>
Price	N/A	Document Type	Gift Deed
First TD	\$410,000	Type of Sale	Non-Arms Length Transfer
Mortgage Doc #	<u>00-1690469</u>	Interest Rate	
Lender Name	BANK OF AMERICA		
Buyer Name	BUCK JR, RICHARD A; BUCK, SHELLEY A		
Buyer Vesting	Joint Tenancy		
Seller Name	, BUCK, RICHARD A JR		

**Legal Description**

Abbreviated Description: POR OF LOT 5 MB -26 AND POR OF LOT A TR NO 3498  
 City/Muni/Twp: LOS ANGELES

**Prior Transfer**

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Recording Date	05/25/1994	Document #	<u>94-1009201 BK-PG -</u>
Price	N/A	Document Type	Grant Deed
First TD	N/A	Type of Sale	
Mortgage Doc #		Interest Rate	
Lender Name			
Buyer Name	BUCK JR, RICHARD A		
Buyer Vesting	N/A		
Seller Name	ALLEN, BARBARA ELAINE		

**Legal Description**

Lot: A Tract No: 3498 Map Ref: MAP38 PG5  
 City/Muni/Twp: LOS ANGELES

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**Lawyers Title - Los Angeles**

SILVER LAKE-ECHO PARK COMMUNITY PLAN UPDATE

Proposed Land Use/Zone Change Matrix

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				DRAFT PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE	Other notes
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES			
1	Neighborhood Commercial	C1, C1.5, P	Retail Commercial, Office Commercial and Multiple Family Residential	C1-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P	[Q]C2-1VL	Hyperion from Griffith Park Dr. and Angus St. to Rowena Ave. and Rowena Ave. from Hyperion Ave. to West Silver Lake Dr.		[Q]C2 to permit C2 uses except auto, recycling and drive-through windows to encourage pedestrian friendly uses.	ZONE CHANGE ONLY. [Q]C2 to allow antique, gallery and secondhand stores and outdoor dining but prohibit new auto and recycling uses and drive-through windows.
2	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial, Office, Multiple Family Residential	C2-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P	[Q]C2-1VL	Rowena Ave. from West Silver Lake Dr. to Glendale Blvd.		Change land use designation to General Plan Framework (GPF) category and to better reflect existing uses; [Q]C2 to permit C2 uses except for auto, recycling and drive-through windows to encourage pedestrian friendly uses.	PLAN AMENDMENT AND ZONE CHANGE. [Q]C2 to allow antique, gallery and secondhand stores and outdoor dining; but prohibit new auto and recycling uses and drive-through windows.
3	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial	C2-1VL (Q)C2-1	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C2, C4, P	[Q]C2-1VL; [Q]C2-1	Glendale from south of Waverly Dr. to Rowena		Change land use designation to GPF category; [Q]C2 to permit C2 uses except auto, recycling and drive-through windows to encourage pedestrian friendly uses; No Height District Change.	PLAN AMENDMENT AND ZONE CHANGE. [Q]C2 to allow antique, gallery and secondhand stores and outdoor dining; but prohibit new auto and recycling uses and drive-through windows.
4	Highway Oriented Commercial  Neighborhood & Office Commercial	CR, C1.5, C2, C4, P  C1, C1.5, P	Retail Commercial, Office	C1-1VL; C2-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P	[Q]C2-1VL	Glendale Blvd. From Fletcher to Deane (includes triangle bounded by Fletcher Dr. Silver Ridge Ave. and Silver Lake Blvd.		Change land use designation to GPF category; [Q]C2 to permit C2 but prohibit new auto and recycling uses; land use designation and zone change only affect commercially zoned properties not multiple family areas; GPF-designated Neighborhood District; an emphasis is placed on pedestrian-oriented, joint live/work, mixed-use development.	PLAN AMENDMENT AND ZONE CHANGE. [Q]C2 to allow antique, gallery and secondhand stores and outdoor dining; but prohibit new auto and recycling uses.
5	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial, Public Facility, Institutional	C2-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P	No Change	Rowena from Farwell Ave. to Glendale and Fletcher from Glendale to Riverside		Change land use designation to GPF category.	PLAN AMENDMENT ONLY.

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				DRAFT PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE	Other notes
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES			
6	Low Medium II Residential	RD2, RD1.5	Retail Commercial	RD2-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P	[Q]C2-1VL	Fletcher Dr. east of Silver Lake Blvd.		Change land use designation and zone to reflect existing commercial uses. [Q]C2 to permit all uses except for auto, recycling and drive-through windows.	PLAN AMENDMENT AND ZONE CHANGE. 2320-2334 Fletcher Dr.
7	Neighborhood Office and Commercial	C1, C1.5, P	Vacant Retail, Retail and Office Commercial, Manufacturing and Parking	C2-1VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	No Change	Riverside Dr., south of the intersection of 5 and 2 Freeways, both sides of the street to just south of Queen St.		Change land use designation to better reflect existing uses and appropriate future uses	PLAN AMENDMENT ONLY.
8	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Vacant Retail and Office Commercial, Manufacturing	C2-1VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	No Change	Riverside Dr., both sides of the street from Blimp St. to Dallas St.		Change land use designation to GPF category.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE ONLY.
9	Commercial Manufacturing	CM, P	Vacant and Open Space	[T][Q]CM-1	Open Space	OS	OS-1XL	Approx. From Benedict St. and Riverside Dr. (west side) to Stadium Way and Bard St.		Change land use designation and zone to reflect use; City Department of Recreation and Parks purchased land for park use (known as the Elysian Park Expansion).	PLAN AMENDMENT AND ZONE CHANGE.
10	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Vacant Commercial	C2-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P	[Q]C2-1VL	NE Corner of Echo Park Ave. and Baxter		Change land use designation to GPF category; [Q]C2 to allow C2 uses but to prohibit auto, recycling and drive-through windows; Mixed use and joint live/work are encouraged.	PLAN AMENDMENT AND ZONE CHANGE.
11	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Multiple Family Residential and Commercial	C2-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P	[Q]C2-1VL	NW corner of Echo Park Ave. and Avalon		Change land use designation to GPF category; [Q]C2 to prohibit new auto and recycling uses and drive through windows; Mixed use and joint live/work are encouraged.	PLAN AMENDMENT AND ZONE CHANGE.
12	Neighborhood Commercial	C1, C1.5, P	Multiple Family Residential and Commercial	C1-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P	[Q]C2-1VL	Echo Park Ave from Scott St. to Lucretia (only commercially designated areas).		Zone change to [Q]C2 to prohibit new auto, recycling and drive-through windows, establish and require all new development to build to the front property line. Mixed use and joint live/work are encouraged.	ZONE CHANGE ONLY.

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				DRAFT PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE	Other notes
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES			
13a	Community Commercial	CR, C2, C4,P, PB	Single and Multiple Family Residential and Retail and Other Commercial	C2-1VL C2-1L	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL [Q]C2-1L	Area bounded by Echo Park Ave., Montana St. and Logan St. north of Sunset Blvd. Commercial frontage		Zone change to [Q]C2 to prohibit new auto, recycling and drive-through windows and require all new development to build to the front property line. Mixed use and joint live/work are encouraged. No Height District Change.	ZONE CHANGE ONLY.
13b	Community Commercial	CR, C2, C4,P, PB	Single and Multiple Family Residential and Retail and Other Commercial	C2-1VL P-1L	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL [Q]C2-1L	West side of Echo Park Ave. from north of Montana St. to Scott Ave. and east side of Echo Park Ave. from Fairbanks Pl. to north of Sunset Blvd.		Zone change to [Q]C2 to prohibit new auto, recycling and drive-through windows and require all new development to build to the front property line. Mixed use and joint live/work are encouraged. No Height District Change.	ZONE CHANGE ONLY.
14a	Community Commercial	CR, C2, C4,P, PB	Single and Multiple Family Residential and Retail and Other Commercial	C2-1L C2-1VL P-1L	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL [Q]C2-1L	Sunset Blvd. From McDuff St. on the north side of the street and Laveta Ter. on the south side of the street to the Glendale Boulevard overpass (commercial zones only).		[Q]C2 prohibits new auto, recycling and drive-through windows and require new developments to build to the front property line. 1.5:1 Commercial FAR; 3:1 Mixed Use FAR with appropriate discretionary approval. No Height District Change.	ZONE CHANGE ONLY.
14b	Community Commercial	CR, C2, C4,P, PB	Multiple Family Residential and Retail and Other Commercial	C2-1L	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1L	Commercial frontage on Sunset Blvd. From Glendale Blvd. To Park Ave.		[Q]C2 prohibits new auto, recycling and drive-through windows and require new developments to build to the front property line. 1.5:1 Commercial FAR; 3:1 Mixed Use FAR with appropriate discretionary approval.	ZONE CHANGE ONLY.
15	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Single and Multiple Family Residential and Retail and Other Commercial	C2-1VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	No Change	Sunset Blvd. From McDuff St. on the north side of the street and Laveta Ter. On the south side of the street to Douglas St.		Change land use designation to GPF category. 1.5:1 Commercial FAR; 3:1 mixed use FAR with appropriate discretionary approvals.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE ONLY.

SUB-AREA	EXISTING PLAN LAND USE AND ZONING					DRAFT PLAN LAND USE AND ZONING					SUBAREA LOCATION BOUNDARIES	ACRES	REASON FOR CHANGE	COMMERCIAL LAND USE DESIGNATION NAME CHANGE.
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING				
16	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Single and Multiple Family Residential and Retail and Other Commercial	C2-1VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	No Change	Sunset Blvd. East of Douglas St. to Beaudry			Change land use designation to GPF category, 1.5:1 Commercial FAR, 3:1 Mixed Use FAR with discretionary approval.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE.		
17	Commercial Manufacturing	CM, P	Commercial and Vacant	CM-1VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	C2-1VL	NW corner of Sunset Blvd. and Everett St.			Land use designation change to GPF category. Zone change to permit uses that will be consistent with the Mixed Use Boulevard designation, 1.5:1 Commercial FAR, 3:1 Mixed Use FAR with discretionary approval.	PLAN AMENDMENT AND ZONE CHANGE.		
18	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Manufacturing and Commercial	C1.5-1VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	No Change	NE Corner of Clifton St. and Glendale Blvd.			Change land use designation to GPF category and to encourage more commercial uses that serve the surrounding neighborhoods. Mixed use and joint livework are encouraged.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE ONLY.		
18a	Highway Oriented Commercial	CR, C1.5, C2, C4 and P	Retail Commercial, Parking, Storage	C2-1VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	[Q]C2-1VL	Glendale Blvd. South of Brandon St. to Montana St.			Change land use designation to GPF category and zone, to better reflect existing uses and to encourage more commercial uses that serve the surrounding neighborhoods. Mixed use and joint livework are encouraged. [Q] C2 to prohibit new auto and recycling uses and drive-through windows.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE AND ZONE CHANGE.		
18b	Highway Oriented Commercial	CR, C1.5, C2, C4 and P	Retail Commercial, Parking, Storage	R3-1VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	No Change	Residentially zoned properties on the block bounded by Berkeley Ave., Glendale Blvd., Liberty St. and Scott Ave.			Change land use designation to GPF category and zone, to better reflect existing uses and to encourage more commercial uses that serve the surrounding neighborhoods. Mixed use and joint livework are encouraged.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE ONLY.		
20	Limited Manufacturing	M1, MR1, P	Retail Commercial	M1-1VL	Commercial Manufacturing	CM, P	[Q]CM-1VL	East side of Glendale Blvd. From Clifton St. to Brandon St. and west side from Aaron St. to just south of Effie St.			Plan amendment and zone change to restrict more noxious industrial uses, adjacent to residential uses and schools. Mixed use and joint livework are encouraged. [Q]CM to prohibit new auto and recycling uses and drive-through windows.	PLAN AMENDMENT AND ZONE CHANGE.		
21	Light Manufacturing	M2, MR2, P	Retail Commercial, Manufacturing	MR2-1VL, M2-1VL	Commercial Manufacturing	CM, P	[Q]CM-1VL	West side of Glendale Blvd. From Duane St. to Aaron St.			Plan amendment and zone change to restrict more noxious industrial uses, site is adjacent to residential uses and schools. Mixed use and joint livework are encouraged. [Q]CM to prohibit new auto and recycling uses and drive-through windows.	PLAN AMENDMENT AND ZONE CHANGE.		

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				DRAFT PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE	Other notes
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES			
22a	Commercial Manufacturing	CM, P	Retail and Office Commercial and Single and Multiple Family Residential	CM-1VL	Community Commercial	RAS 3, CR, C2, C4, P	C2-1VL	Intersection of Glendale and Sunset Blvds.		Plan amendment and zone change to reflect Community Center designation; existing industrial uses may remain until abandoned; 1.5:1 commercial FAR and 3:1 FAR for mixed-use projects with discretionary approval.	PLAN AMENDMENT AND ZONE CHANGE.
22b	Commercial Manufacturing	CM, P	Retail Commercial and Vacant	CM-1L	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1L	Intersection of Glendale and Sunset Blvds.		[Q]C2 prohibits new auto, recycling and drive-through windows and require new developments to build to the front property line. 1.5:1 Commercial FAR; 3:1 Mixed Use FAR with discretionary approval.	
22c	Commercial Manufacturing	CM, P	Retail Commercial	CM-1VL	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-VL	Intersection of Glendale and Sunset Blvds.			
23a	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial, Multiple family Residential and Vacant	C2-1VL	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	Sunset Blvd. from Bonnie Brae St. to Mohawk St.		Change land use designation to GPF category; [Q]C2 to prohibit auto and recycling uses and drive-through windows and require building to the front property line to promote uses and design standards appropriate to the Mixed Use Boulevard designation; 1.5:1 Commercial FAR, 3:1 Mixed Use FAR with discretionary approval.	PLAN AMENDMENT AND ZONE CHANGE.
23b	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial, Multiple family Residential and Vacant	C2-1VL	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-2D	Alvarado St. from Sunset Blvd. to Montrose St. and Sunset Blvd. from Alvarado St. to Park Ave.		Change land use designation to GPF category; promote pedestrian friendly uses and design and give incentive for mixed use; Also reference "Q" Qualified Condition and "D" Development Limitation Appendix.	PLAN AMENDMENT AND ZONE CHANGE.
23c	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial, Single and Multiple Family Residential and Vacant	C2-1VL CR-1VL P-1VL	Community Commercial	RAS 3, CR, C2, C4, P	No Change	Alvarado St. from south of Sunset Blvd. To Bellevue Ave.		Change land use designation to GPF category; 1.5:1 commercial FAR, 3:1 mixed use FAR with discretionary approval.	PLAN AMENDMENT ONLY.
23d	Commercial Industrial	CM, P	Retail and Office Commercial, Vacant and Industrial	CM-1VL	Commercial Manufacturing	CM, P	No Change	Alvarado St. from Clinton St. to the Hollywood Frwy.		Mixed use and joint live/work units are encouraged. 1.5:1 commercial FAR, 3:1 mixed use FAR with discretionary approval.	INDUSTRIAL LAND USE DESIGNATION NAME CHANGE.
24a	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Vacant	CM-1VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	C2-1VL	South side of Bellevue Ave. west of Alvarado St.		Land use designation name change; zone changed to make it consistent with its land use designation.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE AND ZONE CHANGE.

