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April 24, 2015

Honorable Eric Garcetti
Mayor of the City of Los Angeles
City Hall, Room 305

Dear Mayor Garcetti:

CORRECTION ORDINANCE & RESOLUTION: 2917 PARTRIDGE AVENUE

The subject action corrects the zone of the subject properties from OS-1XL-RIO to [Q]CM-1VL-RIO and corrects the underlying General Plan Land Use Designation from Open Space to Commercial Manufacturing. During the adoption of the 2004 Silver Lake-Echo Park-Elysian Valley Community Plan the subject property was mistakenly designated and zoned for Open Space uses. The subject property is immediately adjacent to "Marsh Park," a public park that is built on land owned by the State of California and Santa Monica Mountains Conservancy. The OS zone and Open Space land use designation that occurred in 2004 were intended only for those properties that are publically owned and used for the park facility. The subject property is privately owned and used for limited manufacturing purposes, consistent with the surrounding CM zoned and Commercial Manufacturing designated properties. Therefore, on behalf of the City Planning Commission, I adopt their findings from 2004, and approve the subject correction ordinance and recommend its adoption by City Council. As corrected, I find that my action conforms to the intent of the City Planning Commission on this matter, and is within the scope identified by the Negative Declaration adopted by the City Council in May of 2004 (ENV-2003-2781-MND).

Pursuant to Council Rule No. 38, transmitted herewith is the Correction Ordinance, together with findings. It is recommended that the City Council:

1. Adopt the correcting General Plan Amendment from Open Space to Commercial Manufacturing;
2. Adopt the correcting Zone Change ordinance from OS-1XL-RIO to [Q]CM-1VL-RIO
3. Adopt the attached Findings
4. Affirm that such actions were originally intended pursuant to CPC-1995-0357-CPU
5. Affirm that such actions were originally reviewed and considered as part of the adoption of Mitigated Negative Declaration ENV-2003-2781-MND

Sincerely,

Michael J. LoGrande,
Director of Planning

Craig Weber,
Principal City Planner

Discussion

The subject property is an irregularly shaped parcel located between the terminus of Partridge Avenue, and the Los Angeles River, within the Silver Lake-Echo Park-Elysian Valley Community Plan Area. Following the concrete channelization of the Los Angeles River in the late 1930s, the subject property and surrounding area (essentially land located between Blake Avenue and the Los Angeles River bank) were privatized and designated for manufacturing uses, and a host of commercial manufacturing uses were erected. The subject property was improved with low scale structures for manufacturing purposes during the 1940s, and expanded in the 1970s and 1980s—all the while designated in the City's General Plan and Silver Lake-Echo Park Community Plan for manufacturing uses, with corresponding manufacturing zoning.

~~In the early 2000s, as the City's view of, and interest in the Los Angeles River began to change,~~ and properties immediately adjacent to the subject property were acquired by the Santa Monica Mountains Conservancy, for the purpose of building what is now known as "Marsh Park," a public park that is adjacent to the River and that provides access to the adjacent Los Angeles River bikeway. During the Community Plan Update for the Silver Lake-Echo Park-Elysian Valley Community Plan (the "Elysian Valley" nomenclature was added at this time), the Marsh Park parcels were designated for Open Space uses, with a corresponding OS zone. The subject properties were mistakenly included with the Marsh Park properties.

History

September 1989	Ordinance No. 165,167 changed the subject properties from M2-1 to M2-1VL, demonstrating a history of manufacturing zoning at the site.
August 2005	Ordinance 176,825, Subarea 34, changed the subject property and Marsh Park properties from M2-1VL to OS-1XL, meanwhile Subarea 33A changed the surrounding properties from M2-1VL to [Q]CM-1VL.
October 2008	Ordinance No. 180,154 clarified the language of the Qualified Condition ("[Q]") pertaining to Subarea 33A on the surrounding properties.
August 2014	Ordinance Nos. 183,144 and 183,154 established the Los Angeles River Improvement Overlay ("RIO") applying a RIO suffix to all properties along the Los Angeles River corridor.

Findings

The subject properties are located within the area of the Silver Lake-Echo Park-Elysian Valley Community Plan, adopted in August 2005.

The subject corrections are in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan and its supporting Mitigated Negative Declaration. The subject correction changes the zone of the involved properties from OS-1XL, a zone designation intended for publically owned open space to [Q]CM-1VL-RIO, a zone designation applied to adjacent sites; and the underlying General Plan Land Use designation from Open Space to Commercial Manufacturing, the present-day appropriate land use category for the corresponding zone, also applied to adjacent properties.

The ordinance correction will not have any effect upon other General Plan Elements, Specific Plans, or other plans in preparation by the Department of City Planning. The Department of City Planning is currently evaluating changes to the Qualified Conditions imposed upon all properties within the aforementioned Subarea 33A, however a hearing and formal adoption process has yet to take place.

The correction conforms to the requirements of Government Code Section 65860, which requires that zoning be consistent with the adopted General Plan.

This correction is consistent with the Mitigated Negative Declaration (ENV-2003-2781-MND) that was adopted in 2004 when the City Council adopted the update to the Silver Lake-Echo Park-Elysian Valley Community Plan. Moreover the correction is consistent with CEQA Guideline 15162, which allows the City Council to rely upon the 2003 Mitigated Negative Declaration because no substantial changes to the physical environment have occurred, the physical development and natural conditions of the subject property and surrounding vicinity are largely the same, and no new information has come to light that would suggest that the subject resolution and ordinance will cause environmental effects beyond those described in the original Mitigated Negative Declaration.
