



**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2015-3199-ZC-GPA	ENV-2015-3200-ND	CD13 - O'Farrell
PROJECT ADDRESS:		
2971 Partridge Avenue		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
City Initiated	213-978-1325	Haydee.Urita-Lopez@lacity.org
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A (Not applicable)		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Haydee Urita-Lopez	213-978-1325	Haydee.Urita-Lopez@lacity.org
APPROVED PROJECT DESCRIPTION:		
Pursuant to Los Angeles Municipal Code Sections (LAMC) 12.32 and 11.5.6, a city initiated ordinance to revise the existing zoning and land use designation for a private property, located at 2971 Partridge Avenue.		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

Recommended Actions:

1. **Recommend** that the City Council **Adopt** the Negative Declaration, ENV-2015-3200-ND, for the above reference project pursuant to Section 21082.1(c)(3) of the California Public Resources Code;
2. **Approve and recommend** that the City Council approve a **General Plan Amendment** from Open Space to Commercial Manufacturing for the subject site;
3. **Approve and recommend** that the City Council approve a **Zone Change** from OS-1XL-RIO to [Q]CM-1XL-RIO for the subject site;
4. **Approve and recommend** that the City Council adopt **Qualifying "Q" Conditions** establishing development standards and restrictions for the subject site.
5. **Adopt** the attached findings.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

ZC-GPA

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:

REVISED:

ENVIRONMENTAL CLEARANCE:

REVISED:

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other

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NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

Yes

No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

March 10, 2015

COMMISSION VOTE:

6 - 0

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

James K. Williams



TRANSMITTAL DATE:

APR 01 2016



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801
(213) 978-1300; www.planning.lacity.org

LETTER OF DETERMINATION

Mailing Date: **APR 01 2016**

CASE NO.: CPC-2015-3199-ZC-GPA
CEQA: ENV-2015-3200-ND

Location: 2971 N. Partridge
Council District: 13 – O'Farrell
Plan Area: Silver Lake-Echo Park - Elysian Valley
Request: Zone Change, General Plan Amendment

Applicant: City of Los Angeles

At its meeting of March 10, 2016, the Los Angeles City Planning Commission took the following action:

1. **Approved** a **General Plan Amendment** from Open Space to **Commercial Manufacturing**.
2. **Approved** a **Zone Change** from OS-1XL-RIO to [Q]CM-1XL-RIO for the subject site.
3. **Approved** Qualifying "Q" Conditions establishing development standards and restrictions for the subject site.
4. **Adopted** the attached **Findings**.
5. **Adopted** the Negative Declaration No. **ENV-2015-3200-ND**.

Recommendations to City Council:

1. **Recommend** that the City Council **adopt** a **General Plan Amendment** from Open Space to **Commercial Manufacturing**.
2. **Recommend** that the City Council **adopt** a **Zone Change** from OS-1XL-RIO to [Q]CM-1XL-RIO.
3. **Recommend** that the City Council **adopt** **Qualifying "Q" Conditions** establishing development standards and restrictions for the subject site.
4. **Recommend** that the City Council **adopt** the Negative Declaration No. **ENV-2015-3200-ND**.

This action was taken by the following vote:

Moved: Perlman
Seconded: Millman
Ayes: Ahn, Katz, Padilla, Dake-Wilson
Absent: Ambroz, Choe, Mack

Vote: 6 - 0

James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date/Appeals: The Los Angeles City Planning Commission's determination is final and not appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachment: Maps, Ordinance, Resolution, Findings
City Planner: Haydee Urita-Lopez; City Planning Assistant: Valentina Knox-Jones

[Q] QUALIFIED CONDITIONS OF APPROVAL

Section 2. Pursuant to Section 12.32-G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of those properties described in Section 1 and are preceded by the “Q” in Brackets ([Q]). The conditions and limitations imposed by the new “Q” Qualified Classification are set forth as follows:

1. Uses:

- a. Residential dwelling units are prohibited except for the following:
 - i. Live/Work dwelling units are permissible at a ratio of one unit per 1,200 square feet of lot area and must comply with the following development standards:
 1. A minimum unit floor area of 750 square feet;
 2. A minimum work space of 150 square feet;
 3. Open floor plans at the ground floor (exclusive of restrooms/bathrooms, storage areas);
 4. Ground floors are comprised of a minimum floor-to-ceiling height of 12 feet (adaptive re-use projects exempt where not feasible within an existing structure);
 5. All Live/Work dwelling units shall be built in conformance with Section 419 of the Los Angeles Building Code and the provisions of this ordinance, subject to verification by the Los Angeles Department of Building and Safety.
- b. Individual Food Service establishments are limited to 8,000 square feet.
- c. Individual Retail establishments are limited to 10,000 square feet.
- d. The following uses are prohibited;
 - i. Any use involving the service, repair, storage, sales, or dismantling of new or used automobiles, trucks, trailers, or parts therein.
 - ii. Any use involving the deposit, storage, transfer, or sorting of recyclable waste materials
 - iii. Adult Entertainment
 - iv. Bail Bond Broker
 - v. Pawnshop
 - vi. Public Storage Facility (Storage Building for Household Goods)
 - vii. Open Storage Area
 - viii. Drive-throughs of Any Kind
 - ix. Shooting Gallery
 - x. Tow Truck Dispatching