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				DRAFT PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE	Other notes
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES			
24b	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Single and Multiple Family Residential	C2-1VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	No Change	South side of Bellevue Ave. west of Glendale Blvd.		Change land use designation to GPF category.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE ONLY.
25a	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial	C2-1VL	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	Sunset Blvd. West of Coronado Terrace. To Occidental Blvd.		Change land use designation to GPF category; [Q]C2 to prohibit auto and recycling uses, liquor stores and drive-through windows; and require new developments to build to the front property line. 1.5:1 Commercial FAR; 3:1 Mixed Use FAR with discretionary approval.	PLAN AMENDMENT AND ZONE CHANGE.
25b	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial	C2-1VL	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	South side of Sunset Blvd. West of Mohawk St. to Waterloo St.		Change land use designation to GPF category; [Q]C2 to prohibit auto and recycling uses and drive-through windows, and require new developments to build to the front property line ; 1.5:1 Commercial FAR, 3:1 Mixed Use FAR with discretionary approval.	PLAN AMENDMENT AND ZONE CHANGE.
25c	Neighborhood Commercial	C1, C1.5, P	Retail Commercial and Multiple Family Residential	C1-1VL	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	North side of Sunset Blvd. From Mohawk St. to Waterloo St.		Change land use designation to GPF category; [Q]C2 to prohibit auto and recycling uses and drive-through windows and require new developments to build to the front property line ; 1.5:1 Commercial FAR, 3:1 Mixed Use FAR with discretionary approval.	PLAN AMENDMENT AND ZONE CHANGE.
26a	Neighborhood Commercial	C1, C1.5, P	Retail Commercial and Multiple Family Residential	C1-1VL	Neighborhood Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	Sunset Blvd. West of Silver Lake Blvd. To Vendome St./Westerly Ter.		Change land use designation to GPF category; [Q]C2 to prohibit auto and recycling uses, liquor stores and drive-through windows; and require new developments to build to the front property line. 1.5:1 Commercial FAR; 3:1 Mixed Use FAR with discretionary approval.	ZONE CHANGE ONLY.
26b	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail and Office Commercial and Multiple Family Residential	C2-1VL	General Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	Sunset Blvd. West of Vendome St./Westerly Ter. To Micheltorena St.		Change land use designation to GPF category; [Q]C2 to prohibit auto and recycling uses, liquor stores and drive-through windows; and require new developments to build to the front property line. 1.5:1 Commercial FAR; 3:1 Mixed Use FAR with discretionary approval.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE AND ZONE CHANGE.
26c	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail and Office Commercial and Multiple Family Residential	C2-1VL	General Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	Sunset Blvd. From Micheltorena St. to Maltman Ave.		Change land use designation to GPF category; [Q]C2 to prohibit auto and recycling uses and drive-through windows and require new developments to build to the front property line ; 1.5:1 Commercial FAR, 3:1 Mixed Use FAR with discretionary approval.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE AND ZONE CHANGE.

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				DRAFT PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE	Other notes
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES			
26d	Neighborhood Commercial	C1, C1.5, P	Retail and Office Commercial and Multiple and Single Family Residential, Vacant and Industrial	C1-1VL	Neighborhood Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	Sunset Blvd. West of Maltman Ave. to Fountain Ave.		Change land use designation to GPF category; [Q]C2 to prohibit auto and recycling uses and drive-through windows and require new developments to build to the front property line; 1.5:1 Commercial FAR, 3:1 Mixed Use FAR with discretionary approval.	ZONE CHANGE ONLY.
27	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail and Office Commercial and Multiple Family Residential	CR-1VL C2-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P	No Change	Silver Lake Blvd. Near intersection with Bellevue Ave.		Change land use designation to GPF category. Neighborhood commercial designation to maintain and encourage neighborhood-serving uses and scale.	PLAN AMENDMENT ONLY.
28a	Highway Oriented Commercial	CR, C1.5, C2, C4, P	LAUSD Public High School	PF(CW)	Public Facilities	PF	No Change	Parcel bounded by the Hollywood Frwy., the Harbor Frwy., Temple St. and Beaudry Ave.		Land use designation change to reflect use and to be consistent with Central City West Specific Plan zoning and existing uses.	PLAN AMENDMENT ONLY.
28b	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial	C1(CW)-75/1.5	General Commercial	RAS 3, CR, C1(CW) C1.5, C2, C4, P	No Change	Block bounded by Hollywood Frwy. and Victor, Temple and Boylston Sts.		Change land use designation to GPF category and to make it consistent with Central City West Specific Plan	COMMERCIAL LAND USE DESIGNATION NAME CHANGE ONLY.
29a	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial	C2-1VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	No Change	Palo Alto St. West of Glendale Blvd.		Change land use designation to GPF category.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE ONLY.
29b	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial	C2-1VL	Community Commercial	RAS 3, CR, C2, C4, P	No Change	Alvarado St. from the alley north of Temple St. to the Hollywood Frwy.		Change land use designation to GPF category. Community Commercial to encourage community-serving uses and mixed-use development along major bus route; 1.5:1 commercial FAR, 3:1 mixed use FAR with discretionary approval.	PLAN AMENDMENT ONLY.
29c	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail and Office Commercial, Multiple and Single Family Residential, Vacant and Miscellaneous	C2-1VL; CR-1VL	Community Commercial	RAS 3, CR, C2, C4, P	No Change	Temple St. west of Rosemont Ave. to Benton Way and west of Robinson St. to Silver Lake Blvd.		Change land use designation to GPF category; Community Commercial to encourage community-serving uses and mixed-use development along major bus route; 1.5:1 commercial FAR, 3:1 mixed use FAR with discretionary approvals.	PLAN AMENDMENT ONLY.

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				DRAFT PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE	Other notes
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES			
29d	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail and Office Commercial, Multiple Family Residential, Vacant and Miscellaneous	C2-1VL	Community Commercial	RAS 3, CR, C2, C4, P	RAS 3-1VL or C2-1VL	Temple St. from Benton Way to Robinson St.		Change land use designation to GPF category and zone change to RAS 3 to encourage mixed-use development along major bus route; 3:1 FAR by-right with RAS 3 zone.	PLAN AMENDMENT AND ZONE CHANGE.
30a	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Office Commercial and Single and Multiple Family Residential	[Q]C1.5-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P	No Change	Hoover St. and Santa Monica Boulevard		Change land use designation to GPF category; zone change to limit commercial uses to neighborhood-serving to reduce impact on traffic.	PLAN AMENDMENT ONLY.
30b	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial, Single and Multiple Family Residential and Industrial	C2-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P	C1.5-1VL	Hoover St. from South of Melrose Ave. to the Hollywood Frwy.		Change land use designation to GPF category; zone change to limit commercial uses to neighborhood serving to reduce potential impact on traffic.	PLAN AMENDMENT AND ZONE CHANGE.
31a	Neighborhood and Office Commercial Highway Oriented Commercial	C1, C1.5, P	Commercial and Office	C1-1VL C2-1VL	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	Commercial lots between Fountain Ave., Effie St. and Myra Ave.		Change land use designation to be compatible with the rest of the corridor; "Q" to prohibit new auto and recycling uses and drive-through windows to encourage community-serving uses and less auto-oriented uses. Also auto uses are incompatible with abutting residential uses. Mixed use, consisting of ground floor commercial and above-ground residential, is encouraged.	PLAN AMENDMENT AND ZONE CHANGE.
31b	Neighborhood and Office Commercial	C1, C1.5, P	Retail and Office Commercial and Multiple Family Residential	R4-1VL	Community Commercial	RAS 3, CR, C2, C4, P	No Change	Residentially zoned lots between Fountain Ave., Effie St. and Myra Ave.		Change land use designation to be compatible with zoning.	PLAN AMENDMENT ONLY.
31c	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail and Office Commercial and Single and Multiple Family Residential	C2-1VL C2-1L	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL; [Q]C2-1	Fountain Ave. from Bates Ave. to Hyperion Ave. And Hyperion Ave. from Fountain to Griffith Park Blvd.		All Highway Oriented Commercial changed to GPF category; Community Commercial to reflect existing and encourage future community-serving and less auto-oriented uses. Also auto uses are incompatible with abutting residential uses; Mixed use, consisting of ground floor commercial and above-ground residential, is encouraged.	PLAN AMENDMENT AND ZONE CHANGE.

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				DRAFT PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE	Other notes
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES			
31d	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Commercial	[T][Q]C2-1L	Community Commercial	RAS 3, CR, C2, C4, P	[T][Q]C2-1L	Corner of Griffith Park Blvd. And Fountain Ave.		All Highway Oriented Commercial changed to GPF category; Community Commercial to reflect existing and encourage future community-serving and less auto-oriented uses. Also auto uses are incompatible with abutting residential uses; Mixed use, consisting of ground floor commercial and above-ground residential, is encouraged.	PLAN AMENDMENT ONLY.
32	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Industrial and Vacant	C2-VL	General Commercial	RAS 3, CR, C1.5, C2, C4, P	No Change	SW corner of Broadway and Solano Ave.		Change land use designation to GPF category. General commercial designation reflects appropriate future uses.	COMMERCIAL LAND USE DESIGNATION NAME CHANGE ONLY.
33a	Light Industrial	M2, MR2, P	Retail Commercial, Industrial, Vacant and Miscellaneous	M1-1VL M2-1VL	Commercial Manufacturing	CM, P	[Q]CM-1VL	Properties designated as Light Industrial lands in Elysian Valley south and east of the 2 Frwy., east of the 5 Frwy. And west of the LA River excluding Subarea 33b.		Plan Amendment and zone change to encourage uses and institute design standards that make the industrially zoned properties more compatible with adjacent residential uses. "Q" requires conformance to design guidelines and buffers between uses as a condition of discretionary approval for existing development and for all new development.	PLAN AMENDMENT AND ZONE CHANGE.
33b	Light Industrial	M2, MR2, P	Retail Commercial, Industrial and Miscellaneous	M1-1VL M2-1VL	Commercial Manufacturing	CM, P	[Q]CM-1VL	Light Industrial properties bounded by Rich St., the LA River Fomey St. and Riverside Dr.		Plan Amendment and zone change to encourage uses and institute design standards that make the industrially zoned properties more compatible with adjacent residential uses. "Q" requires conformance to design guidelines and buffers between uses as a condition of discretionary approval for existing development and for all new development.	PLAN AMENDMENT AND ZONE CHANGE.
33c	Light Industrial	M2, MR2, P	Commercial, Industrial and Vacant	[T][Q]MR1-1VL	Commercial Manufacturing	CM, P	[Q]CM-1VL	Corner of Gail St. and Blake Ave.		Plan Amendment and zone change to encourage uses and institute design standards that make the industrially zoned properties more compatible with adjacent residential uses. "Q" requires conformance to design guidelines and buffers between uses as a condition of discretionary approval for existing development and for all new development. Existing [T] and [Q] conditions retained (See "Q" Condition Appendix).	
34	Light Manufacturing	M2, MR2, P	Industrial and parking	M2-1VL	Open Space	OS, A1	OS-1XL	Adjacent to the Los Angeles River from Rosana St. to Partridge Ave.		Plan amendment and zone change to reflect public acquisition and future use as a park; newly acquired park by nonprofit land trusts with temporarily lease back to current industrial tenant.	PLAN AMENDMENT AND ZONE CHANGE.

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				DRAFT PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE	Other notes
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES			
35	Light Manufacturing	M2, MR2, P	Park	M2-1VL	Open Space	OS, A1	OS-1XL	Knox Ave. and the Los Angeles River		Plan amendment and zone change to reflect current use; newly acquired park by nonprofit land trusts.	PLAN AMENDMENT AND ZONE CHANGE.
36	Low Density Residential	RS, R1, RD6, RD5	Park	R1-1VL	Open Space	OS, A1	OS-1XL	Adjacent to the Los Angeles River from Duval and Oros Sts.; south of Barclay St.; and Riverside Dr. from Oros to Barclay.		Plan amendment and zone change to reflect current use; newly acquired park by various land trusts.	PLAN AMENDMENT AND ZONE CHANGE.
37	Neighborhood Commercial	C1, C1.5, P	Retail and Office Commercial and Vacant	[T][Q]C1.5-1L; C1-2D; [Q]C1.5-2	General Commercial	RAS 3, CR, C1.5, C2, C4, P	No Change	Bellevue Ave. from east of Victor St. to Beaudry Ave. and the south side of Sunset Blvd. From Beaudry Ave. to the Pasadena Frwy..		Change land use designation to reflect existing uses and allow for a diversity of uses and intensity appropriate for a designated Mixed Use boulevard and major bus route. Retain existing heights and Floor Area Ratios and encourage mixed-use development.	PLAN AMENDMENT ONLY.
38a	Community Commercial	CR, C2, C4,P, PB	Retail Commercial	C2-1VL	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	North side of Sunset Blvd. West of intersection with Reservoir St.		Zone change affects the commercial lots fronting Sunset Blvd. [Q]C2 to prohibit automobile and recycling uses and drive-through windows and require new developments to build to the front property line. 1.5:1 Commercial FAR; 3:1 mixed use FAR with discretionary approvals.	ZONE CHANGE ONLY.
38b	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial	C2-1VL	Community Commercial	RAS 3, CR, C2, C4	[Q]C2-1VL	Commercial frontage on Sunset Blvd. From Park Ave. to Alvarado St.		Change land use designation to GPF category; [Q]C2 to prohibit auto and recycling uses and drive-through windows and require building to the front property line to promote uses and design standards appropriate to the Mixed Use Boulevard designation; 1.5:1 Commercial FAR, 3:1 Mixed Use FAR with discretionary approval.	PLAN AMENDMENT AND ZONE CHANGE.
38c	Community Commercial Highway Oriented Commercial	CR, C2, C4,P, PB CR, C1.5, C2, C4, P	Retail Commercial	C2-1VL	Public Facilities	PF	PF-1VL	2005, 2006, 2011, 2015 West Sunset Blvd. And 1206 and 1214 North Alvarado St.		Land purchased by the City for new Edendale Branch of the public library	PLAN AMENDMENT AND ZONE CHANGE.

