

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

01-1366

CDs 1, 4, 5,
10 & 13

March 29, 2002

Councilmember Reyes
Councilmember Weiss
Councilmember Garcetti
Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections
Department of Building & Safety
c/o Zoning Coordinator
Fire Department

Councilmember LaBonge
Councilmember Holden
City Planning Commission
Director of Planning
Community Planning Section
Geographic Information Section
Attn: Fae Tsukamoto
Bureau of Street Lighting,
"B" Permit Section

ADDITIONAL NOTIFICATIONS ON FOLLOWING PAGES

RE: ZONE CHANGES FOR THE WILSHIRE COMMUNITY PLAN UPDATE

At the meeting of the Council held March 20, 2002, the following action was taken:

Ordinance adopted.....	<u> X </u>
Ordinance number.....	<u> 174483 </u>
Effective date.....	<u> 05-05-02 </u>
Posted date.....	<u> 03-26-02 </u>
Mayor approved.....	<u> 03-22-02 </u>

J. Michael Carey
City Clerk
bs

steno\011366

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

PLACE IN FILES

APR - 2 2002

DEPUTY *J*



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Los Angeles, CA 90048

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Los Angeles, CA 90048

MAILED 9-4-01 PALM
AGENDA ON 8-30-01
BY [Signature] (90)



CF 07-1366

CF 07-1366

CPC-1997-0051

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Los Angeles, CA 90036

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~~Walter Becker~~
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Los Angeles, CA 90036

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Los Angeles, CA 90036

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Los Angeles, CA 90036

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J. MICHAEL CAREY
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01-1366

CDs 1, 4, 5,
10 & 13

March 29, 2002

Councilmember Reyes
Councilmember Weiss
Councilmember Garcetti
Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections
Department of Building & Safety
c/o Zoning Coordinator
Fire Department

ADDITIONAL NOTIFICATIONS ON FOLLOWING
RE: ZONE CHANGES FOR THE WILSHIRE CO

At the meeting of the Council held Ma
taken:

Ordinance adopted.....
Ordinance number.....
Effective date.....
Posted date.....
Mayor approved.....

J. Michael Carey
City Clerk
bs

steno\011366

CITY OF LOS ANGELES
CALIFORNIA



JAMES
MA

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

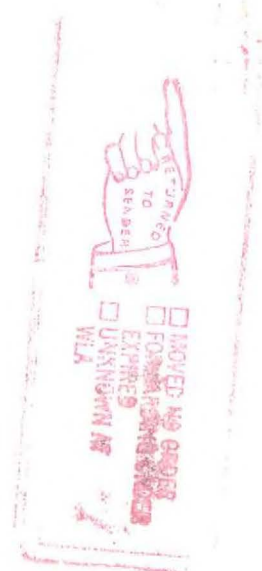
RETURN IN FIVE DAYS TO
OFFICE OF
CITY CLERK
RM. 395, 200 N. SPRING STREET
LOS ANGELES, CA 90012
"EQUAL EMPLOYMENT OPPORTUNITY -
AFFIRMATIVE ACTION EMPLOYER"



Tom Bleich
661 S. Cloverdale, #2
Los Angeles, CA 90036

Calvin...

43555443 13



RECEIVED

Mayor's Time Stamp

TIME LIMIT FILES
ORDINANCES

City Clerk's Time Stamp

DEPUTY MAYOR

RECEIVED
CITY CLERK'S OFFICE
2002 MAR 22 PM 2:12
1:40
CITY CLERK
BY _____
DEPUTY

COUNCIL FILE NUMBER 01-1366

COUNCIL DISTRICTS 1,4,5,10&13

APR 01 2002

COUNCIL APPROVAL DATE March 20, 2002

LAST DAY FOR MAYOR TO ACT _____

ORDINANCE TYPE: Ord of Intent Zoning Personnel General

Improvement LAMC LAAC CU or Var Appeals - CPC No 97-0051 CPU

SUBJECT MATTER: Ordinance, approved by the Director of Planning, amending Section 12.04 of the Los Angeles Municipal Code relative to effecting zone and height district changes for the Wilshire Community Plan Update - Second (2nd) Ordinance for forty-one (41) subareas, including a group of twenty-nine (29) ordinance maps

	APPROVED	DISAPPROVED
PLANNING COMMISSION	<u>X</u>	_____
DIRECTOR OF PLANNING	<u>X</u>	_____
CITY ATTORNEY	_____	_____
CITY ADMINISTRATIVE OFFICER	_____	_____
OTHER: _____	_____	_____

RECEIVED
CITY CLERK'S OFFICE
2002 MAR 22 PM 4:15
CITY CLERK
BY _____
DEPUTY

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: MAR 22 2002
*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c)

MAR 26 2002
5:40 PM

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR MAR 22 2002 ORDINANCE NO. 174483

DATE PUBLISHED _____ DATE POSTED MAR 26 2002 EFFECTIVE DATE MAY 05 2002

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: Yes [] No []

ORDINANCE NO. 174483

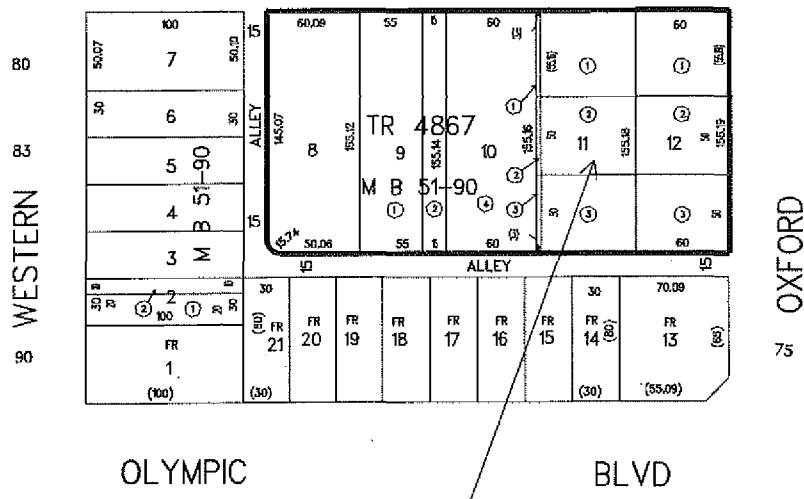
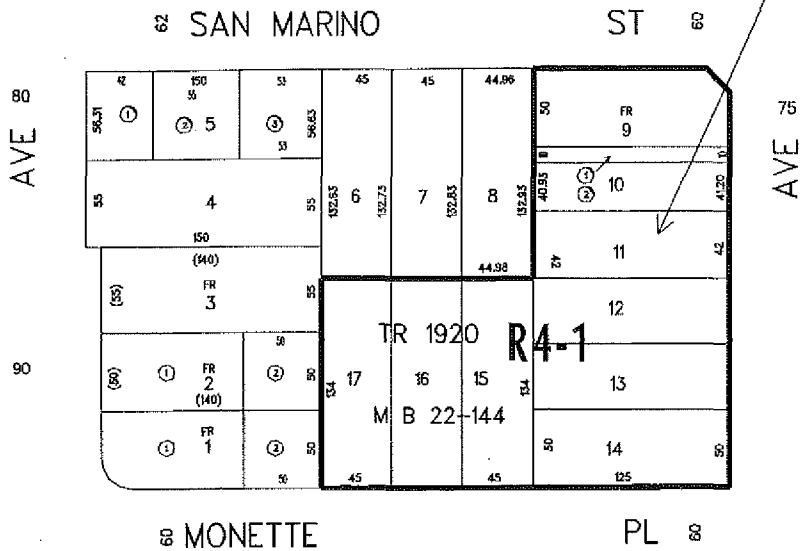
POSTED

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 zones and zone boundaries shown upon portions of the zone maps attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map shall set forth the zones and height districts as they are set forth on the maps entitled "Zone/Height District Change Ordinance Map, Wilshire" and the Table for section 1 attached hereto and incorporated herein by this reference.