2. **Development Standards:** Projects will comply with the provisions of Ordinance No. 183,145 (River Improvement Overlay), except where the provisions of this ordinance are in conflict with the River Improvement Overlay, the provisions of this ordinance shall prevail.
- a. **Building Facades.** New buildings that are adjacent to Residentially Zoned properties shall provide articulation along Residential Zone frontages such that there is a break in plane or change in material (excluding glazing) in intervals of 10 to 15 horizontal feet.
 - b. **Building Height.**
 - (1) New buildings shall not exceed a height of 30 feet, excluding parapet walls.
 - (2) New buildings with frontages along the Los Angeles River shall not exceed a height of 20 feet within 10 feet of the river-fronting landscape buffer (20 feet of the river-fronting property line), excluding parapet walls.
 - c. **Industrial Buffer.** Industrial development adjacent to residentially zoned lots shall be designed with no loading area or bay door facing residentially zoned properties, with a five-foot-deep continuous landscape buffer that is inclusive of 24-inch box trees planted in 20-foot intervals, and with a minimum 6-foot solid decorative masonry perimeter wall adjacent to these properties.
 - d. **Lighting.** Projects across from, or adjacent to residentially zoned parcels shall have outdoor, on-site lighting designed and installed with shielding, such that the light source is directed down and away from adjacent residential properties. Prior to the issuance of building permits, a lighting plan showing the location of all exterior lighting facilities within the required parking areas shall be submitted to the Department of City Planning.
 - e. **Parking:** Any additional parking required as part of a change of use to a non-residential use, within an existing building, may be offset entirely through the provision of onsite bicycle parking, provided that the bicycle parking configuration complies with the provisions of LAMC 12.21A.16, and that any existing automobile parking spaces are maintained onsite.
 - f. **Loading.** New loading and unloading activities shall not impede traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning. Loading, unloading, and storage of materials and products shall be limited to the project site and located as far away from residentially zoned properties as possible. Deliveries and loading and unloading shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No deliveries shall be permitted on Sundays and legal holidays.

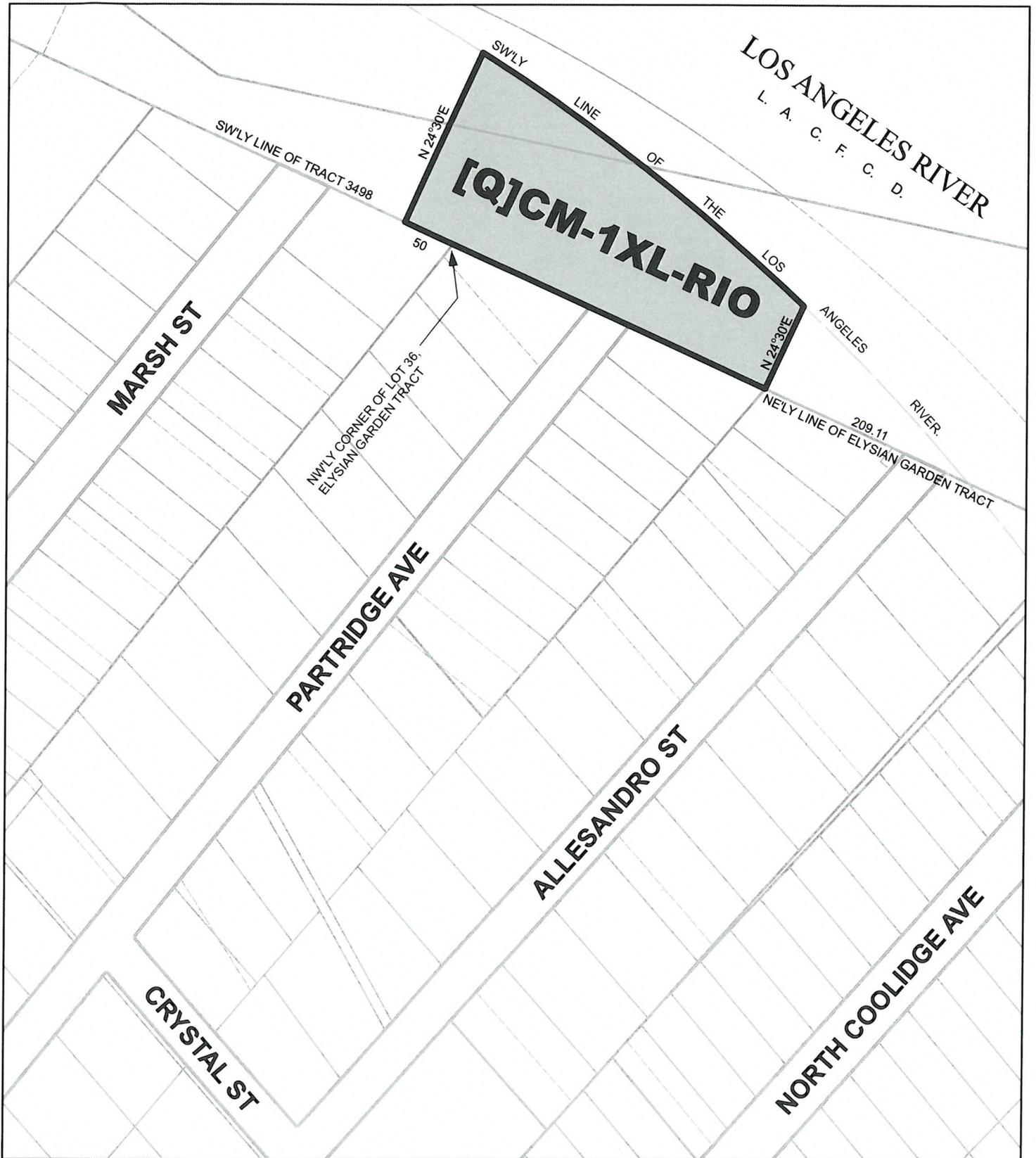
- g. Lot Coverage.** Buildings and structures shall cover no more than 60 percent of the area of a lot.
- h. Noise (Operational, Electronic Devices, Machinery).** Any electronic or mechanical equipment or machinery, when abutting a residential zone, shall be enclosed in structures designed with noise-attenuating features by a licensed acoustical engineer.
- i. Public Address and Paging System.** Outdoor address or paging systems are prohibited.
- j. Residential Open Space.** On lots fronting the Los Angeles River and developed with residential uses, required open space pursuant to LAMC 12.21.G.2 shall be oriented to the river.
- k. Signs (Permitted).** Signs shall be limited to one per business establishment, per façade, and shall not exceed 1.5 square feet for every foot of building frontage or up to a maximum of five percent of the frontage.
- l. Signs (Prohibited).** Monument and pole signs are prohibited. Internally illuminated, digital, animated, or other non-static sign displays are prohibited.