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				DRAFT PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE	Other notes
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES			
38d	Highway Oriented Commercial	CR, C1.5, C2, C4, P	Retail Commercial	C2-1VL	Community Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	Commercial frontage on Sunset Blvd. From Park Ave. to Alvarado St.		Change land use designation to GPF category; [Q]C2 to prohibit auto and recycling uses and drive-through windows and require building to the front property line to promote uses and design standards appropriate to the Mixed Use Boulevard designation; 1.5:1 Commercial FAR, 3:1 Mixed Use FAR with discretionary approval.	PLAN AMENDMENT AND ZONE CHANGE.
39	Neighborhood Commercial	C1, C1.5, P	Retail Commercial and Multiple Family Residential	C1-1VL	Neighborhood Commercial	RAS 3, CR, C2, C4, P	[Q]C2-1VL	North side of Sunset Blvd. From Benton Way to Silver Lake Blvd. Including south side of Sunset Blvd. And Silver Lake Blvd.		Change land use designation to GPF category and to better reflect planned use. [Q]C2 to prohibit new automobile and recycling uses and drive-through windows and require new development to build to the front property line. 1.5:1 FAR for commercial and 3:1 mixed use FAR with appropriate discretionary approval.	ZONE CHANGE ONLY.
40	Neighborhood Commercial	C1, C1.5, P	Institutional, Retail Commercial and Single and Multiple Family Residential	C1-1VL	Community Commercial	RAS 3, CR, C2, C4, P	C2-1VL	Temple St. from Glendale Blvd. To Burlington St.		Change land use designation to better reflect planned uses, mixed use on a major bus route; 1.5:1 FAR for commercial and 3:1 FAR for mixed-use development with discretionary approvals.	PLAN AMENDMENT AND ZONE CHANGE.
41	Commercial Industrial	CM, P	Retail and Office Commercial and Multiple Family Residential	CM-1VL; [Q]CM-1VL	Community Commercial	RAS 3, CR, C2, C4, P	C2-1VL [Q]C2-1VL	Temple St. From Bonnie Brae St. to Lake St.		Change land use designation and zone to be more compatible with Mixed Use Boulevard designation; 1.5:1 FAR for commercial and 3:1 FAR for mixed-use development with appropriate discretionary approval. Retain existing "Q"	PLAN AMENDMENT AND ZONE CHANGE.
42	Commercial Industrial	CM, P	Retail and Office Commercial, Multiple Family Residential and Vacant	CM-1VL	Community Commercial	RAS 3, CR, C2, C4	C2-1VL	NW corner of Temple St. and Lake St.		Plan amendment and zone change to permit uses that are consistent with the adjacent school; 1.5:1 FAR for commercial and 3:1 FAR for mixed-use development with appropriate discretionary approvals.	PLAN AMENDMENT AND ZONE CHANGE.
43	Neighborhood Commercial	C1, C1.5, P	Retail Commercial and Single and Multiple Family Residential	C1-1VL; C2-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4	[Q]C2-1VL	Commercial lands at Silver Lake Blvd. And Effie St. intersection		Zone change to [Q]C2 to prohibit automobile and recycling uses and drive-through windows and require new developments to build to the front property line.	ZONE CHANGE ONLY.
44	Low Medium II Residential	RD2, RD1.5	Community Center	RD2-1VL	Public Facilities	PF	PF-1VL	Old Fire Station #6, 534 East Edgeware		Retired fire station; still in public ownership but leased to local nonprofit.	PLAN AMENDMENT AND ZONE CHANGE.

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				DRAFT PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE	Other notes
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES			
45	Low Medium I Residential	R2, RD3, RD4	Park	R2-1VL	Open Space	OS, A1	OS-1XL	Triangle bounded by Vendome St., Del Monte Dr. and Reno St		Change land use designation and zone of a City-owned park	PLAN AMENDMENT AND ZONE CHANGE.
46	Low Medium I Residential Open Space	R2, RD3, RD4 OS	Single and Multiple Family Residential	R4-1VL	Medium Residential	R3	R3-1VL	Mid block lots north of Bellevue Park on Lucile		AB283 Clean up.	PLAN AMENDMENT AND ZONE CHANGE.
47	Low Medium II Residential	RD2, RD1.5	Multiple Family Residential	R4-1VL	Medium Residential	R3	R3-1VL	626 Micheltorena and 627 and 627 1/2 Micheltorena		AB283 Clean up; R3 because property at 626 Micheltorena is built to the R3 density.	PLAN AMENDMENT AND ZONE CHANGE.
48	Medium Residential	R3	Multiple Family Residential and Institutional	R4-1VL	Medium Residential	R3	R3-1VL	Area bounded by London St., Vendome St., the Hollywood Frwy. and Silver Lake Blvd.		AB283 Clean up; residential development built to the R3 density.	ZONE CHANGE ONLY.
49	Low Medium II Residential	RD2, RD1.5	Single and Multiple Family Residential	RD2-1VL	Low Medium II Residential	RD2, RD1.5	[Q]RD2-1VL	West side of Morton Ave. from Avalon St. to Echo Park Ave.		Protection of architecturally significant structures and neighborhood character; Q condition will prohibit lot ties.	ZONE CHANGE ONLY.
50a, b, & c	Neighborhood Commercial	C1, C1.5, P	Single and Multiple Family Residential and Commercial	C1-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4	[Q]C1-1VL	Commercial lots on Echo Park Ave.; Paul Ter to Marsden St., Avalon to Ewing Sts. & Donaldson to Cerro Gordo		Preservation of neighborhood character. Q condition will limit residential density and commercial uses to the ground floor; prohibit auto and recycling uses and drive-through windows; and require guest parking.	ZONE CHANGE ONLY.
51	Low Medium II Residential	RD2, RD1.5	Gas Station	RD1.5-1VL	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4	C2-1VL	Single lot at 1600 Echo Park Ave.		Zone change to reflect existing land use; AB283 Clean up.	PLAN AMENDMENT AND ZONE CHANGE.

### Existing and Proposed Plan Land use Designations and Corresponding Zones

EXISTING LAND USE			DRAFT PLAN LAND USE		
Category	Designations	Corresponding Zones	Category	Designations	Corresponding Zones
<b>Residential</b>			<b>Residential</b>		
Low Density	Low	RS, R1, RD6, RD5	Low Density	Low	RS, R1, RD6, RD5
Multiple Family	Low Medium I	R2, RD3, RD4	Multiple Family	Low Medium I	R2, RD3, RD4, RZ2.5, RZ3, RZ4
	Low Medium II	RD2, RD1.5		Low Medium II	RD2, RD1.5
	Medium	R3		Medium	R3
Commercial	Neighborhood and Office Commercial	C1, C 1.5, P	Commercial	Neighborhood Commercial	RAS 3, C1, C1.5, C2, C4, P
	Highway Oriented Commercial	CR, C1.5, C2, C4, P		General Commercial	RAS 3, CR, C1.5, C2, C4, P
	Community Commercial	CR, C2, C4, P, PB		Community Commercial	RAS 3, CR, C2, C4, P
Industrial	Commercial Manufacturing	CM, P	Industrial	Commercial Manufacturing	CM, P
	Limited Industrial	M1, MR1, P		Limited Industrial	M1, MR1, P
	Light Industrial	M2, MR2, P		Light Industrial	M2, MR2, P
Public Facilities	Public Facilities	PF	Public Facilities	Public Facilities	PF
Open Space	Open Space	OS, A1	Open Space	Open Space	OS, A1



# Notice of OPEN HOUSE & PUBLIC HEARING Silver Lake-Echo Park Community Plan

Información en español está incluida en esta notificación

## Silver Lake-Echo Park Community Plan Update Program City Plan Case No. 1995-0357 (CPU)

Council District 1, 4 and 13

The Department of City Planning of the City of Los Angeles will conduct an Open House and Public Hearing regarding proposed Zone Changes and Plan Amendments to the Silver Lake-Echo Park Community Plan, in accordance with the Los Angeles City Charter. The existing Silver Lake-Echo Park Community Plan was adopted on February 17, 1984. The City Council has instructed the Department of City Planning to update the Community Plan to reflect current policies, practices and conditions that have resulted from changes in development patterns and trends in the area since the Plan was last updated. The proposed Zone Change/Plan Amendment actions are initiated by the City of Los Angeles and involve both private and publicly owned land.

The Open House will begin at 6:00 p.m. and end at 8:30 p.m.. During the Open House, Planning Department staff will be available to explain the proposed changes to the existing plan and answer related questions. The draft plan, including text and plan map, will be available for review at the Open House or by contacting Patricia Diefenderfer at 213/978-1478. Copies may also be viewed at the Echo Park, Chinatown and Los Feliz branches of the Los Angeles Public Library.

The Public Hearing will start at 6:00 and will be conducted by a hearing officer who will consider all testimony presented to the City at that time and any written communications received prior to or during the hearing and up to a period of two weeks after the hearing, or November 3, 2003. Written communications should be addressed to Patricia Diefenderfer, Department of City Planning, 200 N. Spring St., Room 667, Los Angeles, CA 90012, and should include the above-referenced City Plan Case Number. A written report will subsequently be prepared including recommendations which will be considered by the City Planning Commission at a later date.

If you are unable to attend the workshop, but would like to obtain copies of, ask questions about or submit comments on the draft Community Plan, please contact Patricia Diefenderfer at 213/978-1478.

### OPEN HOUSE

**Location:** Echo Park Recreation Center  
1632 Bellevue Ave.  
Los Angeles, CA  
**Date:** Monday, September 29, 2003  
**Hours:** 6:00 p.m. to 8:30 p.m.

### PUBLIC HEARING

**Location:** Micheltorena Street School  
Auditorium  
1511 Micheltorena Street  
Los Angeles, CA  
**Date:** Monday, October 20, 2003  
**Hours:** 6:00 p.m. to 8:30 p.m.

*As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.*

An Equal Opportunity/Affirmative Action employer

Hollywood Community Plan Area

Northeast Los Angeles Community Plan Area

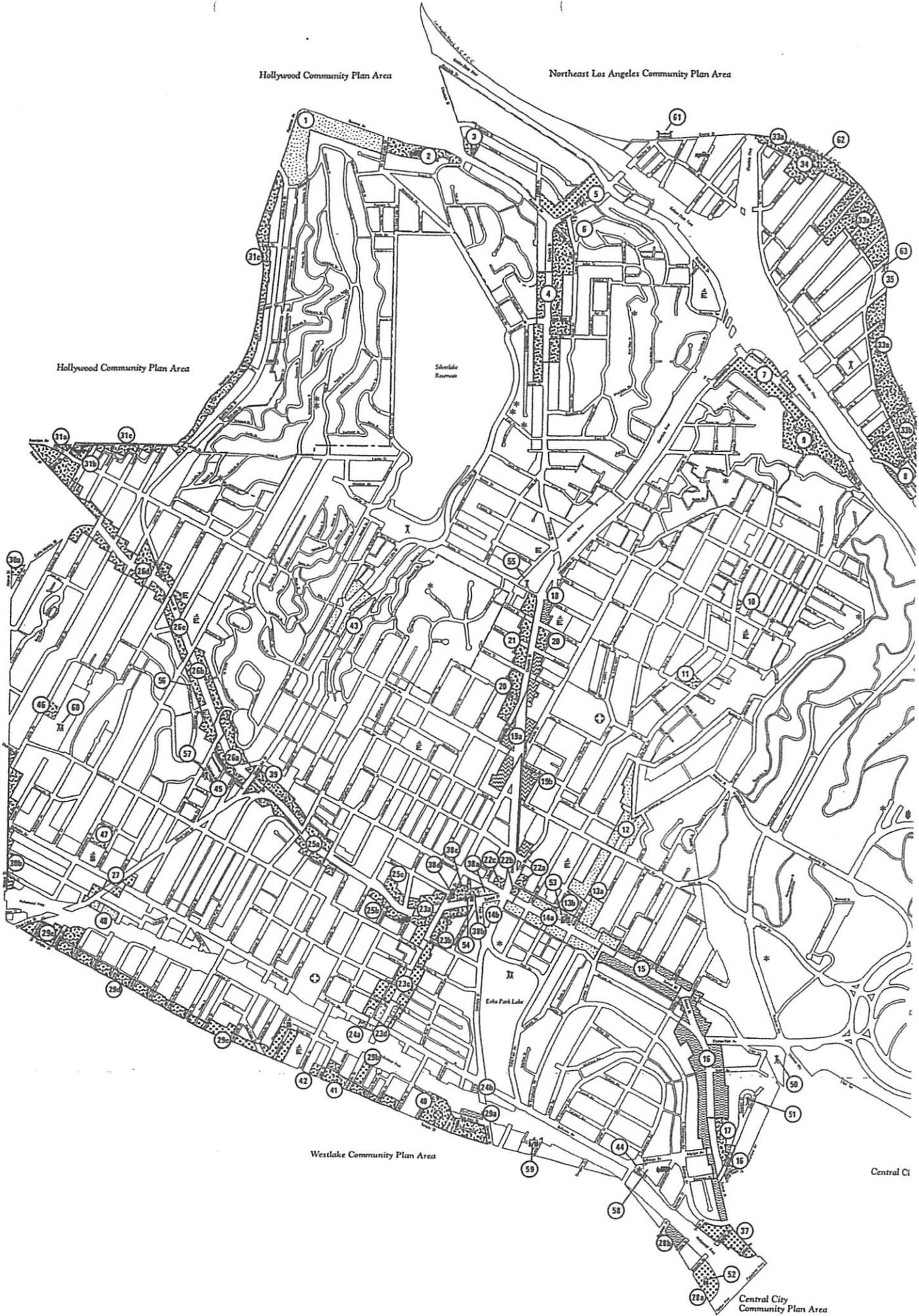
Hollywood Community Plan Area

Wilshire Community Plan Area

Westlake Community Plan Area

Central City

Central City Community Plan Area





# Noticia de Sesión Informativa/Audiencia Pública Silver Lake-Echo Park Community Plan

## Reviso al Plan/Guía de Desarrollo las Comunidades Silver Lake-Echo Park

Caso de la Ciudad Numero 1995-0357-CPU

Distrito Concejal 1, 14 y 13

La Ciudad de Los Angeles conducirá una Sesión Informativa y una Audiencia Pública con respecto a Cambios de Zona y Enmiendas a la Guía de Planes de desarrollo de las Comunidades Silver Lake – Echo Park de acuerdo a Estatutos de La Ciudad de Los Angeles. El Plan vigente de guía de desarrollo de la Comunidades Silver Lake – Echo Park fue adoptado Febrero 17, 1984. El Concejal de La Ciudad de Los Angeles ha dirigido al Departamento de Planificación de revisar el Plan de Guía de desarrollo para que aplique presente reglas de desarrollo y que refleje las condiciones que han ocurrido desde que les Plan fue adoptado o revisado. La propuesta enmienda a la guía de Plan de Desarrollo/Cambios de Zona ha sido iniciada por la Ciudad de Los Angeles y afectara propiedades privadas y publicas.

