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June 13, 2016

Planning and Land Use Management  
Committee  
City Council  
City of Los Angeles  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Zoning and General Plan Correction Action for 2971 Partridge Avenue; Council File 05-0876-S2 (CPC-2015-3199-ZC-GPA); June 14, 2016 Item No. 6

Honorable Council Members:

We represent the owners of the property generally known as 2971 Partridge Avenue (the "Property") which is the subject of the above referenced zoning and general plan correction action scheduled for consideration before the Planning and Land Use Management Committee on June 7, 2016.

On behalf of the property owner, we extend our appreciation to planning staff for the extensive work performed over the last year to thoroughly review this matter and identify the appropriate responsive action, and we support staff's recommendation.

The Property is and always has been privately owned. As noted in the staff report, the Property's current open space zoning and general plan designation were erroneously applied as the result of an apparent mapping error in connection with the Silver Lake – Echo Park – Elysian Valley Community Plan update of 2004. While public entities acquired the land next door to our client's Property for open space purposes in 2001, our client's Property was never the subject of any public acquisition, and to our knowledge no public agency has ever proposed to acquire it. The Property is part of a larger site, the remainder of which is zoned [Q]CM-1XL-RIO, and all of which has been an active industrial use since the 1940's, developed with industrial structures built between the 1940's and 1980's. Under Municipal Code Section 12.04.05, the City's open space designation may only be assigned to "publicly owned land." The erroneous designation and the resulting split-zoning of a single industrial building site interferes with the owner's ability to finance and manage both the Property and the larger site of which it is a part.

Staff agrees that the Property's open space zoning and general plan designation were imposed in error, are not appropriate for this privately owned property currently in active industrial use, and are inconsistent with the intent of the 2004 community plan update. Accordingly, we respectfully request that the Commission adopt staff's recommendation to correct the problem by reverting the Property to the designation currently used for adjacent manufacturing properties, which will result in an appropriate and unified zoning and general plan designation for this site.

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