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on the properties shown upon a portion of the zone maps attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall set forth the zones and height districts as shown on the attached zoning map. This ordinance supersedes portions of Subarea 34 in Ordinance No. 176825.



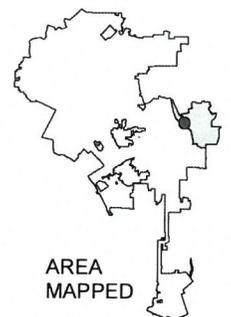
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CPC-2015-3199-ZC-GPA

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FINDINGS

GENERAL PLAN/CHARTER FINDINGS

1. General Plan Findings

a. Framework Element

The General Plan defines the foundation for all land use decisions as the city implements growth and development policies; it also provides a holistic and comprehensive view of the City of Los Angeles as a whole. Per City Charter Section 555, and General Plan Framework Element Policy 3.1.5, amendments to community plans are allowed to further refine land use boundaries and categories to reflect local conditions, existing land uses, parcel characteristics, and public input. The proposed action re-designates the subject site from OS-1XL-RIO to [Q]CM-1XL-RIO and the General Plan Land Use designation from Open Space to Commercial Manufacturing – the proposed zone change and land use designation change are a reflection of the current local conditions and current existing land uses. In addition, the proposed [Q]CM-1XL-RIO zone is consistent with adjacent parcels that are fronting the river along the bike path.

The Open Space land use designation is appropriate for parcels that are planned for open space and recreation, and/or open space conservation areas, not for manufacturing facilities. The existing land use designation on the site is Open Space, and is not consistent with the existing, and historic use of the site. The subject site is currently a manufacturing use and has been historically occupied with manufacturing uses since the 1940s. Immediately to the west of the site is the Marsh Street Nature Park, to the south are residential structures, to the southeast are additional manufacturing uses, and to the north and northeast are the Los Angeles Bike Path and Los Angeles River channel. The proposed [Q]CM-1XL-RIO zone will allow for the ongoing use of manufacturing use at a viable manufacturing site. Should the site be adaptively re-used, the proposed Q conditions, 1XL height district, and RIO ordinance will ensure compatibility with the existing scale and neighborhood character of the river fronting parcels in connection to the surrounding uses.

The proposed zone and land use designation change are consistent with the General Plan Framework's policies that seek to retain adequate industrial land uses with an emphasis on retention of existing industrial businesses, as follows:

Policy 7.2.8 Retain the current manufacturing and industrial land use designations, consistent with other Framework Element policies, to provide adequate quantities of land for emerging industrial sectors.

Policy 3.14.3: Promote the re-use of industrial corridors for small scale incubator industries.

The neighboring parcels with Commercial Manufacturing zoning consist mostly of warehouses and storage facilities that resemble the historical pattern of industrial development locating along the Los Angeles River's banks. As we know, some industrial uses moved out of the area; and some warehouses have been repurposed as studios for creative industries, and some remain with light manufacturing uses.

The proposed zone [Q]CM-1XL-RIO and land use designation change to commercial manufacturing would ensure that future development would be aligned with the Policy 7.3.7 of the general plan framework that emphasizes priority for the retention of industrial businesses, as follows:

Policy 7.3.7 Prioritize the retention and renewal of existing industrial businesses

The re-use of underutilized industrial buildings along the river by artists and artisans has become a defining characteristic of Elysian Valley's Commercial Manufacturing designated area. For the most part, these industrial buildings have been become popular and profitable real estate investment opportunities, and have been either redeveloped and/or adaptively reused for live-work units. The river fronting parcels along the bike path have attracted an established community of creative professionals to work and increasingly live in the area.

Currently, the small local neighborhood businesses along the River Bike Path have established a live-work type of low scale corridor that is consistent with the following general plan framework policy:

Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

The proposed zoning complements the desire to encourage this activity by accommodating live/work housing that allows this workforce to reside in dwelling areas that conform to the Los Angeles Building Code. In addition, the Commercial Manufacturing zoning and land use designation, including the Elysian Valley Q conditions, meet the unique needs of professions and emerging industries that require flexible work spaces combined with the opportunities for collaboration that living within a creative community fosters. In addition to maintaining the established scale and character of this area.