Subarea 761



Subarea 762 R4-1

Cadastral Map No.
129B193,132B193



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP WILSHIRE CPC 1997-0051 CPU



01 Feb 02

Data Sources: Department of City Planning and Bureau of Engineering



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU

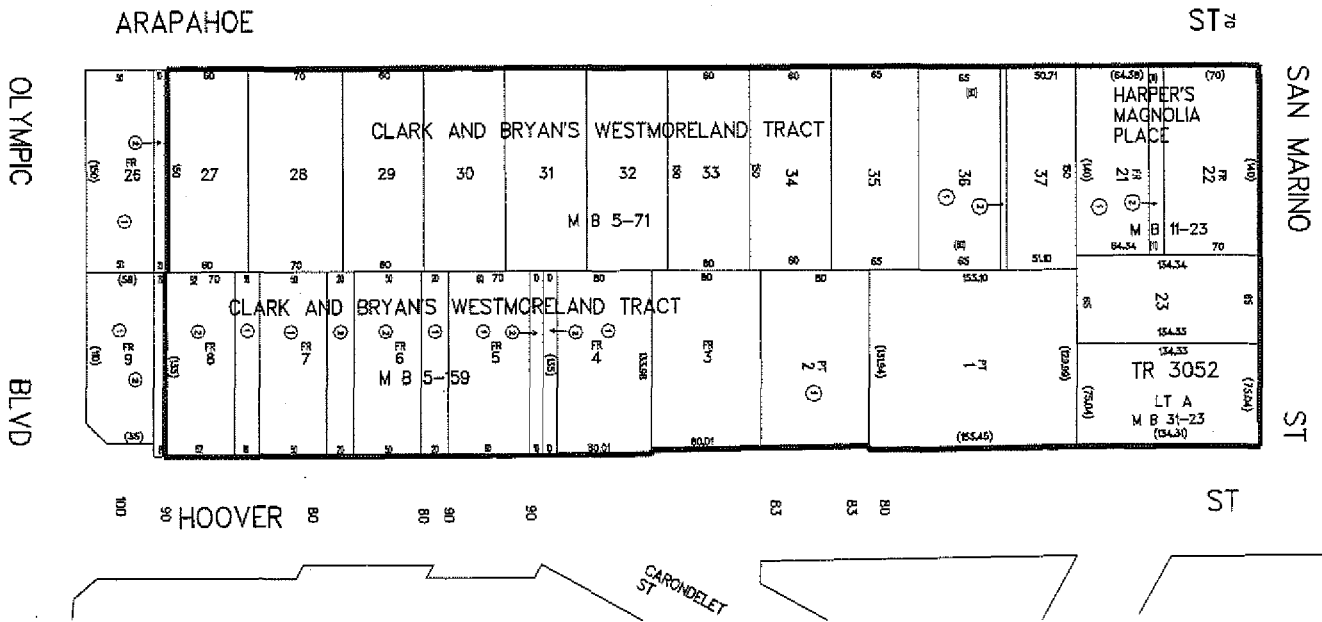
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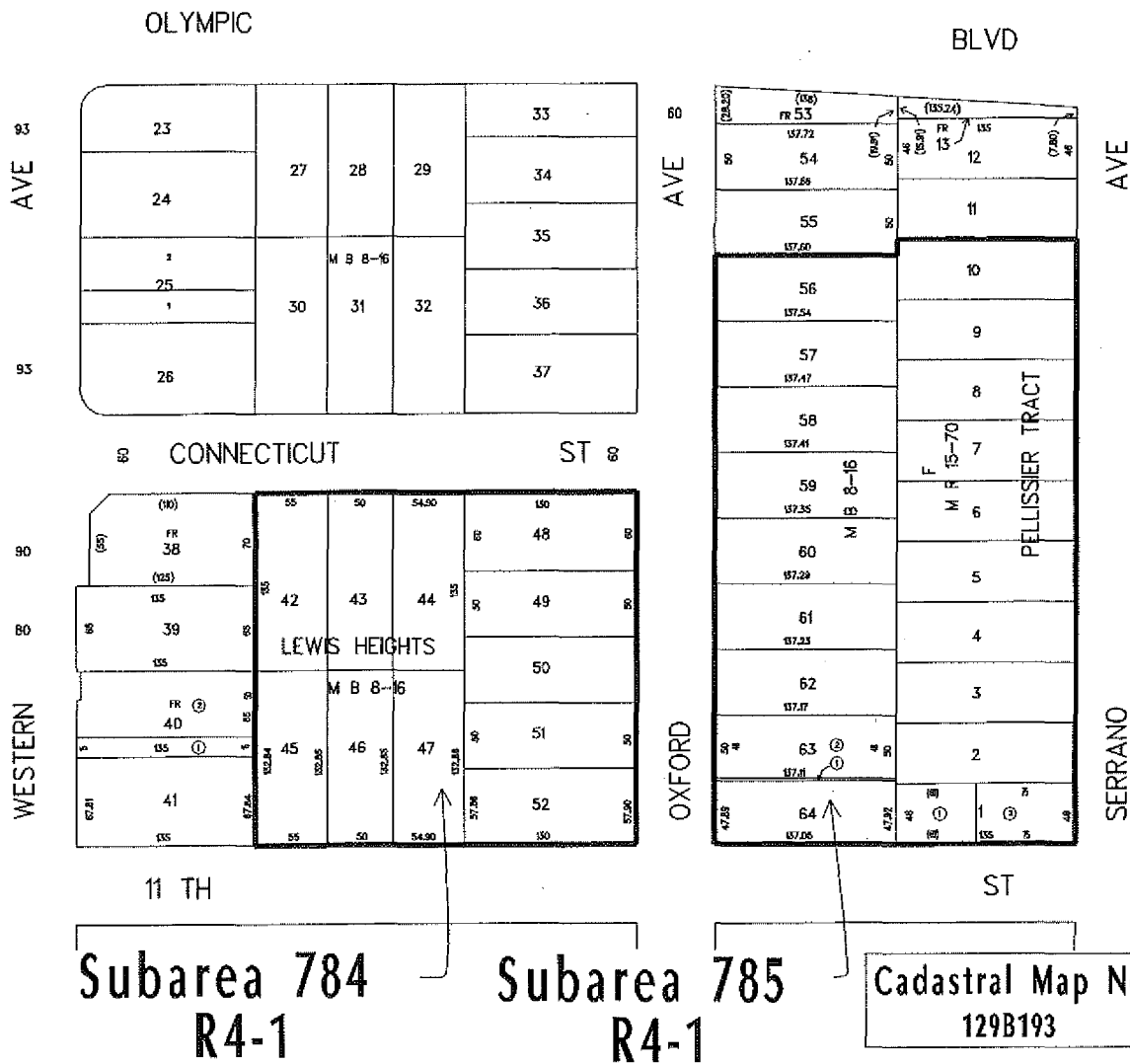
01 Feb 02



Subarea 782 R4-1

Cadastral Map No.
130-5A201,132A201





ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU

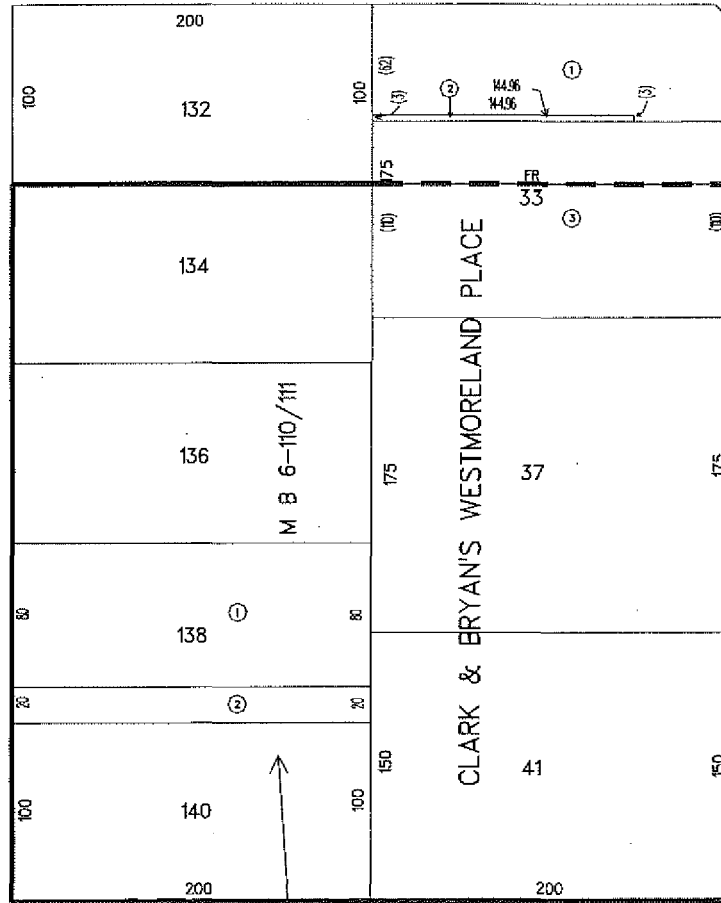


01 Feb 02

OLYMPIC BLVD

MENLO AVE

WESTMORELAND AVE



Subarea 799
R4-1

Cadastral Map No.
129B197



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
 WILSHIRE
 CPC 1997-0051 CPU