La Sesión Informativa comenzara a las 6:00 p.m. y concluirá a las 8:30 p.m. Durante la Sesión Informativa, representantes del Departamento de Planificación estarán disponibles para explicar los cambios propuestos al el Plan de Guía de Desarrollo y contestar preguntas relacionadas al Plan. Los cambios propuestos al mapa, las matrices y el texto serán disponibles para su reviso en la Sesión Informativa o llamando a los representantes de la ciudad responsables del proyecto Patricia Diefenderfer al numero de telefono 213/978-1478. Copias de este plan son disponibles para su conveniencia en las siguientes Bibliotecas Publicas de la Ciudad de Los Angeles: Echo Park, Chinatown y Los Feliz.

La Audiencia Pública comenzara a las 6:00 p.m. y será conducida por un oficial de la Ciudad de Los Angeles el cual considerara el testimonio presentado a la Ciudad y los comentarios escritos recibidos antes o durante la Audiencia Pública y por un periodo de dos semanas después de la audiencia publica, Noviembre 3, 2003. Comentarios por escritos u otro tipo de comentarios pueden ser dirigidos a Patricia Diefenderfer, Departamento de Planificación de la Ciudad de Los Angeles, 200 N. Spring Street, Salón 621, Los Angeles, California 90012 y devén incluir él numero de referencia del caso de la ciudad. Un reporte será preparado con recomendaciones el cual será considerado por la Comisión de Planificación de Los Angeles en una fecha futura.

Si usted no puede atender esta sesión informativa pero desea obtener copias, preguntar o hacer sugerencias con respecto al bosquejo del Plan de estas Comunidades, favor de llamar a Patricia Diefenderfer al numero 213/978-1478.

### SESION INFORMATIVA

**Lugar:** Echo Park Recreation Center  
1632 Bellevue Ave.  
Los Angeles, CA  
**Fecha:** Lunes, Septiembre 29, 2003  
**Hora:** 6:00 p.m. to 8:30 p.m.

### AUDIENCIA PÚBLICA

**Lugar:** Auditorio de  
Micheltorena Street School  
1511 Micheltorena Street  
Los Angeles, CA  
**Fecha:** Lunes, Octubre 20, 2003  
**Hora:** 6:00 p.m. to 8:30 p.m.

*Como una entidad cubierta bajo el titulo II del Acta de Americanos con Incapacidades, la ciudad de Los Angeles no discriminará por la base de incapacidad y al requerirse, proveerá servicios razonables para asegurar acceso igual a los programas, servicios y actividades. El edificio de la Audiencia Pública y el estacionamiento son accesibles por sillas de rueda. Intérpretes de idioma de señales, aparatos ayudantes para escuchar, y otros aparatos y/o servicios auxiliares seran proveidos a pedido. Para asegurar la disponibilidad de servicios, por favor haga su solicitud llamando el numero abajo no mas tarde que tres dias (72 horas) antes de la audiencia.*

Una Empresa de Oportunidad Igualdad/Acción Afirmativa

Subarea	Existing Plan Land Use & Zoning	Proposed Plan Land Use & Zoning
1	Neighborhood & Office Commercial C1-1VL	Neighborhood Commercial [Q] C2-1VL
2	Highway Oriented Commercial C2-1VL	Neighborhood Commercial [Q] C2-1VL
3	Highway Oriented Commercial C2-1VL; (Q) C2-1	Neighborhood Commercial [Q] C2-1VL; [Q] C2-1
4	Highway Oriented Commercial Neighborhood & Office Commercial C1-1VL; C2-1VL	Neighborhood Commercial [Q] C2-1VL
5	Highway Oriented Commercial C2-1VL	Neighborhood Commercial No Change
6	Low Medium II Residential RD2-1VL	Neighborhood Commercial [Q] C2-1VL
7	Neighborhood & Office Commercial C2-1VL	General Commercial No Change
8	Highway Oriented Commercial C2-1VL	General Commercial No Change
9	Commercial Manufacturing [T][Q] CM-1	Open Space OS-1XL
10	Highway Oriented Commercial C2-1VL	Neighborhood Commercial [Q] C2-1VL
11	Highway Oriented Commercial C2-1VL	Neighborhood Commercial [Q] C2-1VL
12	Neighborhood & Office Commercial C1-1VL	Neighborhood Commercial [Q] C2-1VL
13a	Community Commercial C2-1L; C2-1VL	Community Commercial [Q] C2-1L
13b	Community Commercial C2-1VL; P-1L	Community Commercial [Q] C2-1L
14a	Community Commercial C2-1L; C2-1VL; P-1L	Community Commercial [Q] C2-1L
14b	Community Commercial C2-1L	Community Commercial [Q] C2-1L
15	Highway Oriented Commercial C2-1VL	General Commercial No Change
16	Highway Oriented Commercial C2-1VL	General Commercial No Change
17	Commercial Manufacturing CM-1VL	General Commercial C2-1VL
18	Highway Oriented Commercial C1.5-1VL	General Commercial No Change
19a	Highway Oriented Commercial C2-1VL	General Commercial [Q] C2-1VL
19b	Highway Oriented Commercial R3-1VL	General Commercial No Change
20	Limited Manufacturing M1-1VL	Commercial Manufacturing [Q] CM 1VL
21	Light Manufacturing MR2-1VL; M2-1VL	Commercial Manufacturing [Q] CM-1VL
22a	Commercial Manufacturing CM-1VL	Community Commercial C2-1VL

Subarea	Existing Plan Land Use & Zoning
22b	Commercial Manufacturing CM-1L
22c	Commercial Manufacturing CM-1VL
23a	Highway Oriented Commercial C2-1VL
23b	Highway Oriented Commercial C2-1VL
23c	Highway Oriented Commercial C2-1VL; CR-1VL; P-1VL
23d	Commercial Industrial CM-1VL
24a	Highway Oriented Commercial CM-1VL
24b	Highway Oriented Commercial C2-1VL
25a	Highway Oriented Commercial C2-1VL
25b	Highway Oriented Commercial C2-1VL
25c	Neighborhood & Office Commercial C1-1VL
26a	Neighborhood & Office Commercial C1-1VL
26b	Highway Oriented Commercial C2-1VL
26c	Highway Oriented Commercial G2-1VL
26d	Neighborhood & Office Commercial C1-1VL
27	Highway Oriented Commercial CR-1VL; C2-1VL
28a	Highway Oriented Commercial PF (CW)
28b	Highway Oriented Commercial C1 (CW)-75/1.5
29a	Highway Oriented Commercial C2-1VL
29b	Highway Oriented Commercial C2-1VL
29c	Highway Oriented Commercial C2-1VL; CR-1VL
29d	Highway Oriented Commercial C2-1VL
30a	Highway Oriented Commercial [Q] C1.5-1VL
30b	Highway Oriented Commercial C2-1VL
31a	Neighborhood & Office Commercial C1-1VL Highway Oriented Commercial C2-1VL

## Proposed Plan Land Use &amp; Zoning

Community Commercial  
[Q] C2-1LCommunity Commercial  
[Q] C2-1VLCommunity Commercial  
[Q] C2-1VLCommunity Commercial  
[Q] C2-2DCommunity Commercial  
No ChangeCommercial Manufacturing  
CM-1VLGeneral Commercial  
C2-1VLGeneral Commercial  
No ChangeCommunity Commercial  
[Q] C2-1VLCommunity Commercial  
[Q] C2-1VLNeighborhood Commercial  
No ChangePublic Facilities  
No ChangeGeneral Commercial  
No ChangeGeneral Commercial  
No ChangeCommunity Commercial  
No ChangeCommunity Commercial  
No ChangeCommunity Commercial  
RAS 3-1VLNeighborhood Commercial  
No ChangeNeighborhood Commercial  
C1.5-1VLCommunity Commercial  
[Q] C2-1VL

## Subarea Existing Plan Land Use &amp; Zoning

31b Neighborhood & Office Commercial  
R4-1VL31c Highway Oriented Commercial  
C2-1VL; C2-1L; [T][Q] C2-1L32 Highway Oriented Commercial  
C2-1VL33a Light Industrial  
M1-1VL; M2-1VL33b Light Industrial  
M1-1VL; M2-1VL; [T][Q]MR1-1VL34 Light Manufacturing  
M2-1VL35 Light Manufacturing  
M2-1VL36 Low Density Residential  
R1-1VL37 Neighborhood & Office Commercial  
[T][Q] C1.5-1L; C1-2D; [Q] C1.5-238a Community Commercial  
C2-1VL38b Highway Oriented Commercial  
C2-1VL38c Community Commercial  
Highway Oriented Commercial  
C2-1VL38d Highway Oriented Commercial  
C2-1VL39 Neighborhood and Office Commercial  
C1-1VL40 Neighborhood and Office Commercial  
C1-1VL41 Commercial Industrial  
CM-1VL; [Q] CM-1VL42 Commercial Industrial  
CM-1VL43 Neighborhood & Office Commercial  
C1-1VL; C2-1VL44 Low Medium II Residential  
RD2-1VL45 Low Medium I Residential  
R2-1VL46 Low Medium I Residential  
Open Space  
R4-1VL47 Low Medium II Residential  
R4-1VL48 Medium Residential  
R4-1VL

## Proposed Plan Land Use &amp; Zoning

Community Commercial  
No ChangeCommunity Commercial  
[Q] C2-1VL; [Q] C2-1L; [T][Q] C2-1LGeneral Commercial  
No ChangeCommercial Manufacturing  
[Q] CM-1VLCommercial Manufacturing  
[Q] CM-1VLOpen Space  
OS-1XLOpen Space  
OS-1XLOpen Space  
OS-1XLGeneral Commercial  
No ChangeCommunity Commercial  
[Q] C2-1VLCommunity Commercial  
[Q] C2-1VLPublic Facilities  
PF-1VLCommunity Commercial  
[Q] C2-1VLCommunity Commercial  
[Q] C2-1VLCommunity Commercial  
C2-1VLCommunity Commercial  
C2-1VL; [Q] C2-1VLCommunity Commercial  
C2-1VLNeighborhood Commercial  
[Q] C2-1VLPublic Facilities  
PF-1VLOpen Space  
OS-1XLMedium Residential  
R3-1VLMedium Residential  
R3-1VLMedium Residential  
R3-1VL

**Subareas 1, 2, 4, 6, 10, 11, 19, 20, 21**

Proposed [Q] Conditions will regulate auto and recycling uses, drive-through windows and place additional design standards on new development.

**Subarea 3**

Proposed [Q] Conditions will regulate automobile and recycling uses and drive-through windows. Retain existing [Q] Condition which limits residential density to that of the RD 1.5 zone.

**Subareas 12, 13a, 13b, 14a, 14b, 22b, 22c, 23a, 25b, 25c, 26c, 26d, 38a, 38b, 38d, 43**

Proposed [Q] Conditions will regulate automobile and recycling uses, drive-through windows and place design standards on new development.

**Subarea 23b**

Proposed [Q] Condition will allow RAS 4 uses, regulate automobile and recycling uses and drive-through windows and place design standards on new development.

Proposed "D" Development Limitation will limit 100% commercial development to a 1.5:1 Floor Area Ratio (FAR) and a 45-foot height limit and mixed-use development to a 3:1 FAR and a 50-foot height limit.

**Subareas 25a, 26a, 26b, 39**

Proposed [Q] Conditions will regulate automobile and recycling uses, drive-through windows and liquor stores and place design standards on new development.

**Subarea 31a**

Proposed [Q] Conditions will regulate auto and recycling uses, drive-through windows and place design standards on new development.

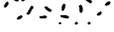
**Subarea 31c**

Proposed [Q] Conditions will regulate auto and recycling uses, drive-through windows and place design standards on new development. Retain existing project-specific [Q] Conditions, where the [Q] Condition currently applies.

**Subarea 33a and 33b**

Proposed [Q] Conditions will regulate the density of residential uses and the location of commercial and industrial uses. The [Q] Conditions will further place design standards on new and modifications and expansions of existing industrial uses, and may include, but not be limited to, the following: landscaping, buffering, walls, signs, architectural treatment, lighting and noise and the location and screening of storage, trash, parking, loading and unloading areas and deliveries, as well as hours of operation for these activities. Retain existing project-specific [Q] Condition, where the [Q] Condition currently applies.