Elysian Valley Q Conditions (Ord. No. 183,954)

In order to achieve improved compatibility between residential, commercial manufacturing uses, several Q conditions have been approved since the Community Plan Update, the proposed zoning includes a "Q" condition (Ordinance No. 183,954), this ordinance was the latest Q condition approved and it decreased the Height District for river fronting parcels from 1VL to 1XL (from 45 feet to 30 feet) and replaced the previous Q Conditions with additional development standards and restrictions on new residential and commercial uses, to address the public's concerns on incompatible development and to enhance connections to the River. Hence, the height district (1XL) to limit the height to 30 feet will remain the same, and the RIO (River Implementation Ordinance) will also remain the same. The proposed land use designation change and zone change will result in a zoning consistency between the land use designation, zoning (including the "Q" condition), and current use on site. The proposed general plan amendment and zone change would be in conformance with reinforcing an existing mixed use residential-commercial manufacturing district, as stated in the following general plan framework land use objective:

Objective 3.8: Reinforce existing and establish new neighborhood districts which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood activity, are compatible with adjacent neighborhoods, and are developed as desirable places to work and visit.

The project area and its immediate vicinity consists primarily of one and two story buildings and can be broadly identified within three distinct portions of the project area. The southern residential portion of Elysian Valley is primarily made up of one-story detached single family homes, the northern portion is developed with a mix that includes single-family and multilevel apartment buildings, and the commercial and industrial uses are clustered along the riverside within mostly one and two-story warehouses. The proposed conditions preserve the character of the area by limiting new buildings to 30 feet. The proposed zoning, including the Elysian Valley Q conditions would prevent out-of scale development on properties nearby the river by limiting new projects to 60% lot coverage. The proposed building height regulations include building step backs to ensure improved orientation of buildings toward the river. The proposed decrease in height from 45-feet to 30-feet, in addition to the 20-foot height limit step-back for buildings with frontages toward the Los Angeles River, will better achieve compatibility with the scale and height of this neighborhood area and ensure consistency with the policies of the General Plan Framework.

The Q Conditions would support the preservation of the existing river-oriented qualities currently appreciated by residents and visitors by limiting development to 60% lot coverage and a maximum height of 30-feet. These conditions are consistent with the following policy which calls for consistency with predominant neighborhood characteristics:

Policy 3.5.4: Require new development in special use neighborhoods such as water-oriented, rural/agricultural and equestrian communities to maintain their predominant and distinguishing characteristics.

These restrictions would prevent inappropriately large structures from being built to a height and scale that overshadow the river path and obstructs views to and from the river. In addition, the proposed Q Conditions prohibit commercial uses that would detract significantly from the existing character of the area; they include: auto servicing and repair, recyclable waste processing facilities, public storage facilities, pawn shops, bail bond brokers, adult entertainment, shooting galleries, and drive-thrus of any kind. Currently, the subject site is a commercial manufacturing company and it does not include any of the above prohibited uses.

The proposed General Plan Amendment and corresponding Zone Change comply with Charter Sections 556 and 558 in that the recommended amendment and zone change do reflect the land use patterns, trends and uses in the immediate area and do further the intent, purposes and objectives of the City's General Plan, specifically the Framework Element and the Silver Lake-Echo Park-Elysian Valley Community Plan.

b. Silver Lake-Echo Park-Elysian Valley Community Plan

The land use element of the General Plan is comprised of 35 community plans and they strive to ensure that sufficient land is designated to provide for the housing, commercial, employment, educational, cultural, social and aesthetic needs of the City's residents. Community plans are intended to promote an arrangement of land uses, streets, and services which encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community.

The subject site is situated on the south bank of the Los Angeles River in the Elysian Valley neighborhood. This neighborhood is located in the northernmost portion of the Silver Lake – Echo Park – Elysian Valley Community Plan area, along the Los Angeles River Bike Path. Most of the buildings in the neighborhood were developed in the 1920s-

1960s. The streets to the east of the site (Alessandro Street, North Coolidge Avenue, etc.) generally follow a pattern of low density residential in the southern areas with a commercial manufacturing parcels along the river, developed with manufacturing, open storage, warehouse, distributors, machine shops, and artists in residences, all in the [Q]CM-1XL-RIO Zone.

The community plan was first adopted in 1984, and from 1984 up to 2004, the subject property had been consistently zoned for light industrial. Per LADBS, the subject site had been legally permitted for commercial manufacturing uses since the 1940s. The site is an irregularly shaped lot - comprised of three triangular parcels developed with commercial manufacturing uses (5 commercial manufacturing buildings since the 1940s). According to Los Angeles Building and Safety permit records and Assessor Information, the subject site is developed with five legally permitted buildings that are privately owned. Three buildings were built between 1947 and 1948, another building in 1970, and the most recent building in 1987. All buildings conform to the current height restrictions as applied by Height District 1XL (30 feet), proposed zoning [Q]CM and the RIO (River Implementation Overlay Ordinance).

The subject site is privately owned and has been legally operating with commercial manufacturing uses. Changing the zoning and land use designation to match the current legally permitted commercial manufacturing uses is consistent with the following policies and objectives described in the Silver Lake-Echo Park-Elysian Valley Community Plan:

Objective 3-2 Maintain the viability of the industrial area in Elysian Valley and increase compatibility with adjacent residential properties through land use policy and traditional commercial district revitalization strategies.