01 Feb 02

OLYMPIC

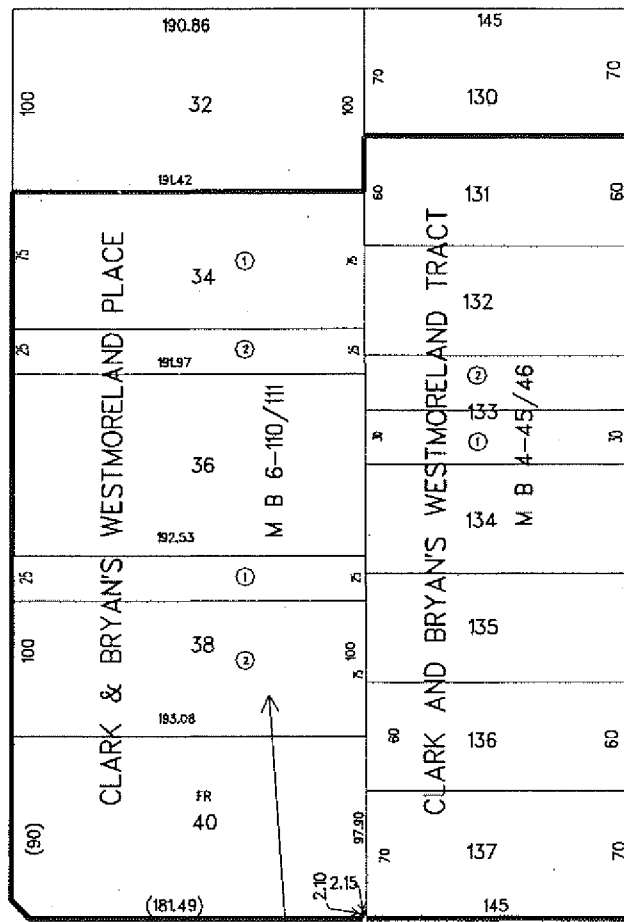
BLVD

WESTMORELAND
AVE

WESTMORELAND
AVE

WESTMORELAND
AVE

ELDEN
AVE



11TH

ST

Subarea 800
R-4-1

Cadastral Map No.
129B197



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

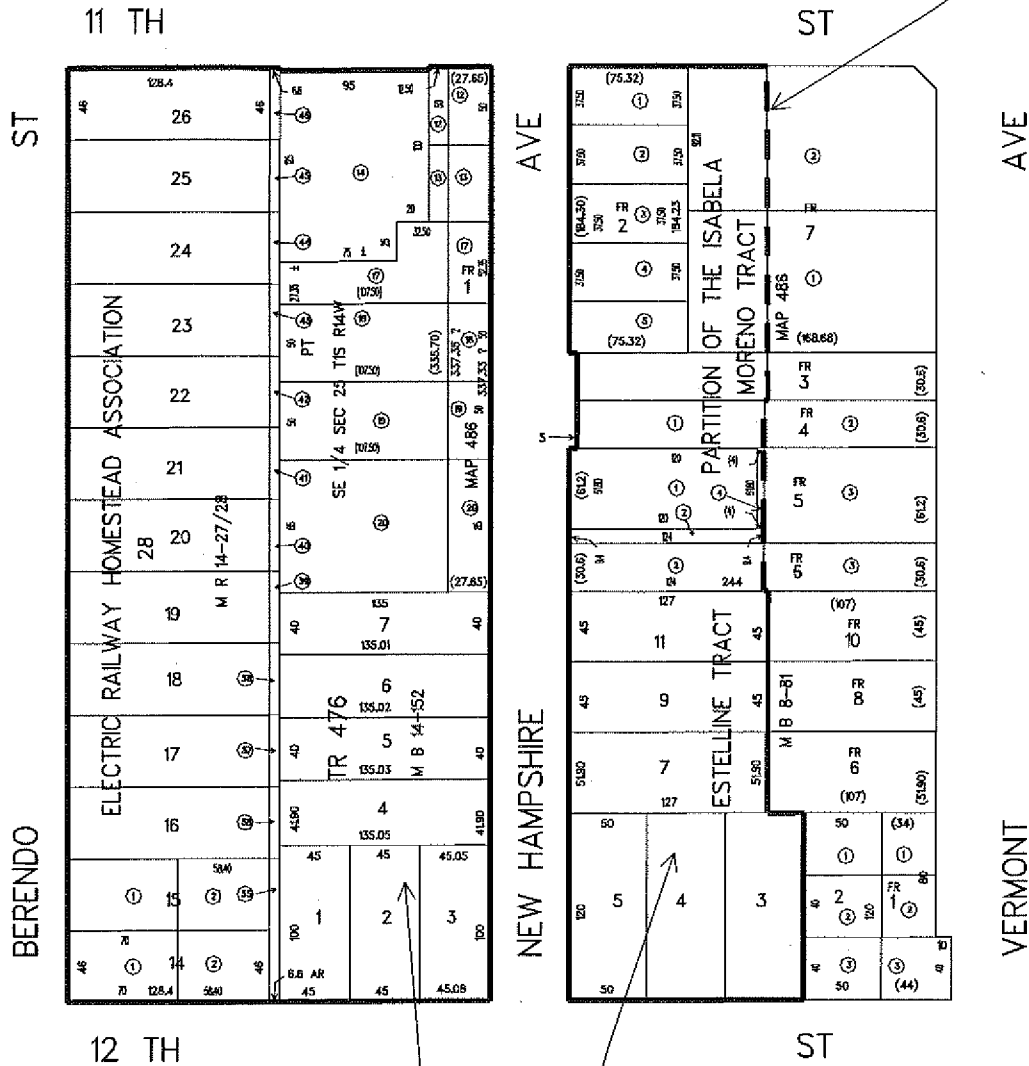
WILSHIRE

CPC 1997-0051 CPU



06 Dec 01

NORTHERLY PROLONGATION OF THE
EASTERLY LINE OF LOTS 7, 9, AND 11
OF ESTELLINE TRACT, MB 8-81



Subarea 816
R4-1-VL

Subarea 817
R4-1-VL

Cadastral Map No.
129B197

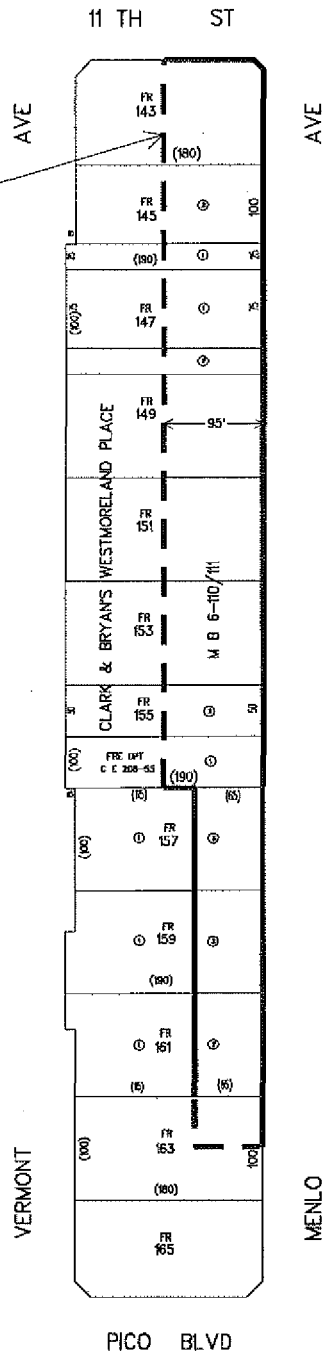


ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



07 Feb 02

ZONING LINE AS SHOWN ON THE