**Legend:**

-  Zone Change Only
-  Plan Amendment & Zone Change
-  Plan Amendment Only
-  Industrial Land Use Designation Name Change
-  Commercial Land Use Designation Name Change
-  Commercial Land Use Designation Name Change and Zone Change



**Service Systems:**

**School Sites**

-  Public Elementary School
-  Private Elementary School
-  Public Senior High
-  Private Senior High
-  Special School Facility

**Recreational Sites**

-  Neighborhood Park
-  Community Park
-  Regional Park
-  Other Rec & Park Facility
-  LA River Gateway

**Other Facilities**

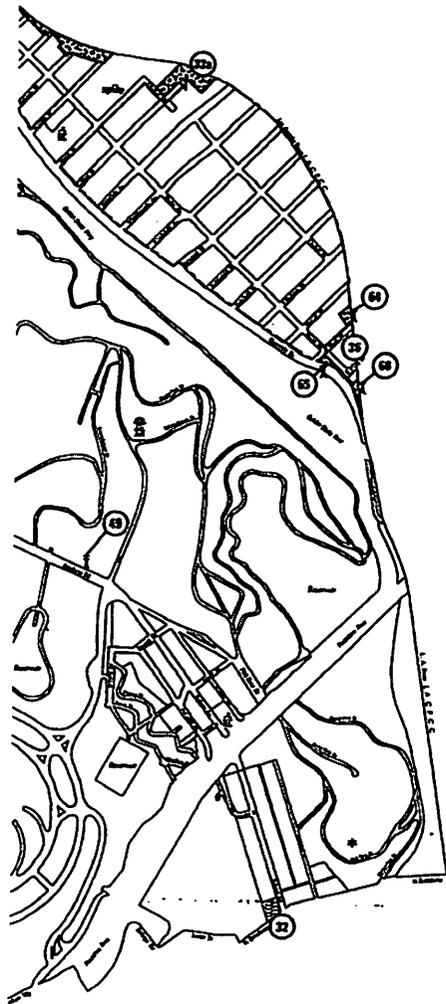
-  Police Training Site
-  Fire Station
-  Branch Library
-  Power Distribution Station
-  Maintenance Yard
-  DWP Pumping Site
-  Cultural Historical Site
-  Health Center

**Special Boundaries:**

**Special Boundary**

-  Detached Single Family Housing
-  Site Boundary

Northwest Los Angeles Community Plan Area



Community Plan Area

# Preliminary Land Use and Zone Change Map

## Silver Lake • Echo Park Community Plan Area

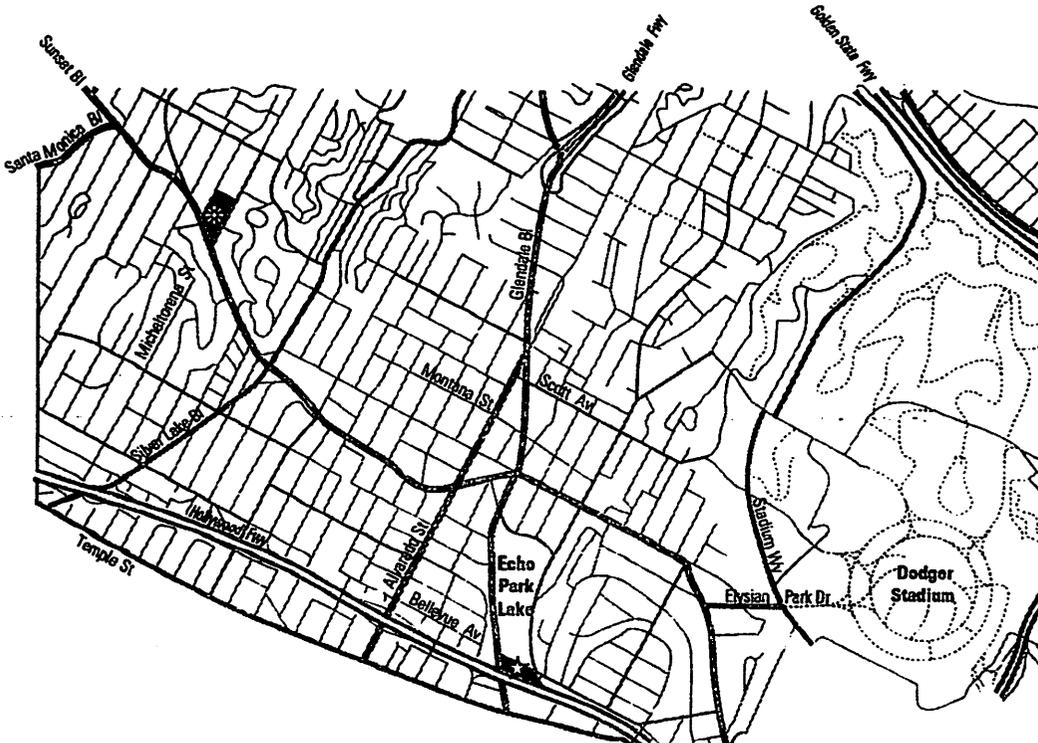
### Community Plan Update



DEPARTMENT OF CITY PLANNING  
CITY OF LOS ANGELES  
COMMUNITY PLANNING BUREAU  
200 NORTH SPRING STREET  
CITY HALL, ROOM 667  
LOS ANGELES CA 90012

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## Silver Lake-Echo Park Community Plan



**★ OPEN HOUSE**  
Echo Park Recreation Center  
1632 Bellevue Ave.  
Los Angeles, CA  
Monday, September 29, 2003  
6:00 p.m. to 8:30 p.m.

**★ PUBLIC HEARING**  
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Los Angeles, CA  
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**Environmental**

**Documents**

CITY OF LOS ANGELES  
 OFFICE OF THE CITY CLERK  
 ROOM 395, CITY HALL  
 LOS ANGELES, CALIFORNIA 90012  
 CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

Exhibit "K"

<b>LEAD CITY AGENCY</b> LOS ANGELES CITY PLANNING DEPARTMENT	<b>COUNCIL DISTRICT</b> 1, 4 and 13
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<b>PROJECT TITLE</b> Silver Lake-Echo Park Community Plan Update	<b>CASE NO.</b> ENV-2003-7281-MND
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**PROJECT LOCATION**  
 The Silver Lake-Echo Park Community Plan Area which is generally bounded by Temple St. on the south, Hoover Street and Hyperion Avenues on the west, the Los Angeles River on the north and northeast and North Broadway, Lilac Terrace and Marview Avenue on the east.

**PROJECT DESCRIPTION**  
 (SEE PAGE 2)

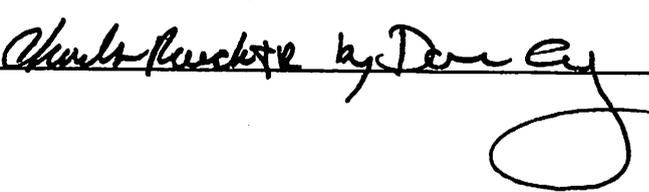
**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**

**FINDING:**  
 The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measures(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.  
 (CONTINUED ON PAGE 3)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

<b>NAME OF PERSON PREPARING THIS FORM</b> Patricia Diefenderfer	<b>TITLE</b> CITY PLANNING ASSOCIATE	<b>TELEPHONE NUMBER</b> (213)978-1478
<b>ADDRESS</b> 200 N. Spring Street, Room 667 Los Angeles, CA 90012	<b>SIGNATURE (Official)</b> Charles J. Rausch, Jr., Senior Planner 	<b>DATE</b> 10/10/03

## PROJECT DESCRIPTION

### **The Silver Lake-Echo Park Community Plan Update program is designed to:**

1. Initiate plan amendments and zone changes to implement the Citywide General Plan Framework Element (Framework); and
2. Implement land use policies and programs adopted in the Framework by revising the Community Plan Text and General Plan Land Use Map using a change matrix; removing Plan Text language and Plan Map designations that are inaccurate, out-of-date or otherwise no longer valid; implement zone changes when necessary to achieve consistency with the City's General Plan; add language to the Plan Text as needed to reflect changes in the Plan area; amend the Map Legend to correspond with all Map and Text revisions; and amend and revise the Plan footnotes; and
3. Identify and designate Neighborhood Districts, Community Centers and Mixed Use Boulevards where new development should be concentrated and identify the boundaries for future recommended Supplemental Use Districts, including Mixed Use Districts, Pedestrian Oriented Districts, Commercial and Artcraft Overlay Districts and Community Design Overlay Districts; and
4. Amend the General Plan Land Use Map to reflect revisions, additions and/or deletions to Service Systems and their Map Symbols (Symbols), expansion or improvements to existing fire and police stations, school sites, libraries, park sites, etc.; and to revise and add symbols to identify and reflect changes to public services and resources and new community resources such as symbols for public facilities, house of worship, cultural and historical monuments, municipal buildings, Metrorail stations, maintenance yards, power stations and privately owned land, facilities and structures reserved for public use; and
5. Amend the General Plan Land Use Map and Text to reflect Periodic Plan Review (Batching) cases approved by City Council, which have not been reflected on the Map; and
6. Amend the General Plan Land Use Map to indicate adopted Transit facilities and corridors and to reflect recommendations of the Transportation Improvement Mitigation Program for the Plan area; and
7. Amend the Plan Text and General Plan Land Use Map to incorporate the Silver Lake Reservoir Master Plan, and
8. Amend the Plan Text and General Plan Land Use Map to reflect the designation of Sunset Boulevard, Temple Street and Fountain-Hyperion Avenues as Mixed Use Boulevards; and
9. Amend the Plan Text and the General Plan Land Use Map to designate the area of Silver Lake and Glendale Boulevard as Neighborhood District; the area of Sunset Boulevard and Echo Park Avenue, Alvarado Street from Sunset Boulevard to Temple Street and the area of Sunset and Glendale Boulevards as Community Centers; and
10. Amend the Plan Text and General Plan Land Use Map to re-zone certain industrial properties in the Plan area to [Q] CM to limit noxious uses and to impose requirements that improve compatibility between abutting residential and industrial uses; and
11. Amend the General Plan Land Use Map to change areas designated as Neighborhood and Office Commercial, Highway Oriented Commercial and Community Commercial to Neighborhood Commercial, General Commercial and Community Commercial, as shown on the attached Change Map and Matrix (Exhibits B and C, respectively).

**SILVER LAKE-ECHO PARK COMMUNITY PLAN UPDATE  
INITIAL STUDY CHECKLIST AND EXPLANATION ATTACHMENT**

The Silver Lake-Echo Park Community Plan Update program is intended to set land use goals, objectives, policies and programs for the Community Plan Area in accordance with Citywide land use goals and policies. The Plan further intends to allocate a distribution of land uses that serves the needs and accommodates the range of uses required by the community. It especially aims to allow a dwelling unit capacity that will accommodate growth projected in the Plan area through the year 2010 as a means to preserve the Plan area's stable single and multiple family neighborhoods, in conformance with Citywide policy. This update generally aims to designate areas where growth and development can be concentrated, allowing a functional mix of residential and commercial development along designated Mixed Use Boulevards and in designated Neighborhood Districts and Community Centers where existing service and infrastructure can support such growth and permit an orderly and efficient pattern of land use development that serves the general public welfare and exhibits good zoning practice.

The following explains the potential impacts and mitigation of identified impacts of the proposed Community Plan Update as required by the California Environmental Quality Act of 1970.

**I AESTHETICS**

**c. *Substantially degrade the existing visual character or quality of the site and its surroundings? (Less than Significant Impact)***

A mixed use floor area ratio bonus is recommended in the Plan Map footnotes for designated areas which may result in increased floor area and height, subject to future discretionary actions. Permitting potential increases in floor area and height could alter existing views in the Plan area; however, in many cases natural topography and existing zoning that transitions from commercial frontage to multiple family residential and then to single family minimizes the impact of more intense mixed-use (commercial/ residential) development on abutting residential uses as well as on the views of abutting residential development. Community Plan Policies 2-3.1, 2-3.3, 2-4.1, 2-4.2 and 2-4.3 require new commercial development to be compatible with adjacent uses, character and scale. Policy 2-4.3 and associated programs further requires any project utilizing the mixed use floor area bonus to obtain discretionary approval, outlines the criteria under which the Plan supports such proposed mixed-use projects and requires decision-makers to find that proposed projects are compatible with surroundings and generally promote neighborhood character and identity. Since the proposed mixed use floor area bonus will require discretionary action (is not by-right), each project will undergo its own environmental review in which environmental impacts will be studied and appropriate mitigation measures will be imposed. The Plan recommends that Temple St. from Benton Way to Robinson St. be rezoned to the RAS 3 zone to allow by-right mixed use projects in this location identified as being particularly suited to this type of development, for purposes of encouraging demonstration projects and assessing the benefits of mixed-use development in the urban core. The change would affect an area, totaling 268,678 square feet or just over 6 acres. Given the modest size and the location (on transit-served corridors) of the areas, the impact is expected to be minimal, particularly as this land use is consistent with the General Plan and in and of itself deemed a mitigation for population growth per the General Plan Framework Environmental Impact Report. In addition, existing commercial zoning already permits residential uses at the R4 density and mixed use.

Community Plan land use policies that promote mixed-use development in transit-served corridors in the urban core are consistent with and promote Citywide planning goals and policies outlined in the General Plan Framework (GPF) to preserve stable residential neighborhoods (GPF Goal 3B and Objective 3.5), concentrate development in identified Neighborhood Districts, Community Centers and Mixed Use Boulevards (GPF Objective 3.4, 3.8, 3.9 and 3.13) and allow for a mix of uses that will reduce vehicle trips and result in improved air quality (GPF Objective 3.2). Given the many goals that such a policy promotes, the concentration of new residential and commercial development along corridors that the public infrastructure and transportation system will support will help preserve character and integrity of surrounding stable single family and multiple family residential neighborhoods which do not have the transportation and public infrastructure due to the substandard nature of the existing public streets.