The proposed zone change and general plan amendment are consistent with increasing compatibility with adjacent residential properties, in that that proposed zoning includes the recently adopted Elysian Valley Q conditions (Ordinance No. 183,954). The Q Conditions include a series of restrictions to new industrial development. A number of the most offensive uses would be prohibited altogether, including: automobile uses involving servicing, repair, storage and sales, recycling facilities, public storage facilities for household goods and open storage areas. Permitted industrial uses adjacent to residential uses would be required to provide a five-foot-deep continuous landscaped buffer inclusive of 24-inch box trees planted in 20-foot intervals. Designated loading areas would be required to be located as far as possible from residential areas and loading and deliveries would be restricted to normal business hours. Noises generated by electronic or mechanical equipment would be required to be enclosed and insulated to a level that is not excessively audible from beyond the property. Measures such as these would reduce the disruptions caused by industrial uses to residential areas in Elysian Valley.

The subject property is developed with commercial manufacturing uses on site and on surrounding lots that front the river. The two parcels on the western side of the property are currently designated Open Space with a corresponding zone of OS-1XL-RIO; the 3rd parcel that comprises this subject site lies on the eastern side is designated Commercial Manufacturing with a corresponding zone of [Q]CM-1XL-RIO. As a result, the site has split zoning although the buildings on site extend over parcel lines. Immediately to the west of the site is the Marsh Street Nature Park located in the OS-1XL-RIO zone; and to the south of the site are three residential parcels (situated along Marsh Street and Partridge Street) all in the R2-1VL-RIO zone and one commercial manufacturing parcel (situated along Alessandro Street) all in the [Q]CM-1XL-RIO zone. As such, the proposed zone change and general plan amendment are not in conflict with the following community plan statements:

Policy 4-1.2 Preserve and encourage acquisition, development and funding of new recreational facilities and park space with the goal of creating greenways and trail systems.

Program: Encourage acquisition by the City and private land trusts of properties that would complete or provide integral linkages in creating greenways and other trail systems.

The proposed actions do not interfere with the existing parks or greenways. To the north and east of the site is the Los Angeles River Greenway Trail, also known as the LA River Bike path, and beyond that, the channel for the river all in the OS-1XL-RIO zone. The streets in the area are angled and run perpendicular to the river. The parcels along Partridge Avenue, and the streets to the west of the site, are primarily single family homes, duplexes and other low-density forms. The immediate neighborhood is served by parks and recreation amenities. Changing the zoning and land use designation from Open Space to Commercial Manufacturing creates the appearance of a diminishment of park space, however there are no plans on the part of any public agency to operate a park at the subject property location.

There are existing park and recreation amenities adjacent to the subject site that serve the immediate neighborhood that will remain as such. These existing park and recreation include but are not limited to the following:

- *The LA River Greenway Trail* (approximately a 7 mile trail) commonly known as the LA River Bike Path that starts in the Valley Area and ends near Fletcher Drive and Glendale Avenue;
- *Marsh Street Skate Park* located at 2945 N. Marsh Street, this site measures approximately 12,000 square feet and is located in the OS-1XL-RIO zone, in addition Marsh Nature Park (immediately adjacent to the subject property) which measures approximately 19,000 square feet and is located in the OS-1XL-Zone; and
- *Marsh Park* which comprises the largest portion of open green space and measures approximately 180,000 square feet and is located in the OS-1XL-RIO zone.

All properties that are part of Marsh Park, Skate Park, and Nature Park are all owned by the State of California, Santa Monica Mountains Conservancy. All these properties (approximately 200,000 square feet of land zoned Open Space [OS-1XL-RIO]) will remain as such and are not a part of proposed changes to land use designation and zone change.

The immediate neighborhood is also served by other recreational amenities such as the Elysian Valley Recreation Center which is located at 1811 Ripple St (approximately 0.5 miles from the subject property) and this recreation facility measures approximately 80,000 square feet and is zoned OS-1XL-RIO, owned and operated by the City of Los Angeles Recreation and Parks Department. It is anticipated that the proposed changes to zoning and land use designations would not result in impacts to park services. If a hypothetical new construction project resulted in impacting local recreation and park services, the new project would be subject to review and analysis and would be subject to the city's Quimby Fee Ordinance and procedures. Impacts to park and recreation services are considered less than significant.

Currently, the Silver Lake-Echo Park-Elysian Valley Community Plan designates the subject property with an Open Space land use designation and OS-1XL-RIO zoning. The purpose of the change was to “reflect public acquisition and future uses as a park; newly acquired park by nonprofit land trusts with temporarily lease back to current industrial tenant.” As stated in one of the 2004 plan update program intent statements: “The Plan Map re-designates privately owned lands acquired as parkland for public use to the Open Space land use designation and zone to protect them from development”. This program has been implemented. As stated, the intent for the zone change for OS was to reflect acquisition for future park use from a nonprofit land trust, hence the Santa Monica Mountains Conservancy, which is a state agency that owns the adjacent OS designated lands. The subject site is not for lease and there are not intentions to sell it or lease it for park uses. The proposed Q Conditions would not divide an established community. This neighborhood is developed with a mix of residential and commercial manufacturing uses, and with the proposed general plan amendment, and zone change (which includes the aforementioned Q Conditions), development that is incompatible and out-of-scale with the existing character of Elysian Valley’s residential neighborhoods would not be permitted.

c. River Implementation Overlay District

The subject site also falls within the River Implementation Overlay (RIO) and per the Los Angeles Municipal Code (LAMC) Section 13.17, all provisions, procedures, and development standards in the River Implementation Overlay apply to the subject site.