 COMPREHENSIVE ZONING PLAN
 SHEET NO. 29 ADOPTED BY
 PLANNING COMMISSION JULY 31, 1945



Cadastral Map No. 129B197

Subarea 818
 R4-1-VL



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU

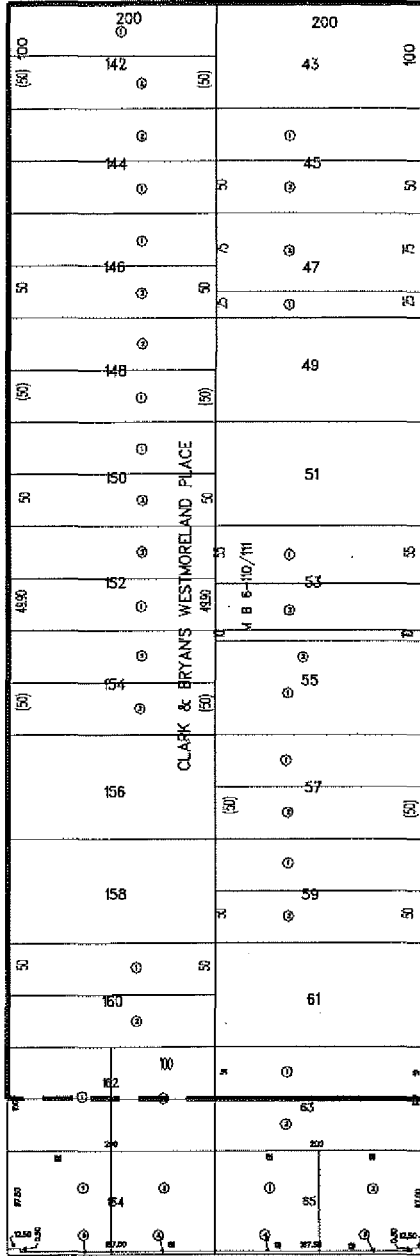


20 Feb 02

11 TH ST

AVE

AVE



Cadastral Map No. 129B197

Subarea 819 R4-1-VL

MENLO

WESTMORELAND

PICO BLVD



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU

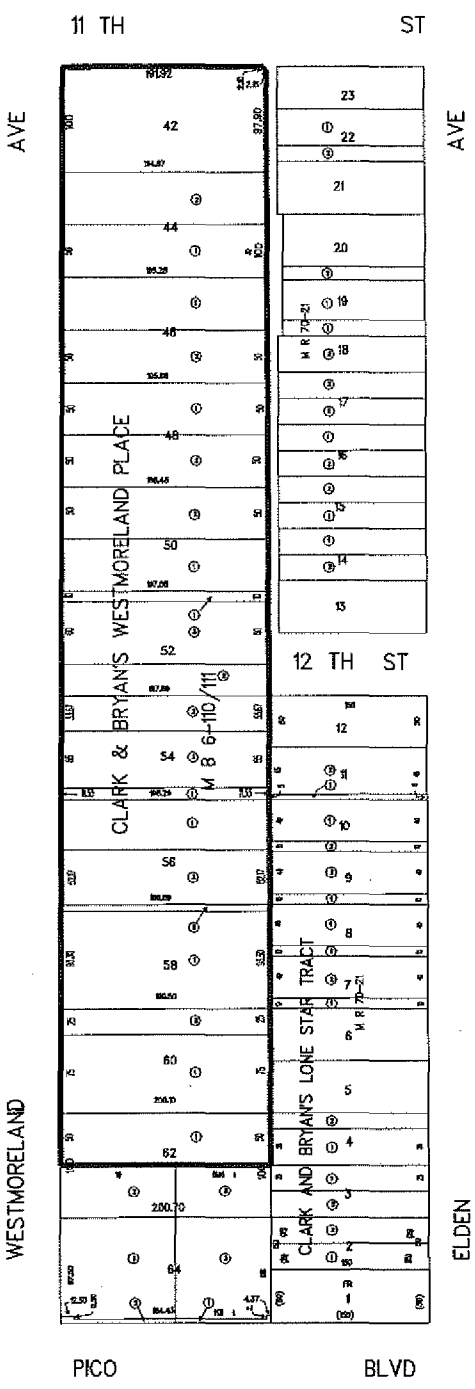


01 Feb 02

Date Sources: Department of City Planning and Bureau of Engineering

Cadastral Map No. 129B197

Subarea 820A R4-1-XL



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