III AIR QUALITY

*The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:*

b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Less than Significant Impact)*

The intensification of certain commercial corridors recommended in the proposed Plan may generate more traffic (see VI a.) but in the long term will help alleviate traffic and reduce vehicle trips by locating within walking distance neighborhood retail and services near residential development (Community Plan Policies 2-2.2 and 2-4.3), make more efficient use of land already served by public services, infrastructure and mass transit and create the kind of concentration of population that increasingly makes mass transit viable. The Sunset-Santa Monica Blvd. Corridor (encompassing the portion of Sunset Blvd. located in the Plan area) is already slated for Metropolitan Transportation Authority (MTA) RAPID Bus Service. Alvarado Street also meets the criteria as a Transit Priority Street Segment that will make it eligible for funding for various transit-related improvements. Other designated Mixed Use Boulevards and main thoroughfares in designated Neighborhood Districts and Community Centers may additionally become candidates for improved and expanded transit service as demand necessitates. Air Quality is also expected to improve as new development is encouraged to locate in the metropolitan area, allowing more people to reside in close proximity to employment centers such as Downtown Los Angeles and the Wilshire Boulevard corridor. It is consequently anticipated that potential adverse impacts to air quality will be mitigated by the implementation of General Plan Framework (GPF) land use policies that promote a distribution of land uses and development that concentrate new development in centers and mixed-use corridors, improving quality of life, conserving neighborhoods, reducing traffic congestion and improving air quality (GPF Goal 3A, Objective 3.2 and Objective 8.3). Additionally, Transportation Improvement Mitigation Program (TIMP) mitigation measures included as policies and programs in the Community Plan (Goals 10-14) and as mitigations under section XV of this document will further mitigate traffic impacts. Policy 2-4.3 and associated programs encourage mixed use along certain commercial corridors but also require any project utilizing a recommended mixed use floor area bonus to obtain discretionary approval. Since projects seeking to take advantage of recommended floor area bonuses for mixed use would only be permitted by a discretionary action, they would require a project-specific environmental review for which environmental impacts will be assessed and appropriate mitigations imposed. The Community Plan Update does not anticipate nor recommend any other intensification of commercial, industrial or residential uses.

c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard? (Less than Significant Impact)*

The Community Plan Area is located in the South Coast Air Basin (Basin), a non-attainment area for Federal Clean Air Standards (Standards). The South Coast Air Quality Management District and the State Air Resources Board have prepared a Clean Air Plan for the Basin which prescribes control measures in order to improve regional air quality to attain the Standards. Potential future, mobile Reactive Organic Gases (ROG), Nitrogen Oxide (No<sub>x</sub>), Sulfur Oxide (So<sub>x</sub>), and other air emissions are anticipated to be reduced through implementation of General Plan Framework (GPF) land use policies and the Transportation Improvement Mitigation Program (TIMP) mitigation measures included as policies and programs in the Community Plan (Goals 10-14) and as mitigations in Section XV of this document. These measures are all consistent with the Basin's Clean Air Plan.

The Community Plan land use policies are consistent with GPF goals (Objective 3.4, 3.8, 3.9 and 3.13) to designate Community Center, Neighborhood Districts and Mixed Use Boulevards where new development should locate and where intensification of development (mixed commercial/residential) along commercial corridors served by mass transit and located near employment centers promotes more efficient use of land and public services and infrastructure (Community Plan Policy 2-4.3). They also promote a mix of uses which encourage the development of new housing within walking distance of neighborhood-serving commercial uses, potentially contributing to a reduction in vehicle trips and pollution which could be caused by these trips (GPF Objective 3.2). Additionally, project-specific mitigation would continue to be achieved for projects requiring discretionary actions by Area and City Planning Commissions and Zoning Administrators. Future air emission levels are expected to be lower than

1990 air emissions.

**V CULTURAL RESOURCES:** would the project:

**a. Cause a substantial adverse change in significance of a historical resource as defined in state CEQA Section 15064.5 (Less than Significant Impact)**

The proposed Plan may potentially have impacts on historic resources in certain commercial areas where a proposed mixed use floor area bonus applies. In this Plan area, most designated Historic-Cultural Monuments are located in residential areas and would not be affected by the proposed mixed use floor area bonus recommended exclusively on specific commercial corridors. Policies and programs which promote more intensive uses in specified commercial areas and corridors (Community Centers and Mixed Use Boulevards) could result in the alteration or demolition of existing structures if developers choose to take advantage of a proposed mixed use floor area bonus. The areas affected by the recommended mixed use floor area bonus are generally limited to auto-oriented commercial corridors where virtually no designated monuments are located and significant architecture is minimal. Community Plan policies furthermore advocate and promote preservation of valuable historic, cultural and architectural context and resources of the Community Plan Area. Community Plan Policies 2-3.1, 2-3.3, 2-4.1, 2-4.2 and 2-4.3 require new commercial and mixed-use development to be compatible with adjacent uses, character and scale and outline the criteria under which more intense mixed-use projects are supported by the Plan. Individual developments seeking to take advantage of recommended mixed use floor area bonuses will be required to complete an environmental assessment in which the projects' individual and cumulative environmental impacts will have to be identified and mitigated, including impacts on historic resources (Community Plan Policy 2-4.3).

Outside of affected commercial corridors, the Plan supports preservation, recommending, among other preservation measures, a study area in Echo Park (Community Plan Policy 16-1.1) to explore the need for future historic preservation overlay zones or other tools and measures to preserve architectural resources and conserve unique neighborhood characteristics and features. The Plan moreover includes exhibits listing the location of designated Historic-Cultural Monuments (Appendix A) and significant Modern-era structures in the Plan area (Appendix B) and encourages that independent historic status be sought for these structures. The Plan identifies and inventories the Plan area's public staircases (Exhibit I), proposes the designation of staircases as a public facilities zone and recommends the preparation of a "streetscape" plan where goals, policies and programs can be established to ensure the preservation of the public staircases that contribute to the unique character and history of the Plan Area.

**VI GEOLOGY AND SOILS**

**a. i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology special Publication 42. (Less Than Significant Impact)**

As is common in the Southern California region, there will be continued risks of human injury and property damage because of potential regional earthquakes. No Alquist-Priolo Special Study Zone Areas, designated by the State of California Division of Mines and Geology, are located within the Plan area. However, the Santa Monica Fault, a potentially active fault, is thought to run more-or less parallel to and south of Los Feliz Boulevard from the vicinity of La Brea/Fountain Avenues to the vicinity of Hyperion Avenue/Riverside Drive. Another potentially active fault is thought to run through the northeast portion of Griffith Park.

**ii Strong seismic ground shaking? (Less Than Significant Impact)**

Structures built in the Plan area would continue to be subject to City Department of Building and Safety standards and regulations, which pertain to the structural integrity of buildings. While some potential exists for geologic hazards due to geologic and seismic conditions in the Plan area, the Plan proposes no changes that would significantly alter these conditions. The Plan implementation would not be anticipated to result in the exposure of people or property to significantly increased geologic hazards.

*iii Seismic-related ground failure, including liquefaction? (Less Than Significant Impact)*

Certain portions of the Plan area—Elysian Valley, between the Golden State Freeway and the Los Angeles River, the area of the Silver Lake Reservoir and neighborhoods surrounding the reservoir on the east and land along Silver Lake Boulevard going south and west from the Reservoir to Temple St.—are in state-identified liquefaction areas. Structures built in liquefaction or exposed erosive soil areas would continue to be required by the City Department of Building and Safety to be engineered to resist liquefaction damage, include erosion control measures and be subject to individual soil stability studies prior to the approval of individual project development plans.

*iv Landslides (Less Than Significant Impact)*

Most of the Plan area with the exception of Elysian Valley is located in a designated hillside area. There is a landslide threat in a localized site in Elysian Park (5 -100 acre bedrock landslide site) in the southeast corner of the Plan area. The Plan area is an urbanized area and the majority of the land is developed; land use policies in this proposed update would provide the potential to intensify development conservatively, encouraging more efficient use of land through mixed-use development and the infill and reuse of vacant or underused land near the urban core and taking advantage of existing infrastructure, services and transit opportunities, predominantly in the flatter commercial corridors. The Plan proposes no significant land use changes in hillside areas that would result in changes in topography or surface relief features beyond what would occur under the existing plan. Infill development of the relatively few vacant hillside lots will have to comply with Department of Building and Safety building and grading requirements. Further, more effective seismic building standards help alleviate any potential upset as new growth occurs.

**XII POPULATION AND HOUSING**

*a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)? (Potentially Significant Unless Mitigation Incorporated).*

The proposed Plan increases the potential intensity of development and potentially increases the capacity of housing along designated Mixed Use Boulevards and in designated Neighborhood Districts and Community Centers through incentives such as the mixed use floor area ratio bonus (Community Plan Policy 2-4.3 and Plan Map footnotes). These Community Plan objectives are consistent with the General Plan Framework Element, which offers as mitigations for population growth, the following policies:

- Policy 3.3.1 expresses City policy to accommodate projected population and employment growth and to ensure that it is evenly distributed throughout the City;
- Policy 3.4.1 encourages conservation of existing stable residential neighborhoods by directing new development in centers (Neighborhood Districts, Community Centers and Regional Centers) and along major boulevards served by transit.
- Policy 3.13.1 encourages mixed-use along identified Mixed Use Boulevards to add housing capacity and intensify development along major corridors;
- Policy 4.1.2 encourages location of affordable housing Citywide to avoid overconcentration in certain areas;
- Policy 4.1.5 requires monitoring of housing development to ensure distribution Citywide and the generation of unit type and cost that is accessible to all income levels;
- The Framework also expresses intent to offer incentives for affordable housing in mixed-use developments (Policy 4.1.2) and to develop family-sized units to reduce overcrowding (Policy 4.1.4), to offer priorities in permit processing for low and very-low income housing developments (4.1.6), to promote adaptive reuse of structures for housing by reducing regulatory barriers and creating incentives (4.1.8), and generally to locate new multiple family near transit or in transit corridors (obj. 4.2)

In conformance with the above policies found in the General Plan Framework Element, the proposed project aims to concentrate development in those areas that have the infrastructure to support growth and that have access to

mass transit.

This policy to concentrate development at such locations, especially underutilized commercial corridors, will implement several Citywide goals, including to preserve the character and identity of stable single and multiple family neighborhoods and reduce vehicle trips. The Plan encourages infill and more efficient use of either vacant or underused commercial land to absorb growth. Doing so reduces the likelihood that single family neighborhoods will have to be upzoned in the future to accommodate projected population growth. Creating functional mixed-use neighborhoods will not only help reduce the number of vehicle trips residents will make by providing day-to-day neighborhood retail and services within walking distances but will also create population centers that make mass transit more feasible and economical. Fewer vehicle trips will alleviate traffic congestion, improve air quality (permitting the City to comply with state and federal air quality legislation and standards), improve quality of life and promote sustainability. The potential increase in dwelling units resulting from proposed land use policies may additionally increase housing supply and consequently help contain housing costs and the displacement of low-income residents. (The Housing element cites many studies and data that document the unavailability of low-income units in the City, attributable, in part to the reduced level of building activity over a number of years, that has not allowed housing supply to keep up with demand.) Furthermore each individual development proposal, particularly where recommended mixed use floor area bonuses are sought, will be required to complete an environmental assessment in which the projects' individual and cumulative environmental impacts will have to be identified and mitigated (Community Plan Policy 2-4.3). The Plan recommends that Temple St. from Benton Way to Robinson St. be re-zoned to the RAS 3 zone to allow by-right mixed use projects in locations identified as particularly suited to this type of development, for purposes of encouraging demonstration projects and assessing the benefits of mixed-use development in the urban core. The change would affect an area, totaling 268,678 square feet or just over 6 acres. Given the modest size and the location (on transit-served corridors) of the areas, their impact is expected to be minimal, particularly as this land use is consistent with the General Plan and in and of itself deemed a mitigation for population growth per the GPF Environmental Impact Report. It is thus anticipated that potential adverse impacts of any resulting intensification of development are mitigated by the implementation of the General Plan Framework (GPF) land use policies, the Housing Element and transportation mitigations recommended in the Silver Lake-Echo Park Community Plan Update Transportation Improvement Mitigation Program (TIMP), included as mitigations in the Community Plan (Goals 10-14) and in Section XV of this document.

### XIII Public Services

*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.*

a. ***Fire protection? (Potentially Significant Unless Mitigations Incorporated).***

Fire protection *may* potentially be impacted if market demand and economic viability result in the type of mixed-use development proposed in the Plan and encouraged through various incentives provided by the proposed Community Plan Update (Community Plan Policy 2-4.3) or implemented by future Supplemental Use District overlay zones.

Mandatory environmental review of individual proposed projects will assess individual and cumulative impacts and impose mitigations. Furthermore the cost of upgrading services in already-developed areas is typically more economical than in undeveloped areas where little or no infrastructure and services exist. Encouraging infill rather than consumption and development of undeveloped outlying areas will ultimately improve quality of life and sustainability (as discussed in Section 8 Population).

Community Plan Objective 9-1 and Policy 9-1.1 ensure that fire facilities and protective services are sufficient for existing and future population and land uses and require review of and coordination with the Fire Department for significant developments and General Plan Amendments to assess and plan for impacts on service demands. Additionally, the General Plan Framework Environmental Impact Report (EIR) finds that land use patterns consistent with GPF are in themselves mitigations by virtue of their promotion of the efficient use of land and

public resources. Consequently development consistent with its land use policies such as those found in the Community Plan lessen impact on public services (such as fire protection, police protection and schools). Another mitigation requires monitoring of infrastructure and public service capacities. Policy 3.3.2 of the General Plan Framework directs monitoring of infrastructure and public service capacities to determine the need and to establish programs for infrastructure and public service investments to accommodate development in growth areas. The Framework EIR additionally (also Policy 3.3.2) conditions new development on the ability to provide services and infrastructure and directs the establishment of programs for infrastructure and public service improvements to accommodate additional development by type, amount and location. GPF Policy 7.10.1, also encourages focusing available implementation resources for public services and infrastructure on areas targeted for growth, as recommended by the Community Plan policies which encourage mixed use in centers and along designated boulevards, to ensure that infrastructure and services keep pace with growth. And finally GPF Policies 9.17.4 and 9.18.1 require that discretionary actions take into consideration Fire Department concerns about the provision of fire and emergency services.