The project area is included within the River Improvement Overlay (RIO) Ordinance (Ordinance No. 183145) District and River Design Guidelines adopted in July 2014, which provide a set of goals as well as specific design standards for new development. The current zoning includes the RIO zone as part of the zoning string and the proposed zoning also includes the RIO Zone. As such, the proposed zone change and general plan amendment is consistent with the intent of the RIO Ordinance and it does not conflict with the goals of the Los Angeles River Master Plan to enhance river identity and the purpose and guidelines set out in the RIO, including the following purpose statements:

Purpose *Support the goals of the Los Angeles River Revitalization Master Plan*

Establish a positive interface between river adjacent property and river parks and/or greenways

Promote the river identity of river adjacent communities

The proposed land use designation and zone change are consistent with the overall goals of the Master Plan to create a positive interface between adjacent river properties and the river. A commercial manufacturing land use designation and zone change complements the historical pattern of development and emerging live-work adaptive reuses along the river; and the Q conditions ensure that development is compatible and consistent with the neighborhood’s character. The Q condition is also consistent with the RIO’s Overlay (Ordinance No. 183,145) which includes detailed development regulations involving screening, fencing, exterior site lighting, landscaping, noise-attenuation, and river access. As part of the proposed zoning, the Q Conditions would require projects to comply with the provisions of the River Improvement Overlay except where they are in conflict with the proposed Q Conditions. The proposed Q conditions provide further specificity to ensure compatibility with the RIOs goals. The proposed land use designation and zone change provide for a positive interface between commercial, residential, and river oriented uses. The legislative actions, as proposed, are consistent with applicable RIO standards.

LEGISLATIVE ACTION FINDINGS

2. **City Charter Sections 556 and 558.** Los Angeles City Charter Section 558 and Section 12.32(c)(7) require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice.
- a. Public Necessity. Granting the requested legislative action, as recommended, will be deemed consistent with public necessity. The current zoning and land use designation is for OS (Open Space). The OS zone and land use designation category is applied to parcels that are planned for open space conservation, and/or open space amenities. The existing use on site which is a viable commercial manufacturing use does not correspond to an Open Space land use designation, the subject site is not planned for park land acquisition nor for open space preservation. Changing the zoning and land use designation from Open Space to Commercial Manufacturing creates the appearance of a diminishment of park space, however there are no plans on the part of any public agency to operate a park at the subject property location. The proposed legislative action ensures consistency with the adjacent parcels that are currently zoned [Q]CM-1XL-RIO and correspond to a commercial manufacturing land use designation. The proposed legislative action is consistent with the existing commercial manufacturing land use designation and zoning for adjacent river fronting parcels for this area; and ensures that the proper regulatory zoning and land use designation is in place for compatible development.
 - b. Convenience. Granting the requested legislative action, as recommended, will be deemed consistent with public convenience. The proposed general plan amendment, and zone change, which includes the Elysian Valley Q Conditions, all contribute to the preservation of the neighborhood character and provides neighborhood stabilization along river fronting parcels. The legislative action is consistent with the current commercial manufacturing land use that has been legally permitted by LADBS. In addition, the proposed legislative action applies zoning to a site with viable and existing commercial manufacturing uses; and the proposed Q Conditions provide certainty that the character and unique local neighborhood culture of Elysian Valley, including the maintenance and preservation of the river fronting parcels that are compatible with the existing neighborhood.
 - c. General Welfare. Granting the requested legislative action, as recommended, will be deemed consistent with the general welfare, in that the proposed general plan amendment and zone change that would preserve industrial commercial uses that are compatible and consistent with land use designation and zoning of adjacent parcels with Commercial Manufacturing (CM) uses along the river. In addition, the proposed Q conditions prevent the over development or out of scale development of the Elysian Valley's Commercial Manufacturing district with residential uses.

The current zoning conditions allow for market rate residential development to an allowed density of 1 dwelling unit for every 1,200 square feet of lot area, with the requirement that 25% of the units contain 3 or more bedrooms. Based on growing development interest in the area, it is anticipated that under current conditions the Commercial Manufacturing area could be largely redeveloped with residential uses. The proposed Q Conditions would prevent this by drastically limiting the opportunities for residential development to live/work units in addition to a reduction in the maximum allowable height of building from 45 feet to 30 feet and a lot coverage limit of 60%. These restrictions would result in the preservation

of property within the Commercial Manufacturing area for the jobs and productivity provided by industrial and artisan uses, as well as protecting the character of the surrounding residential neighborhoods and the adjacent riverfront.

- d. Good Zoning Practice. Granting the requested legislative action, as recommended, will be deemed consistent with the good zoning practice. Currently, the OS land use designation and zone does not reflect the use on site. The use on site has been legally permitted to exist with commercial manufacturing uses. The proposed general plan amendment and zone change would create consistency between the existing commercial manufacturing use and the proposed land use designation and CM zoning. In addition, the proposed Q conditions limits the range and scale of residential uses permitted in Elysian Valley's Commercial Manufacturing zone. The proposed legislative action would preserve the zoning intention to implement the community plan's goals to protect and conserve industrial districts while creating a positive interface with the river.