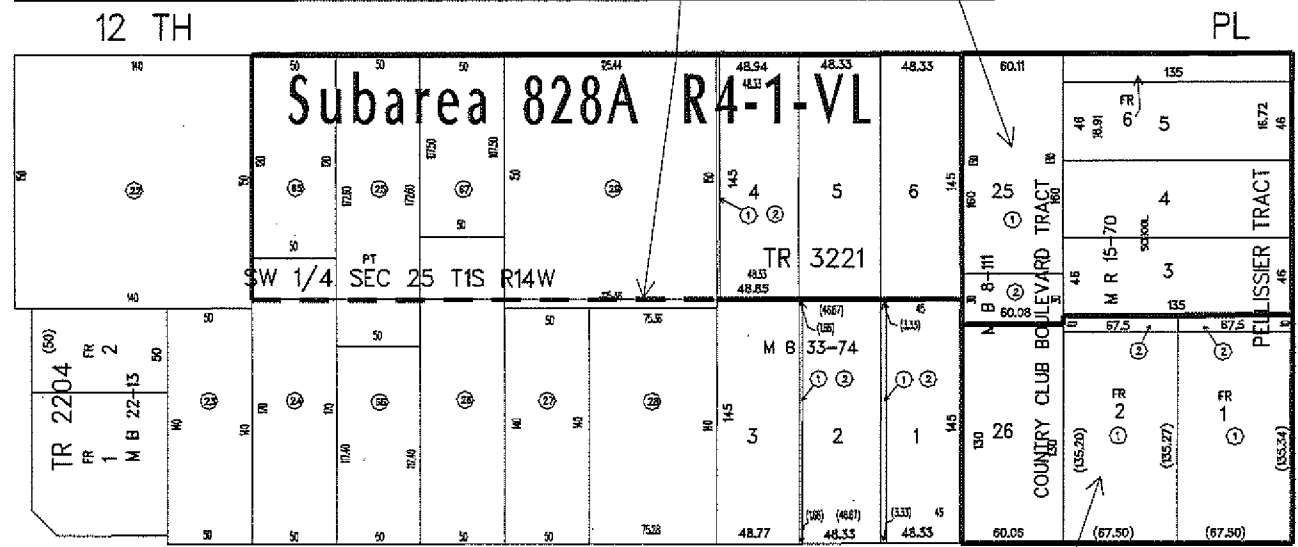
01 Feb 02

Data Sources: Department of City Planning and Bureau of Engineering

WESTERLY PROLONGATION OF THE
SOUTHERLY LINE OF LOTS 4, 5, AND 6
OF TRACT 3221, MB 33-74

Subarea 828B
PF-1

WESTERN AVE



PICO

BLVD

Cadastral Map No.
129B193

Subarea 828C
PF-1

ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

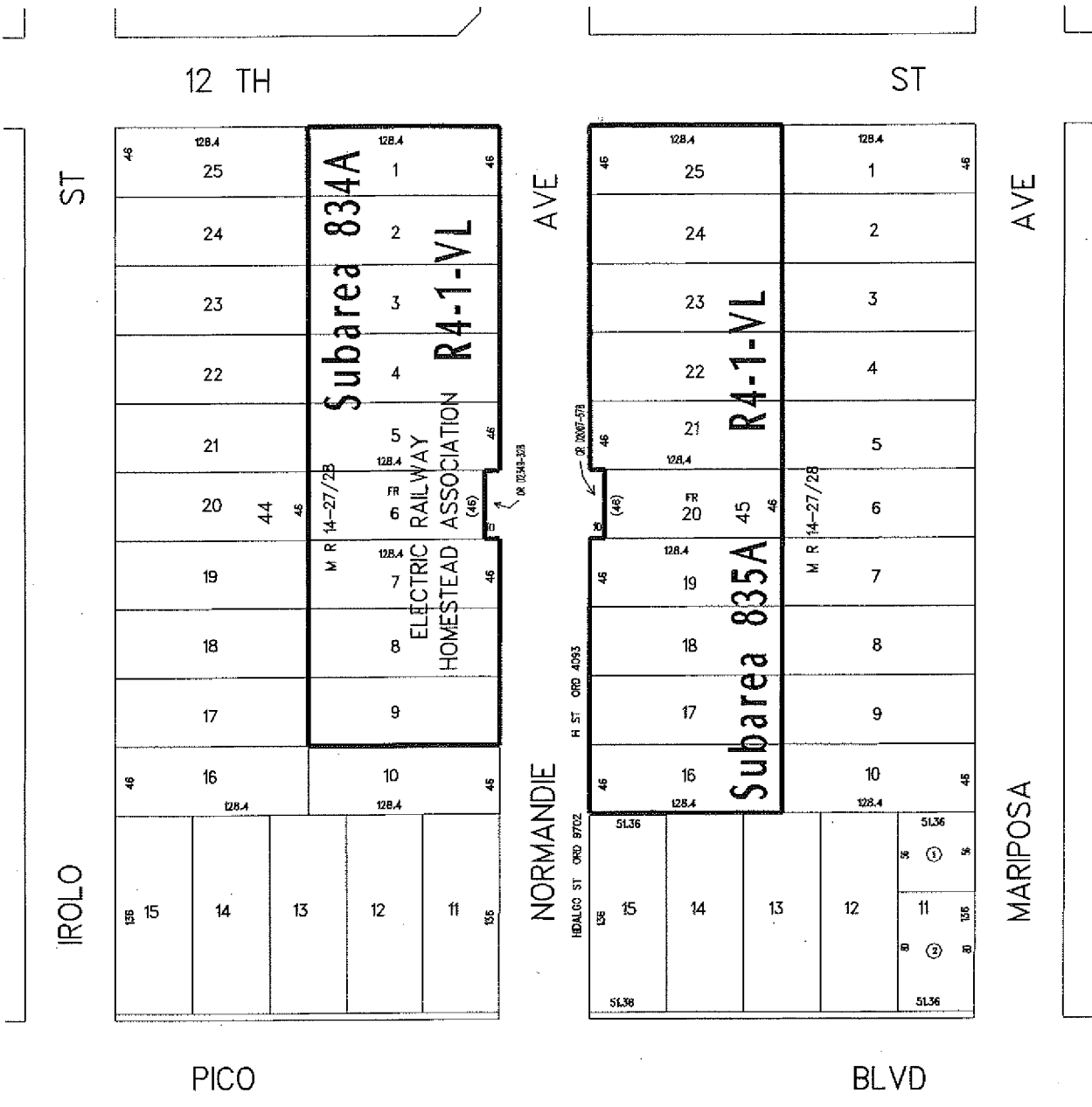
WILSHIRE

CPC 1997-0051 CPU

Data Sources: Department of City Planning and Bureau of Engineering



07 Feb 02



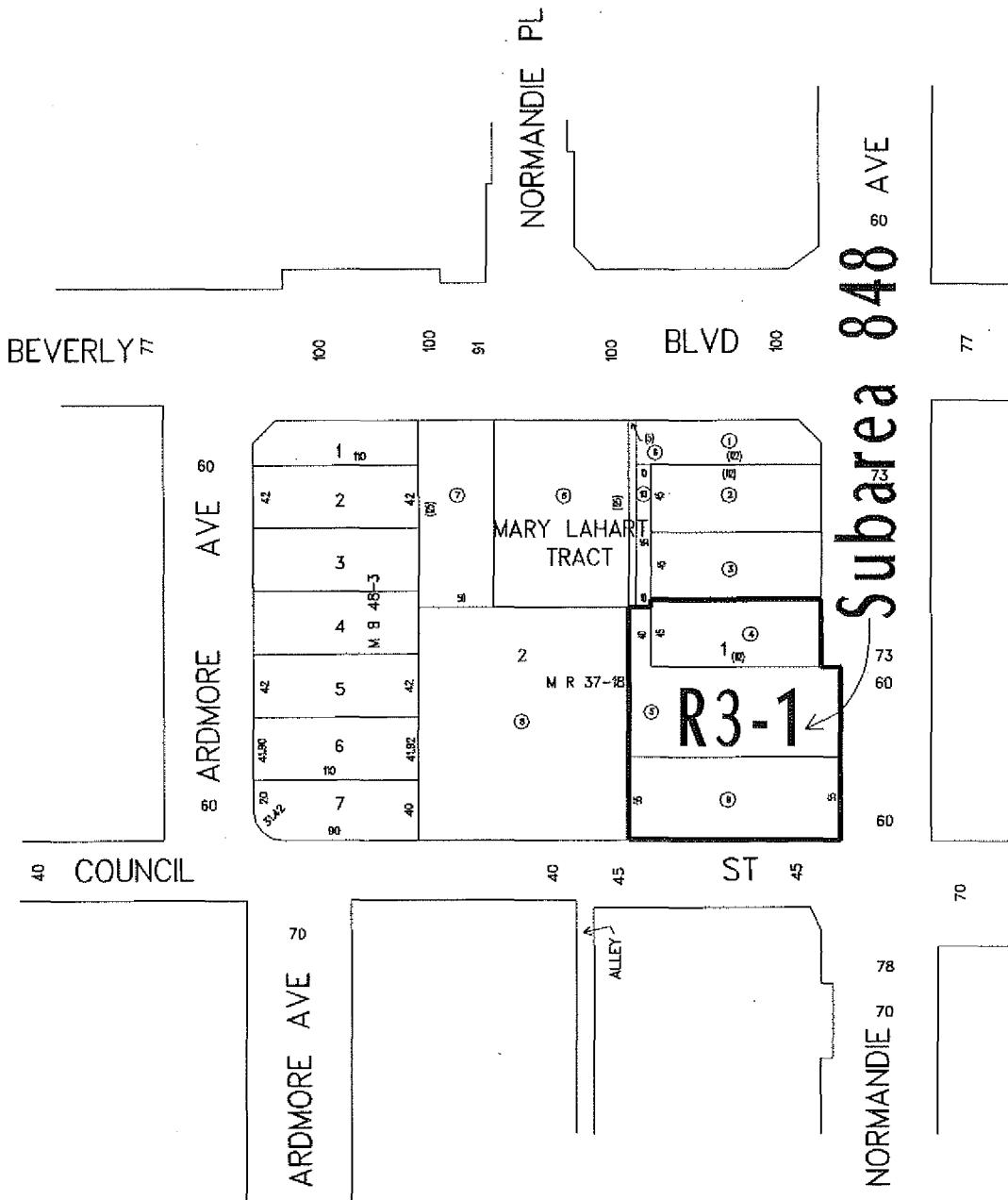
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129B193,129B197

ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
 CPC 1997-0051 CPU



01 Feb 02

Data Sources: Department of City Planning and Bureau of Engineering

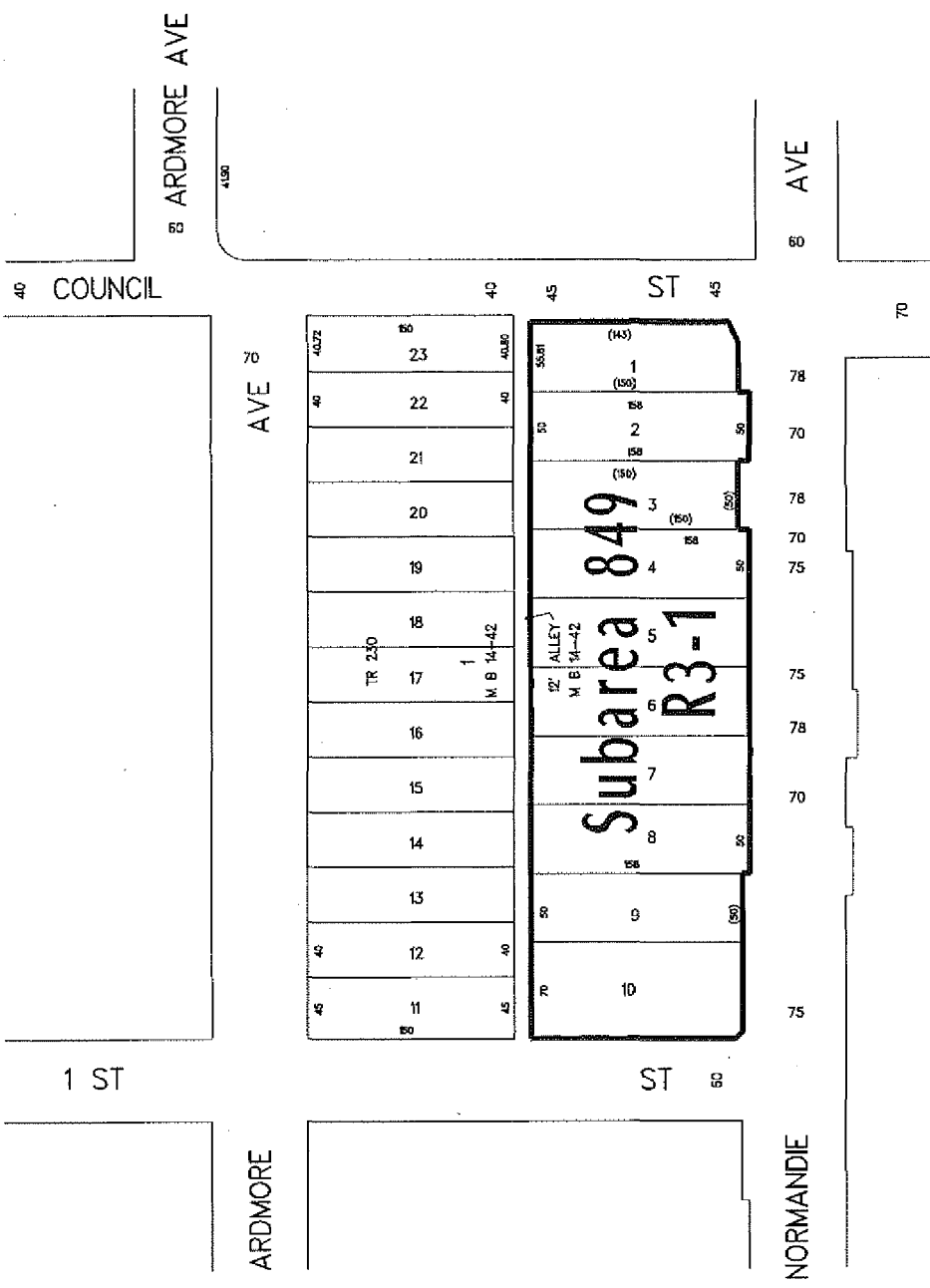


Cadastral Map No.
138 B 193

ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



05 Feb 02



Cadastral Map No.
138 B 193

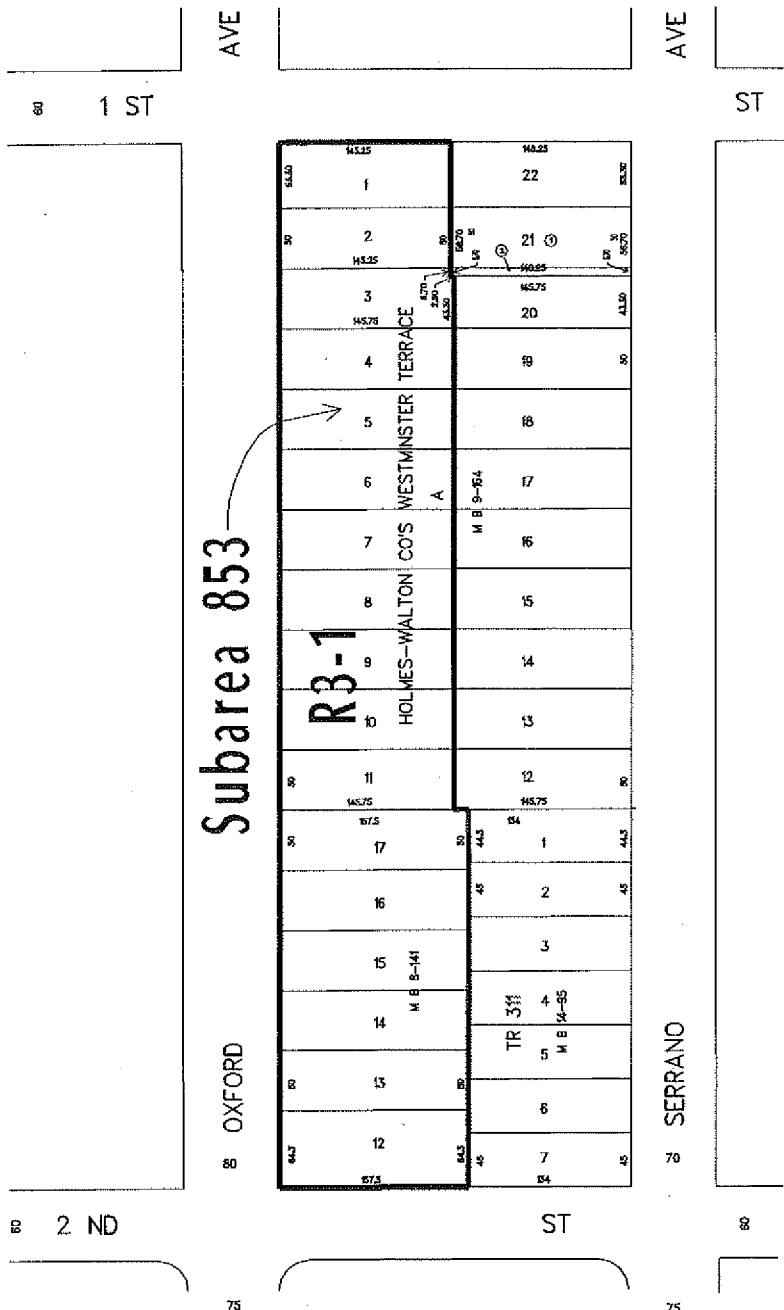


ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



05 Feb 02

Data Sources: Department of City Planning and Bureau of Engineering



Cadastral Map No.
138 B 193



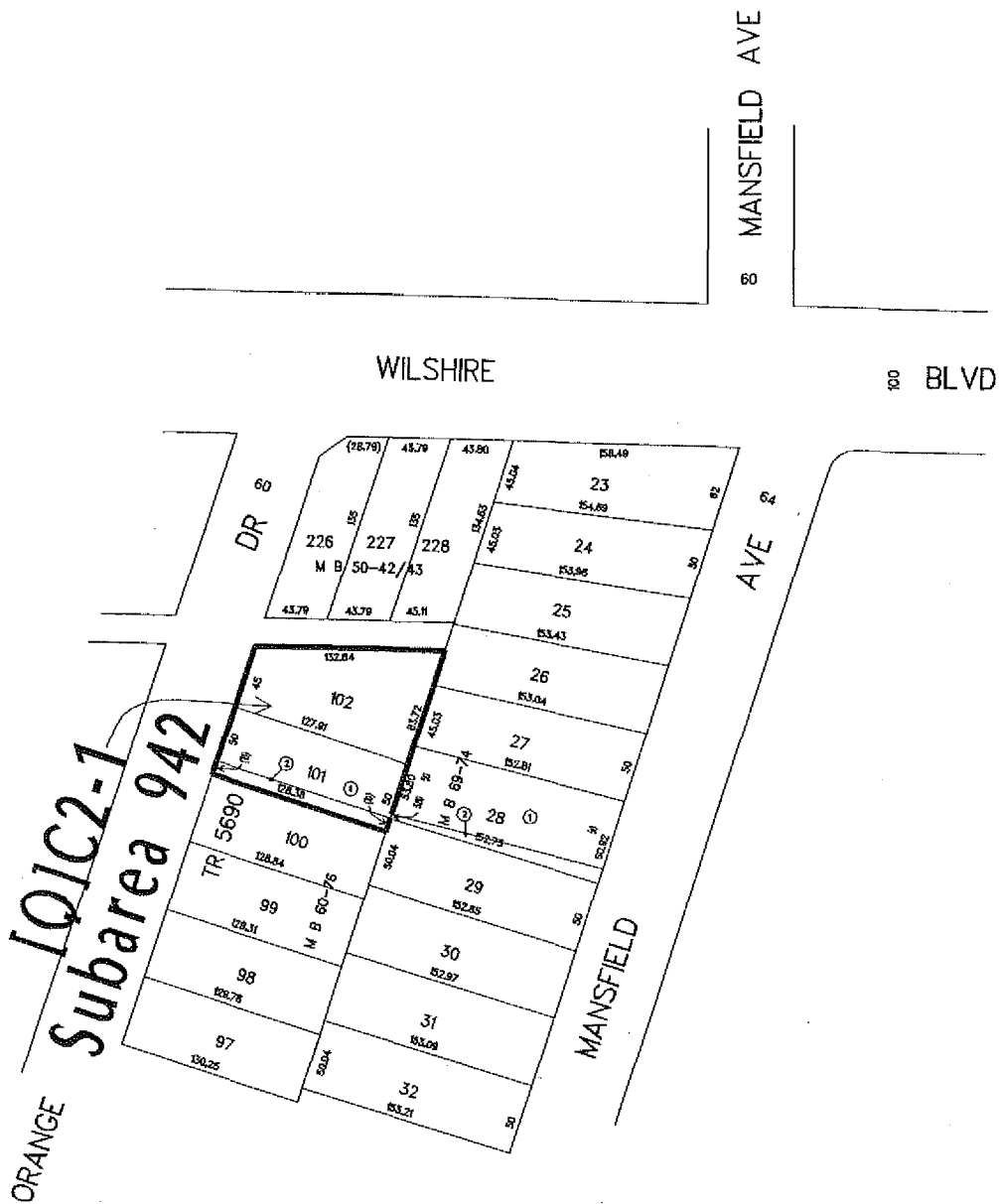
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