**b. *Police Protection? (Potentially Significant Unless Mitigations Incorporated)***

Police protection *may* potentially need to be upgraded if market demand and economic viability result in the type of mixed-use development proposed in the Plan and encouraged through various incentives provided by the proposed Community Plan Update or implemented by future Supplemental Use District overlays zones.

Mandatory environmental review of individual proposed projects will assess individual and cumulative impacts and impose mitigations. Furthermore the cost of upgrading services in already-developed areas is typically more economical than in undeveloped areas where little or no infrastructure and services exist. Encouraging infill rather than consumption and development of undeveloped outlying areas will ultimately improve quality of life and sustainability (as discussed in Section 8 Population).

Community Plan Objective 8-1 and Policy 8-1.1 ensures that protective services are sufficient for existing and future population and land uses and require review of and coordination with the Police Department for significant developments and General Plan Amendments to assess and plan for impacts on service demands. Additionally, the General Plan Framework Environmental Impact Report (EIR) finds that land use patterns consistent with GPF are in themselves mitigations by virtue of their promotion of the efficient use of land and public resources. Consequently development consistent with its land use policies such as those found in the Community Plan lessen impact on public services (such as fire protection, police protection and schools). Another mitigation requires monitoring of infrastructure and public service capacities. Policy 3.3.2 of the General Plan Framework directs monitoring of infrastructure and public service capacities to determine the need and to establish programs for infrastructure and public service investments to accommodate development in growth areas. The Framework EIR additionally (also Policy 3.3.2) conditions new development on the ability to provide services and infrastructure and directs the establishment of programs for infrastructure and public service improvements to accommodate additional development by type, amount and location. Policy 7.10.1, also encourages focusing available implementation resources for public services and infrastructure on areas targeted for growth, as recommended by the Community Plan policies which encourage mixed use in centers and along designated boulevards, to ensure that infrastructure and services keep pace with growth. Policy 9.14.1 through 9.15.7 address the need to identify and monitor conditions that would require additional police services and facilities.

**c. *Schools? (Potentially Significant Unless Mitigations Incorporated)***

Community Plan Policies 6-1.1 and 6-1.2 and the General Plan Framework both encourage a monitoring program to assess the impact of land use on public services, including schools, through policies guiding site selection and streamlining of the development process. The Community Plan also encourages the location of schools in community centers and as a part of joint-use, mixed-use developments in areas served by transit. Community Plan policies that create land use patterns that support more functional community centers and mixed use boulevards help support these broader Citywide General Plan objectives.

All new residential and commercial projects are required to pay school fees which are assessed at the time that a building permit is issued. Combined with current bond funding programs of the Los Angeles Unified School

District (LAUSD) (already financing a large-scale, District-wide new construction program), funds will be available to develop new or expand existing schools to keep pace with any population expansion resulting from the Plan update.

d. ***Other governmental services (including roads)? (Potentially Significant Unless Mitigations Incorporated)***

Fire protection, police protection, schools, parks and other public services *may* potentially need to be upgraded if market demand and economic viability result in the type of mixed-use development proposed in the Plan and encouraged through various incentives provided by the proposed Community Plan Update or implemented by future Supplemental Use District overlays zones.

Discretionary review and mandatory environmental clearance of individual proposed projects seeking a mixed use floor area bonus will ensure that individual and cumulative impacts are assessed and appropriate mitigations imposed (Community Plan Policy 2-4.3). The Plan recommends that Temple St. from Benton Way to Robinson St. be re-zoned to the RAS 3 zone to allow by-right mixed use projects in locations identified as particularly suited to this type of development, for purposes of encouraging demonstration projects and assessing the benefits of mixed-use development in the urban core. The change would affect an area, totaling 268,678 square feet or just over 6 acres. Given the modest size and the location (on transit-served corridors) of the areas, their impact is expected to be minimal, particularly as this land use is consistent with the General Plan and in and of itself deemed a mitigation for population growth per the GPF Environmental Impact Report. Furthermore the cost of upgrading services in already-developed areas is typically more economical than in undeveloped areas where little or no infrastructure and services exist. Encouraging infill rather than consumption and development of undeveloped outlying areas will ultimately improve quality of life and sustainability (as discussed in Section 8 Population).

In many cases existing regulations and fees including special assessment districts, Quimby fees and school fees, already require new development to pay for its share of impact on public services, which may, effectively allow new development to finance improvements to services and infrastructure that might not otherwise occur in the urban core.

Community Plan Goals 10-14 incorporate mitigations measures for impacts on City streets and transportation facilities, through transportation improvements identified in the Transportation Impact Mitigation Program completed for the Community Plan Area (Final TIMP dated June 2003), which also aims to enhance circulation within the Community Plan area through a combination of street and freeway improvements and mass transit and non-motorized transit enhancement and options as well as land use patterns that reduce single occupant vehicle trips and make public investments in transit systems cost effective.

d. ***Parks? (Potentially Significant Unless Mitigations Incorporated)***

The proposed Plan mitigates potential impacts on parks, open space and recreational facilities by encouraging the preservation and acquisition of parkland and strategies to develop greenways that link existing and future open spaces (Community Plan Goals 4 and 5). In an effort to restore the Los Angeles River (just outside of the boundaries of the Plan area) to a more natural state and to improve it as a recreational resource, parcels of land have been purchased by land trusts and other private nonprofit organizations and developed (or with future intent to develop) as open space and parks for public use. The proposed Plan recommends Plan Amendments and Zone Changes to designate and rezone these properties as open space to ensure their preservation for this use (Community Plan 5-1.2 and related programs). The Community Plan (Community Plan Policy 4-1.4 and Chapter 5 guidelines) redesignates streets to enable the future implementation of the Silver Lake Reservoir Master Plan (SLRMP) which expands its potential as a recreational resource in the community and also incorporates SLRMP gateway, streetscape, landscape etc. guidelines for enhancing the public realm. The Plan also incorporates policies to encourage the City to acquire land. The Plan also requires decision makers to condition approval of projects on providing public access and rights-of-way on properties that would complete greenways or link major parks and open space, particularly linkages between Elysian Park and Griffith Park, thus promoting Citywide policies. The Plan recognizes the existing public staircases as potentially integral links in greenways and pedestrian paths and as open space and recreational facilities. It additionally recommends that the staircases be designated public facility and that a "streetscape" plan be developed to integrate the staircases in the larger

recreational and open space network as a means of expanding the open space and recreational facilities in the Plan area's urban environment.

The GPF Policy 9.23.3 promotes joint-use agreements with the LAUSD to contribute to the availability of recreational facilities and the Framework EIR also includes as mitigation measures (many promoted the land use policies in the proposed Plan) the use of public school playgrounds as parks; to replace asphalt areas with turf play fields; to evaluate public school playground share-use potential for after-school hours, holidays, school breaks and summer recreation programs; to develop small urban parks and open spaces within mixed-use developments (GPF 3.13.6) and to acquire additional City and private properties for recreation uses. The Community Plan land use policies, such as those stated above (Community Plan Goals 4 and 5 and Policies 2-1.1 and 2-4.3), mitigate the potential impacts of proposed land use policies by implementing and supporting many of these Citywide objectives.

#### **XV Transportation/Circulation**

- a. *Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections. (Potentially Significant Unless Mitigations Incorporated)*

The potential intensification of development along designated Mixed Use Boulevards and Community Centers may result in some increase in traffic. However, encouraging mixed-use development where neighborhood retail and services are located within walking distance of new and existing residential development will reduce vehicle trips and mitigate traffic impacts, as will encouraging infill development along major bus routes in the urban core and proximate to employment centers such as Downtown Los Angeles and the Wilshire Corridor (Community Plan Policy 2-4.3) and preserving and enhancing the pedestrian environment (Community Plan Goal 2, particularly Policies 2-2.1 and 2-2.2). These Community Plan policies promote land use patterns supported by the Citywide General Plan Framework (Chapter 8, particularly Objectives 8.3 to support development in identified neighborhood districts, community centers and mixed use boulevards and 8.4 to maintain pedestrian-oriented environments). These policies are additionally consistent with the City's Land Use/Transportation Policy and Transportation Element, which in and of themselves mitigate the effects on transportation and circulation by encouraging a pattern of development that minimizes auto dependency.

A Transportation Improvement Mitigation Program (TIMP) has been completed which analyzes impacts of the proposed Plan on traffic and circulation based on 2010 population and employment forecasts. The TIMP makes recommendations for transportation, mass transit and nonmotorized transportation programs and improvements that will cumulatively maintain acceptable levels of service in street circulation and provide alternative transportation opportunities that will accommodate projected growth, mitigating potential adverse impacts on transportation and circulation. Implementation of TIMP recommendations will mitigate traffic impacts resulting from land use patterns proposed in the Plan.

The following mitigations, among others, are incorporated in the Community Plan under Goals 10-14. The streets that are either being designated as Mixed Use Boulevards or which are main thoroughfares in designated Community Centers have been identified in part because they have appropriate levels of transit service and can accommodate growth. Sunset Boulevard, designated in the Transportation Element as a Transit Priority Street is slated to receive RAPID Bus Service in the next phase of implementation, which will mitigate potential impact on the street system created by new development. Alvarado Street also meets the criteria for a Transit Priority Street Segment which entitles it to funding for various transit-related improvements. Two transportation projects, The Glendale Boulevard Corridor Improvement Project and Glendale Freeway Terminus project are intended to alleviate long-standing traffic problems, also mitigating potential impacts of future development. Furthermore development along the proposed Sunset Boulevard Mixed Use Boulevard will provide a mix of uses within walking distance of residential and commercial development on Sunset Blvd., surrounding residential neighborhoods and potentially concentrate new residential development in close proximity to major employment centers and access to transit. In addition the land use patterns promoted by the Community Plan and the transportation improvements described above, a variety of regional freeway improvements and enhanced bikeway facilities, particularly along the Los Angeles River, collectively have been found to mitigate the impacts of infill development that might result

from Community Plan land use policies. Following is a list of transportation mitigations recommended in the TIMP:

1. Provide Metro Rapid Bus service on the Santa Monica-Sunset Boulevard corridor from Union Station to Downtown Santa Monica as part of the planned Phase II implementation of Metro Rapid Bus service expected by 2010.
  2. Establish "DASH" shuttles to transport residents from hillside neighborhoods to centers and nearby rail stations, especially from a) the residential areas to Chinatown with access to the Gold Line to Pasadena, the City's transit hub, Union Station, and beyond to Downtown and b) to link residential areas with Community Centers and nearby Red Line stations.
  3. Require Transportation Demand Management (transit use, modified work schedule, van/car pools, telecommuting, etc.) programs as a condition of approval of larger developments.
  4. Implement the second phase of signalization improvements called Adaptive Traffic Control System which is expected to add a 3% increase in roadway capacity in the Plan area.
  5. Make physical and operational improvements to several intersections, including: Glendale Blvd./Alvarado St. (part of the Glendale Boulevard Improvement Corridor Project), Sunset Blvd./Hollywood Blvd./Hillhurst Ave. and Silver Lake Blvd./Temple St./Beverly Blvd./Virgil Avenue, two of which (the later two) lie just outside the area and contribute to traffic congestion and delays.
  6. Implement recommended street redesignations (see Plan text).
  7. Implement a variety of regional capital improvements that would alleviate the impact of commuter traffic on and improve internal circulation in the Plan area as follows:
    - a. Glendale Freeway Terminus improvements
    - b. Improvements to the I-5/Glendale Freeway interchange (a "priority freeway improvement project" earmarked to be funded by 2010)
    - c. Construction of the Alameda Street By-Pass, also a high priority project
    - d. Improvement to the Route 110/I-5 connection between the two freeways
    - e. Addition of auxiliary/merge lane between I-110 and Glendale Blvd. to facilitate traffic connecting from the I-110 to the I-101
    - f. Potentially signalize the intersection with Riverside Dr. of the southbound I-5 off-ramp at Glendale Blvd.
  8. Develop and implement Neighborhood Protection Plans for areas that are or will be impacted by changes, namely, Solano Canyon and Echo Park, east and west of Glendale Blvd. from Scott Ave. to Berkeley Ave and west to Benton Way.
  9. Implement and develop nonmotorized transportation facilities including pedestrian friendly streets, particularly in centers and on designated Mixed Use Boulevards, sidewalks in pedestrian-oriented areas and planned bicycle facilities, including closure of identified gaps in the planned bikeway network, namely, Silver Lake Blvd. south of Sunset Blvd. to make a connection with bicycle facilities on First Street.
- f. ***Would the project result in inadequate parking capacity? (Potentially Significant Unless Mitigations Incorporated)***

Potential infill development along designated Mixed Use Boulevards and in Community Centers may impact demand for parking. Mixed-use projects will have to meet parking standards for their residential use and appropriate parking ratios for the commercial uses in the commercial component. While shared-use and mixed-use parking reductions are encouraged, the proposed mixed use policies and Mixed Use Boulevard designation for Sunset Boulevard encourages the construction and recommends a possible funding mechanism for centralized parking facilities that would mitigate any parking reductions that individual projects would obtain as a result of

their proximity to transit stations, major bus routes, centralized parking facilities and other shared parking arrangements or development incentives permitting parking reductions (Community Plan Goal 15). Furthermore many of the policies promoting mixed use and more efficient use of existing transit-served commercial corridors and centers promote many of the GPF goals and policies that encourage pedestrian-oriented, mixed-use development that reduces auto dependency and enables residents to live within walking distance of basic goods and services, and are consistent with the City's Land Use/Transportation Policy, which are intended mitigations to impact on parking availability.

The TIMP includes mitigation measures that involve increased transit service. The above mitigations, combined with recommended transit improvements and an enhanced pedestrian environment, foster conditions that will reduce vehicle trips and alleviate potential parking problems. In addition parking impacts for residential and mixed-use projects entitled through required discretionary approvals for future mixed use projects will be required to mitigate individual projects impacts; for example, guest parking at a ratio of 1/4 to 1/2 space per dwelling unit is imposed on projects in designated parking congestion areas.