Based on these findings, the recommended action is deemed consistent with the public necessity, convenience, general welfare and good zoning practice.

3. Pursuant to Section 12.32-G.2 of the Municipal Code, the recommended action is deemed consistent with the purpose of the Q Qualified Classification, which is deemed necessary to protect the best interest of and assure a development more compatible with the surrounding property or neighborhood. The recommended action secures an appropriate development in harmony with the objectives of the General Plan; and creates consistency with adjacent parcels with existing commercial manufacturing zoning and land uses, that are similarly fronting the river.

The proposed Q Conditions are the Elysian Valley Q conditions that were approved by way of Ordinance No. 183,954. These Q conditions address potential and/or hypothetical over development of residential uses throughout an area designated for Commercial Manufacturing. The original zone change from Light Industrial (M2) to Commercial Manufacturing (CM) throughout the industrial lands in Elysian Valley effectuated in 2004 by the Silver Lake-Echo Park-Elysian Valley Community Plan was intended to address the incompatibility between industrial uses and surrounding residential areas by reducing the range of noxious uses that could be permitted in the area. This zone change also included provisions for residential uses as allowed in the CM zone and presented new opportunities for residential development along the riverside. The desirability the riverside has elevated the profile of the Commercial Manufacturing area for new residential development, which threatens to undermine the core function of an area that provides sites for light industry and manufacturing, as well as employment. Under the current conditions it is probable that many of the area's business would relocated over time as property owners take advantage of more lucrative opportunities to develop multi-story residential projects along the riverside and throughout the Commercial Manufacturing area.

The recommended action to adopt the proposed Q Conditions (Elysian Valley Q Conditions Ordinance NO. 183,954), is consistent with the purpose of the Q Qualified Classification as a means to protect the best interest of the community and the City by correcting the 2004 zone change that was incorrectly applied to a privately owned property that was granted a building permit to legally operate commercial manufacturing uses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

Pursuant to Section 21082.1(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2015-3200-ND), which concludes that the proposed zone change and land use designation change will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration was published for a period of 30 days, from January 21, 2016 to February 22, 2016 - no comments were received during this time.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- a. The proposed changes and revisions to the zoning and land use designation would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal. Potential redevelopment of the site would be required to file for an environmental assessment form to be reviewed and evaluation for the level of environmental clearance and analyses, per CEQA and City CEQA Guidelines. Implementation of future mitigation measures identified in future environmental assessments and compliance with existing regulations would reduce impacts to less-than-significant levels.
- b. The impacts of the proposed change to zoning and land use designation, in addition to hypothetical-probable future projects are considered less than significant. Considerable impacts were analyzed by way of discussing hypothetical probable new construction projects that would in the future file for entitlement review and construction and permitting processes. Although projects may be constructed in the project vicinity at a future time, the cumulative impacts to which the proposed project would contribute would be less than significant, after compliance with the proposed zoning, which includes but is not limited to the current Q conditions, height limitation, development standards that ensure compatibility with the prevailing commercial manufacturing uses along with the neighboring residential character, and the bike path that runs adjacent along the Los Angeles River. The current LAMC and all applicable ordinances and building and safety processes and procedures remain in effect. The proposed zone change and land use designation from Open Space to Commercial Manufacturing is a technical correction that will ensure consistency with the legally permitted use on the subject site that is privately owned by a commercial manufacturing operator.
- c. The proposed change to zoning and land use designation have less than significant impacts to human beings since the surrounding area is already fully developed with a mix of residential, commercial, and commercial manufacturing uses and the proposed revisions are consistent with the area.

The environmental case file can be found with the case file in the Policy Division of the Planning Department in Room 667, 200 North Spring Street, Los Angeles CA 90012.

RESOLUTION

WHEREAS the subject property is an approximately 1.3 acre parcel located between the Los Angeles River and the northeasterly terminus of Partridge Avenue, within the area covered by the Silver Lake-Echo Park-Elysian Valley Community Plan, adopted by the City Council in August 2005;

WHEREAS the subject properties were historically planned for manufacturing land uses since the 1940s;

WHEREAS various structures have been built upon the subject property for manufacturing uses from the 1940s to the 1980s;

WHEREAS the subject property is privately owned land;

WHEREAS the adjacent parcels to the west were acquired by the Santa Monica Mountain Conservancy for the creation of a future park named Marsh Park;

WHEREAS the Silver Lake-Echo Park-Elysian Valley Community Plan, adopted by the City Council in 2005; incorrectly identified the subject properties as being part of the future proposed park and changed the land use designation from Light Industrial to Open Space, and other nearby industrial parcels were changed from Light Industrial to Commercial Manufacturing;

WHEREAS the subject parcel was subsequently re-zoned from M2-1VL to OS-1XL to be consistent with the Community Plan;

WHEREAS the subject properties were never actually purchased by the Santa Monica Mountain Conservancy and there is no evidence in the City's files that the owners or tenants of the subject properties demonstrated any intent to change the use of their property;

WHEREAS the zone of the subject properties were changed from OS-1XL to OS-1XL-RIO when the Los Angeles River Improvement Overlay (LA-RIO) was adopted;