05 Feb 02



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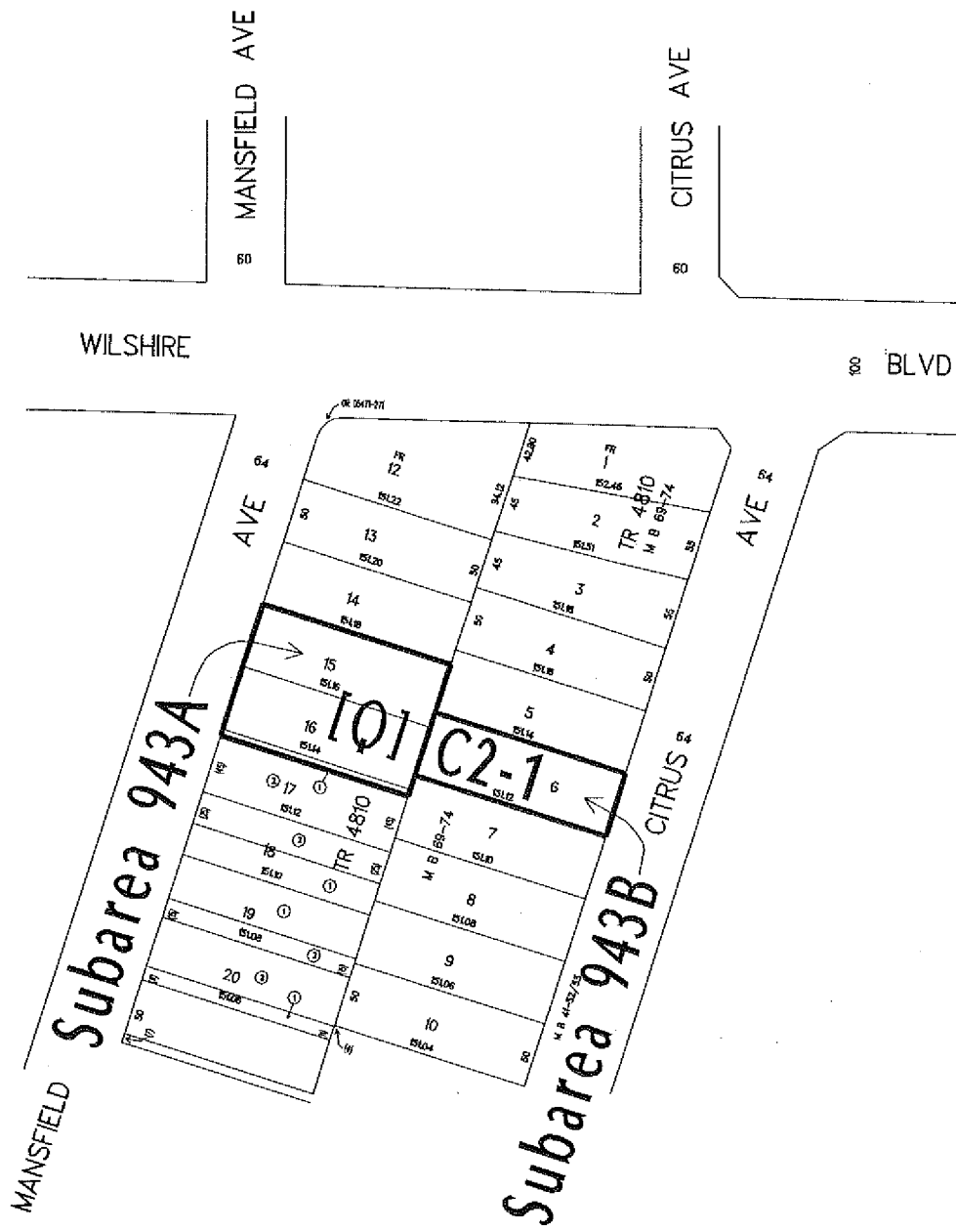
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



05 Feb 02



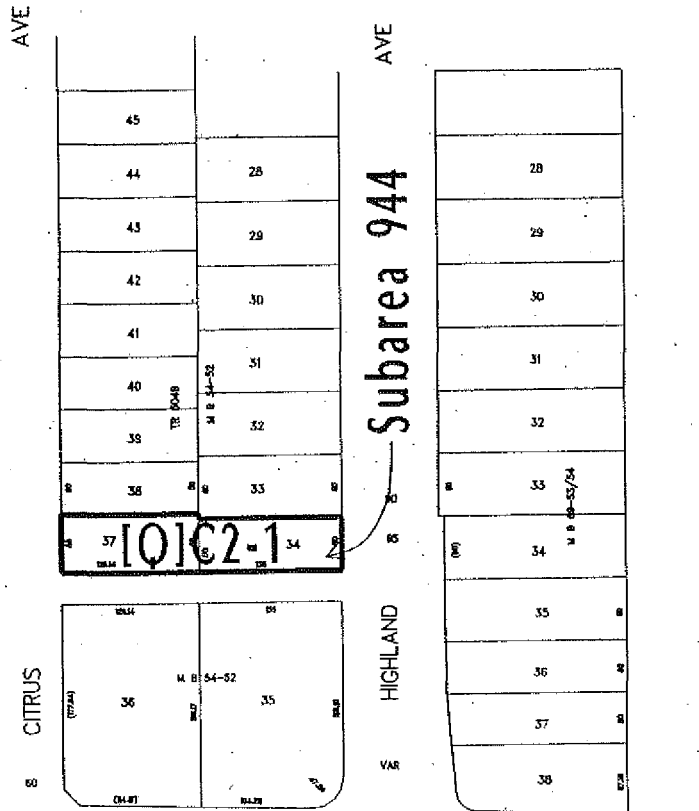
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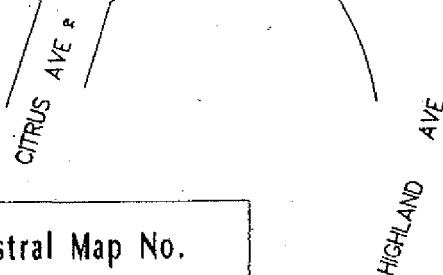
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



05 Feb 02



CITRUS AVE WILSHIRE BLVD



Cadastral Map No.
135 b 181, 135 b 185



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

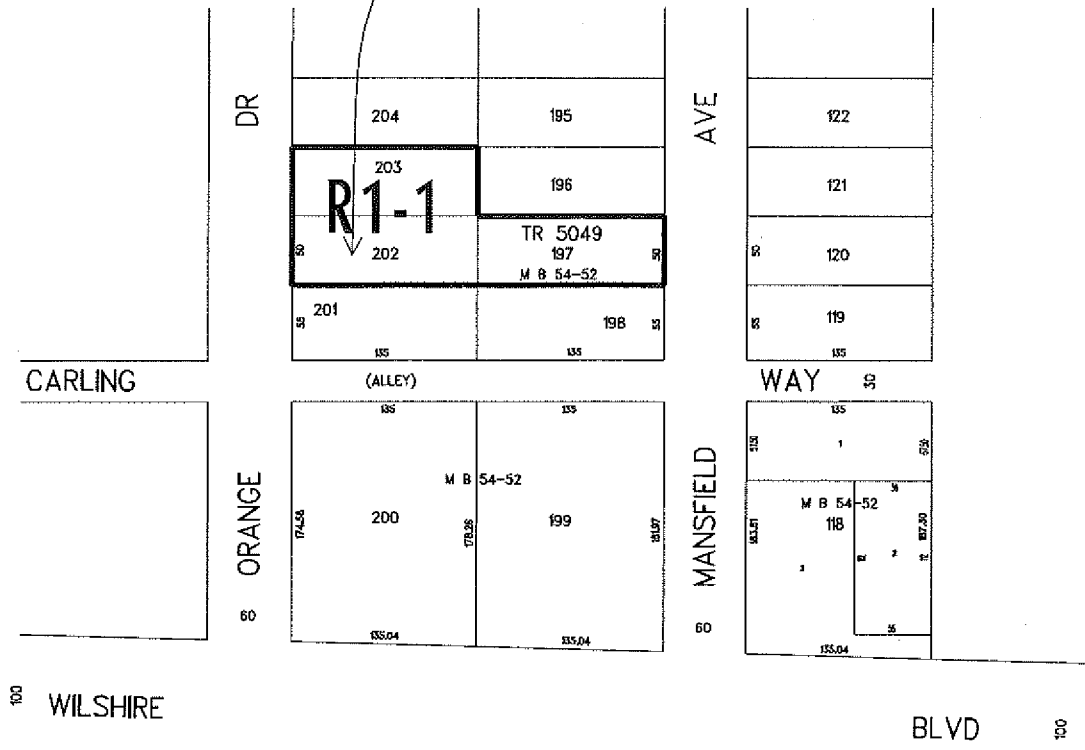
WILSHIRE

CPC 1997-0051 CPU



12 Dec 01

Subarea 946A



Cadastral Map No.
135 b 181



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP WILSHIRE CPC 1997-0051 CPU