## XVII Mandatory Findings of Significance

b. *Does the project have impacts which are individually limited, but cumulatively considerable? (Potentially Significant Unless Mitigations Incorporated)*

Development as envisioned through policy language, zone changes and development incentives could result in more intense development of designated Mixed Use Boulevards and designated Neighborhood Districts and Community Centers which may have a cumulative impact. However, the mitigations noted in this document, especially in the Community Plan's TIMP, will ensure that impacts will be mitigated to the point of insignificance. Generally the proposed Plan conforms to Citywide policy and is consistent with and implements the Citywide General Plan Framework, the Housing Element, Transportation Element and Land Use/Transportation policy. Designated Mixed Use Boulevards and Neighborhood Districts and Community Centers have been identified in the Framework as appropriate areas where growth should be concentrated and where existing services and infrastructure could support such growth in a way that exhibits sound planning, houses projected population growth and allows an adequate distribution of land for the various uses required by the community.



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**DETERMINATION (To be completed by Lead Agency)**

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**On the basis of this initial evaluation:**

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I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

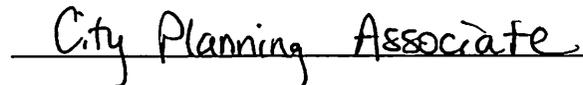
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I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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SIGNATURE

  
TITLE

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**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of

and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c) **Mitigation Measures.** For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) **Supporting Information Sources:** A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics         | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agricultural Resources        | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Air Quality        | <input type="checkbox"/> Land Use/Planning             | <input checked="" type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems                     |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise                         | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils      | <input checked="" type="checkbox"/> Population/Housing |  |

**INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)**

**BACKGROUND**

<b>PROPONENT NAME</b> City of Los Angeles/Department of City Planning	<b>PHONE NUMBER</b> 213/978-1478
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<b>PROPONENT ADDRESS</b> 200 North Spring St., Rm. 667, Los Angeles, 90012	<b>DATE SUBMITTED</b> 04/14/03
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<b>AGENCY REQUIRING CHECKLIST</b> Department of City Planning	
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<b>PROPOSAL NAME (If Applicable)</b> Silver Lake-Echo Park Community Plan Update	
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**ENVIRONMENTAL IMPACTS**

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

**I. AESTHETICS.** Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**II. AGRICULTURAL RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**III. AIR QUALITY.** The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**IV. BIOLOGICAL RESOURCES.** Would the project:

a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**V. CULTURAL RESOURCES:** Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

**VI. GEOLOGY AND SOILS.** Would the project:

a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving :

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

**VII. HAZARDS AND HAZARDOUS MATERIALS.**

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

**VIII. HYDROLOGY AND WATER QUALITY.** Would the proposal result in:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
h. Place within a 100-year flood plain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
i. Expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

**IX. LAND USE AND PLANNING.** Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

**X. MINERAL RESOURCES.** Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

**XI. NOISE.** Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XII. POPULATION AND HOUSING.** Would the project:

a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIII. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other governmental services (including roads)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XIV. RECREATION.**

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XV. TRANSPORTATION/CIRCULATION.** Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVI. UTILITIES. Would the project:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**DISCUSSION OF THE ENVIRONMENTAL EVALUATION** (Attach additional sheets if necessary)

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This environmental impact assessment utilized official City of Los Angeles and other official government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, were used to identify potential future significant seismic events; including probable magnitudes, liquefaction and landslide hazards. Both the Initial Study Checklist and companion Worksheet, in conjunction with the City of Los Angeles's Adopted Thresholds Guide, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act.

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2003-7281-MND and the associated City Plan Case No. 1995-0357-CPU. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, Section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number or restrict range of a rare, threatened, or endangered species
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

**ADDITIONAL INFORMATION:**

This document was prepared in compliance with Public Resources Code section 21082.2 and CEQA Guidelines sections 15063, 15064, 15065, 15070, and 15071.

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the Community Planning Bureau, Room 667, City Hall.

For City information, addresses and phone numbers: visit the City website at [www.lacity.org](http://www.lacity.org); City Planning - and Zoning Information Mapping Automated System (ZIMAS) [www.lacity.org/pln](http://www.lacity.org/pln) or the Community Planning Bureau, City Hall, 2000 N. Spring St., Room 667.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>  
Engineering/Infrastructure/Topographic Maps/parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY	TITLE	TELEPHONE #	DATE
Patricia Diefenderfer	City Planning Associate	213/978-1478	10/10/03

## FISH AND GAME FEE (AB 3158)

Based on the Initial Study prepared by the Environmental Staff, it is recommended that the project be:

Exempt from the Fish and Game Fee\*

Not Exempt from the Fish and Game Fee

Items checked on the Initial Study Checklist (circle when appropriate):

AIR QUALITY: III a III b III c III d

BIOLOGICAL RESOURCES: IV a IV b IV c IV d IV e IV f

GEOLOGY AND SOILS: VI aI-aiv VI b VI c IV d VI e

HAZARDS & HAZARDOUS MATERIALS: VII a VII b VII c VII d VII e VII f VII g VII h

HYDROLOGY & WATER QUALITY: VIII a VIII b VIII c VIII d VIII e VIII f VIII g VIII h VIII i

VIII j

MANDATORY FINDINGS: XVII a XVII b XVII c

\* A Certificate of Fee Exemption will be prepared by the environmental staff

TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

FILE NO. 05-0876

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	<u>—</u>

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCES FIRST CONSIDERATION relative to various zone changes for the Silver Lake-Echo Park-Elysian Valley Community Plan Update.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that Mitigated Negative Declaration No. ENV 2003-7281 MND, was prepared for the Community Plan Update which analyzed the potential impacts of changes in Land Use policy, plan amendments and zone changes proposed by the plan update and that the Mitigated Negative Declaration reflects the independent judgment of the lead agency City of Los Angeles. (On August 11, 2004, City Council adopted Mitigated Negative Declaration [ENV 2003-7281 MND], plan amendments and zone changes within the Silver Lake - Echo Park-Elysian Valley Community Plan Area, and found that this action will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and in compliance with the California Environmental Quality Act. As a part of this action, Council adopted zone changes in concept, and instructed the Planning Department to prepare the necessary ordinances and zoning maps, under Council file No. 00-2217.)
2. ADOPT the FINDINGS of the Planning and Land Use Management Committee as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE amending Section 12.04 of the Los Angeles Municipal Code (LAMC) by changing the zones and zone boundaries shown upon portions of the zone map and made apart of Article 2, Chapter 1, of the LAMC, so that portions of the Zoning Map shall set forth the zones and height districts as shown on the Silver Lake Community Plan Update Ordinance Maps and the Table for Section 1, all which are attached to the Ordinance contained in Council file No. 05-0876.
4. PRESENT and ADOPT accompanying ORDINANCE, disapproved by the Director of Planning, amending Section 12.04 of the Los Angeles Municipal Code by changing the zones and zone boundaries shown upon portions of the zone map and made a part of Article 2, Chapter 1, of the LAMC, so that portions of the Zoning Map shall set forth the zones and height districts as shown on the Silver Lake-Echo Park-Elysian Valley Community Plan Update Ordinance Maps and the Table for Section 1, all which are attached to the Ordinance contained in Council file No. 05-0876, to include changes requested in Motions (LaBonge - Reyes) and (LaBonge - Garcetti- Reyes).
5. REQUEST the Planning Department to initiate a General Plan Amendment for the area shown on the exhibit attached to Motion (LaBonge - Garcetti - Reyes), changing the land use designation from Neighborhood Commercial to Low Density Residential and a corresponding Zone Change from C1-1VL (Limited Commercial Zone, Height District 1-Very Limited) to RD6-1XL (Restricted Density Multiple Dwelling Zone, Height District 1- Extra Limited), pursuant to Motion (LaBonge - Reyes - Garcetti).

CPC 1995-0357 CPU

6. INSTRUCT the Planning Department to conduct an analysis of potential housing units lost resulting from the reduction in maximum allowable densities and restricting building heights within the Subareas referenced above, pursuant to the above Motion; and to identify any impacts on the Housing Element and

City housing production goals.

7. INSTRUCT the Planning Department to identify other Subareas within the Silver Lake - Echo Park Community Plan area as well as the appropriate General Plan Amendments and corresponding zone changes to create the zoning capacity to absorb or compensate for the potential loss of housing units.
8. INSTRUCT the Planning Department to report on the housing impact analysis; and recommended General Plan Amendments and corresponding zone changes needed to compensate for lost housing units resulting from amendments, and report back to the Planning and Land Use Management Committee.

Fiscal Impact Statement: The Planning Department reports that there is no General Fund impact, as administrative costs are recovered through fees.

Summary:

At its meeting held June 1, 2005, the Planning and Land Use Management (PLUM) Committee recommended that Council approve the accompanying ordinance amending Section 12.04 of the Los Angeles Municipal Code by changing the zones and zone boundaries shown upon portions of the zone map and made apart of Article 2, Chapter 1, of the LAMC , so that portions of the Zoning Map shall set forth the zones and height districts as shown on the Silver Lake-Echo Park-Elysian Valley Community Plan Update Ordinance Maps and the Table for Section 1, all which are attached to the Ordinance contained in Council file No. 05-0876. (On August 11, 2004, City Council adopted Mitigated Negative Declaration [ENV 2003-7281 MND], plan amendments and zone changes within the Silver Lake-Echo Park-Elysian Valley Community Plan Area. As a part of this action, Council adopted zone changes in concept, and instructed the Planning Department to prepare the necessary ordinances and zoning maps, under Council file No. 00-2217.)

In addition, the Committee considered the May 11, 2005, Motions (LaBonge - Reyes) and (LaBonge - Garcetti-Reyes) referred by Council to the Planning and Land Use Management Committee requesting the following:

1. Motion (LaBonge - Reyes), instructing the Planning Department to prepare amendments to the Silver Lake-Echo Park-Elysian Valley Community Plan Update as follows:
  - a. ADD a new [Q] Condition to new Subareas 1a, and 4b, as shown on the exhibits attached to Motion (LaBonge - Reyes), to limit any residential development on commercially zoned property within these subareas to the R3 (Multiple Dwelling) density.
  - b. ADD a new [Q] Condition to certain commercial properties on Rowena Avenue (new Subarea 1a and existing Subarea 2), Glendale Boulevard (new Subareas 4a and 4b), Hyperion Avenue (new Subarea 31c) and Silver Lake Boulevard (Subarea 43a), as shown on exhibits attached to Motion (LaBonge -Reyes), limiting the height of structures to 30 feet.
  - c. INSTRUCT the Planning Department to conduct an analysis of potential housing units lost resulting from the reduction in maximum allowable densities and restricting building heights within the Subareas referenced above , pursuant to the above Motion; and to identify any impacts on the Housing Element and City housing production goals.
  - d. INSTRUCT the Planning Department to identify other Subareas within the Silver Lake - Echo Park-Elysian Valley Community Plan area as well as the appropriate General Plan Amendments and corresponding zone changes to create the zoning capacity to absorb or compensate for the potential loss of housing units.
  - e. INSTRUCT the Planning Department to present the requested housing impact analysis; and recommended General Plan Amendments and corresponding zone changes to compensate

for lost housing units back to the PLUM Committee as amended by PLUM Committee on June 1, 2005.

- 2. Motion (LaBonge - Garcetti - Reyes), instructing the Planning Department to prepare amendments to the Silver Lake-Echo Park-Elysian Valley Community Plan Update to delete the new Subarea 1b from the full zone change ordinance.

The Committee recommended approval of the Ordinances for the various zone changes to the Silver Lake-Echo Park-Elysian Valley Community Plan and findings, Recommendation Nos. 1, 2, and 3, and amendments as proposed in Motions (LaBonge - Reyes) and (LaBonge - Garcetti - Reyes), Recommendations Nos. 4 and 5 of this Committee report. In addition, the Committee requested that the Planning Department initiate a General Plan Amendment for the area shown on the exhibit attached to Motion (LaBonge - Garcetti - Reyes), changing the land use designation from Neighborhood Commercial to Low Density Residential and a corresponding Zone Change from C1-1VL (Limited Commercial Zone, Height District 1-Very Limited) to RD6-1XL (Restricted Density Multiple Dwelling Zone, Height District 1- Extra Limited), pursuant to Motion (LaBonge - Reyes - Garcetti) - see Recommendation No. 5. Also, the Committee, requested Planning Department to report back on housing issues contained in Recommendations Nos. 6, 7 and 8, of this Committee report ( The Chair of the Planning and Land Use Committee expressed some concerns related to potential housing impacts resulting from zone changes requested in Recommendation No. 4.)

Councilmember Tom LaBonge spoke in support of the amendments.

The Director of Planning in a report dated June 17, 2005, provided that, pursuant to City Charter Sections 558 and 559, he has reviewed the findings of the City Planning Commission's action taken relative to City Planning Case No. 1995-0357-CPU on April 8, 2004, and on behalf of the Commission, he disapproves the amendments contained in the Motions, and proposed ordinance implementing the request in the Motions (LaBonge - Reyes), and (LaBonge - Garcetti - Reyes), and recommends that they not be adopted insofar as they do not conform to the latest action of the City Planning Commission.

According to the Director of Planning, the proposed Ordinances and revised findings have been prepared in accordance with the plan amendments and zone changes within the Silver Lake- Echo Park-Elysian Valley Community Plan Area as approved by Council in concept on August 11, 2004, and as instructed in Motions (LaBonge - Reyes) and (LaBonge - Garcetti - Reyes), as recommended by the Planning and Land Use Management Committee for approval by Council.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

*Ed Reyes*  
*Ann Weiss*

MEMBER      VOTE  
REYES:        YES  
CARDENAS:    YES  
WEISS:        YES

**REPT, DRDS &  
FINDINGS  
ADOPTED**

JUL 06 2005

**LOS ANGELES CITY COUNCIL**

**TO THE MAYOR FORTHWITH**

BG:ys  
6-8-05  
Enc: CPC 1995-0357 CPU  
Findings  
Ordinances  
CDs 1, 4 & 13

#050876