WHEREAS the current industrial parcels to the east of the subject properties are designated Commercial Manufacturing with an associated zone of [Q]CM-1VL-RIO;

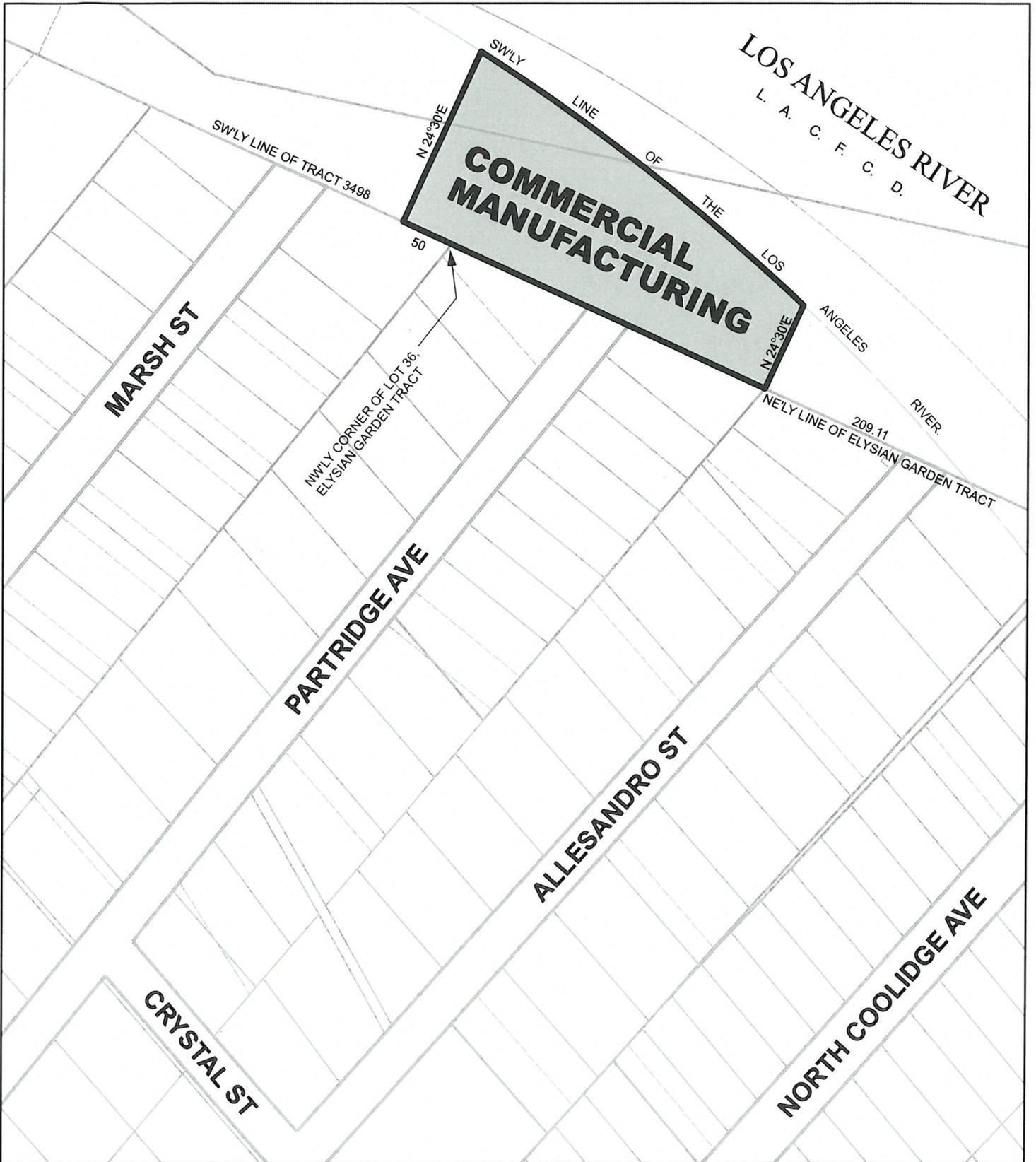
WHEREAS the door manufacturing use on-site is an allowed use within the [Q]CM zone and the existing buildings comply with the use and development regulations set forth in the zone's qualifying conditions, the CM zone itself, and the 1XL height district;

WHEREAS a re-zoning and re-designation of this site from Open Space and OS-1XL-RIO to Commercial Manufacturing and [Q]CM-1VL-RIO would designate and zone the subject property to be consistent with the surrounding properties along the Los Angeles river frontage;

WHEREAS pursuant to the provisions of City Charter the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS the requested General Plan Amendment is consistent with the intent and purposes of the Silver Lake-Echo Park-Elysian Valley Community Plan to maintain industrial land for industrial uses and to encourage the continuation of all existing industrial uses permitted by-right in the CM zone;

NOW THEREFORE BE IT RESOLVED that the Silver Lake-Echo Park-Elysian Valley Community Plan be amended as shown on the attached General Plan Amendment Map.



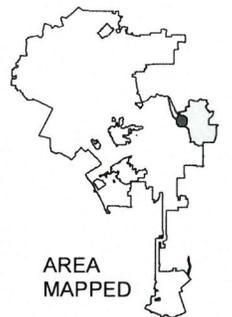
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Silver Lake - Echo Park - Elysian Valley

092215



DETERMINATION LETTER
CPC-2015-3199-ZC-GPA
MAILING DATE: 04/01/16

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