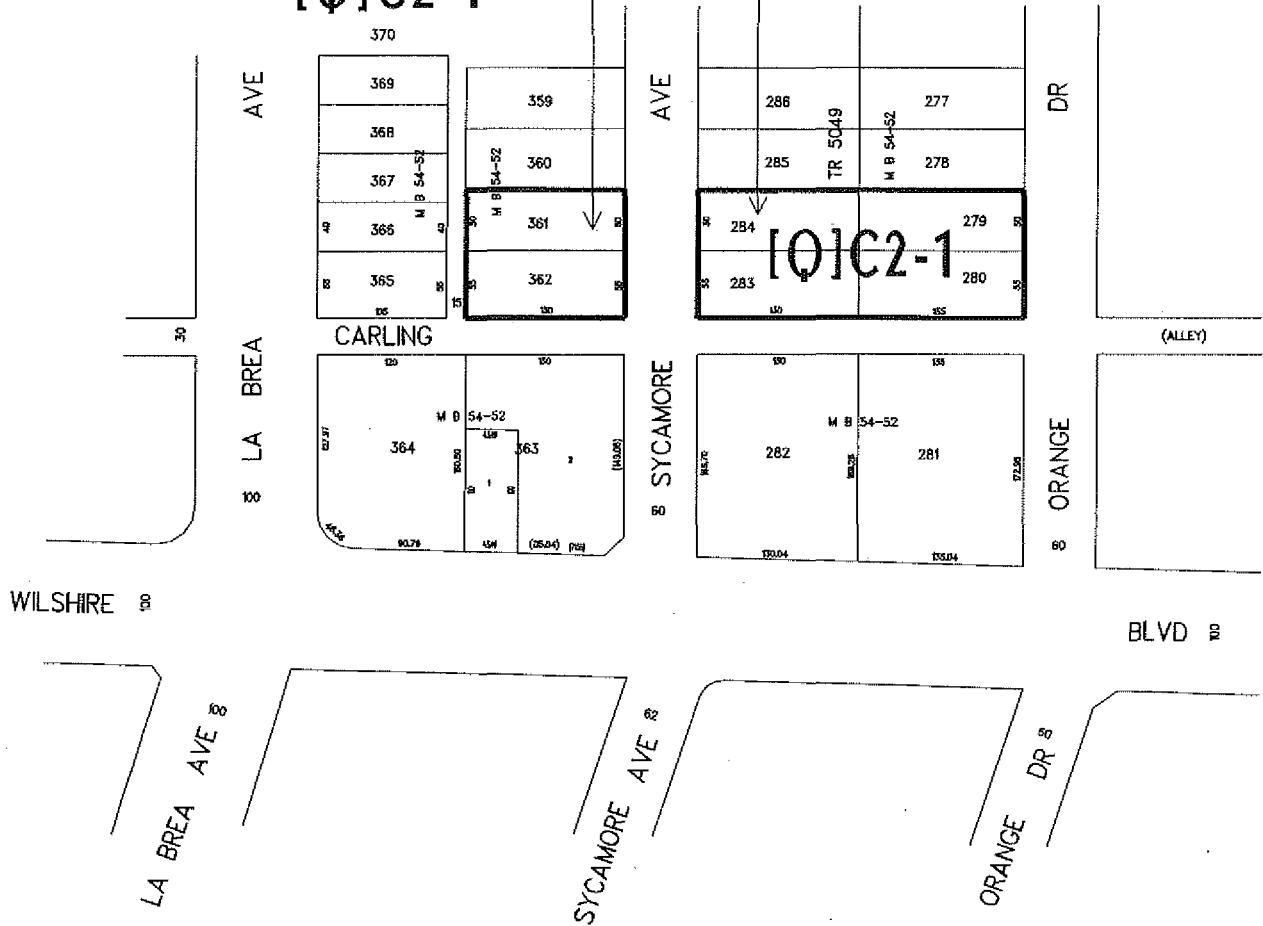


05 Feb 02

Data Sources: Department of City Planning and Bureau of Engineering

Subarea 948
[O]C2-1

Subarea 947



Cadastral Map No.
135 b 181



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



05 Feb 02

4 TH ST

ST

AVE

AVE

LA BREA

SYCAMORE

6 TH ST

ST

(90)	397	(90)	336
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	395		338
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	392		340
	391		341
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Subarea 949
IQIC2-1

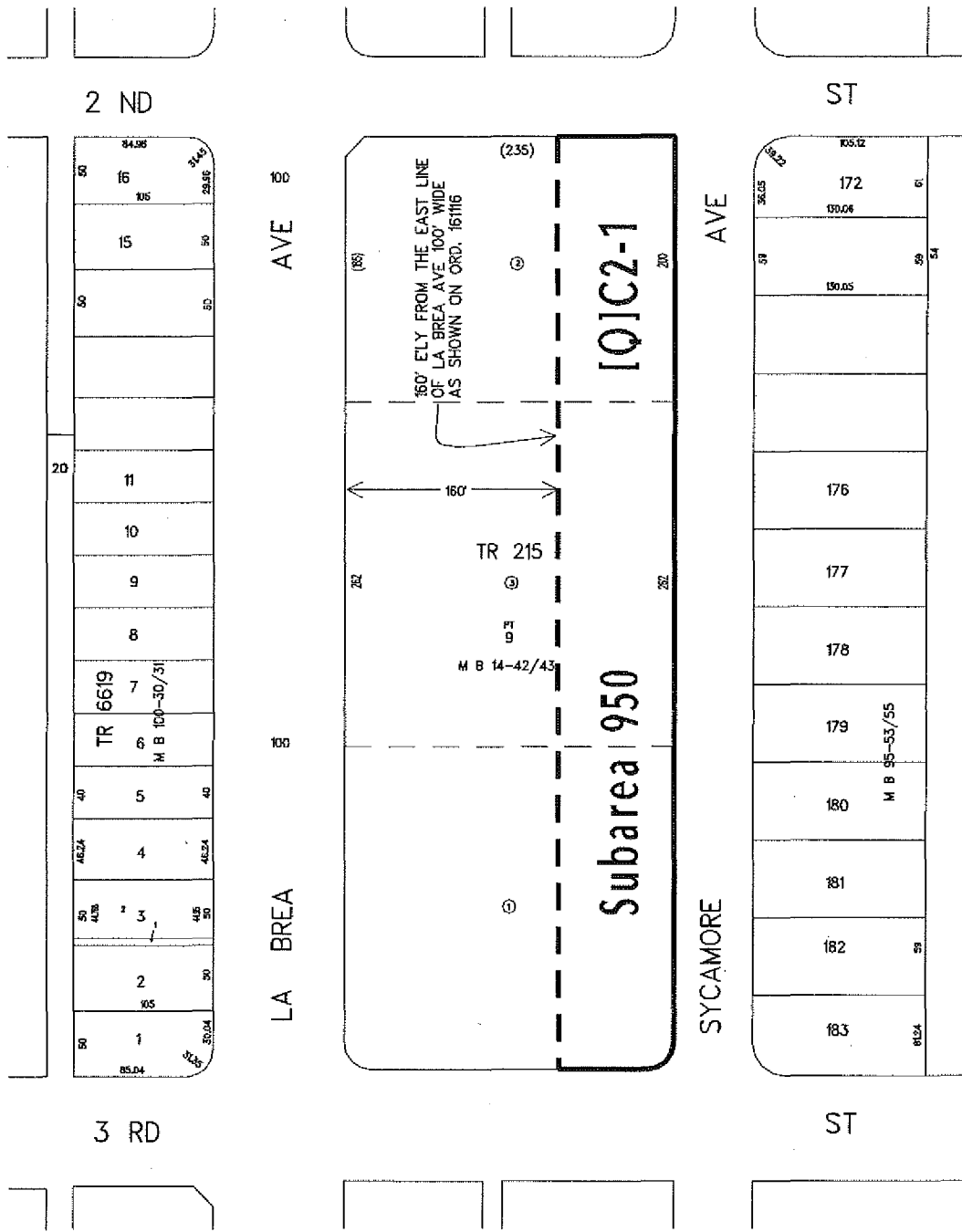
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135 B 181



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



05 Feb 02



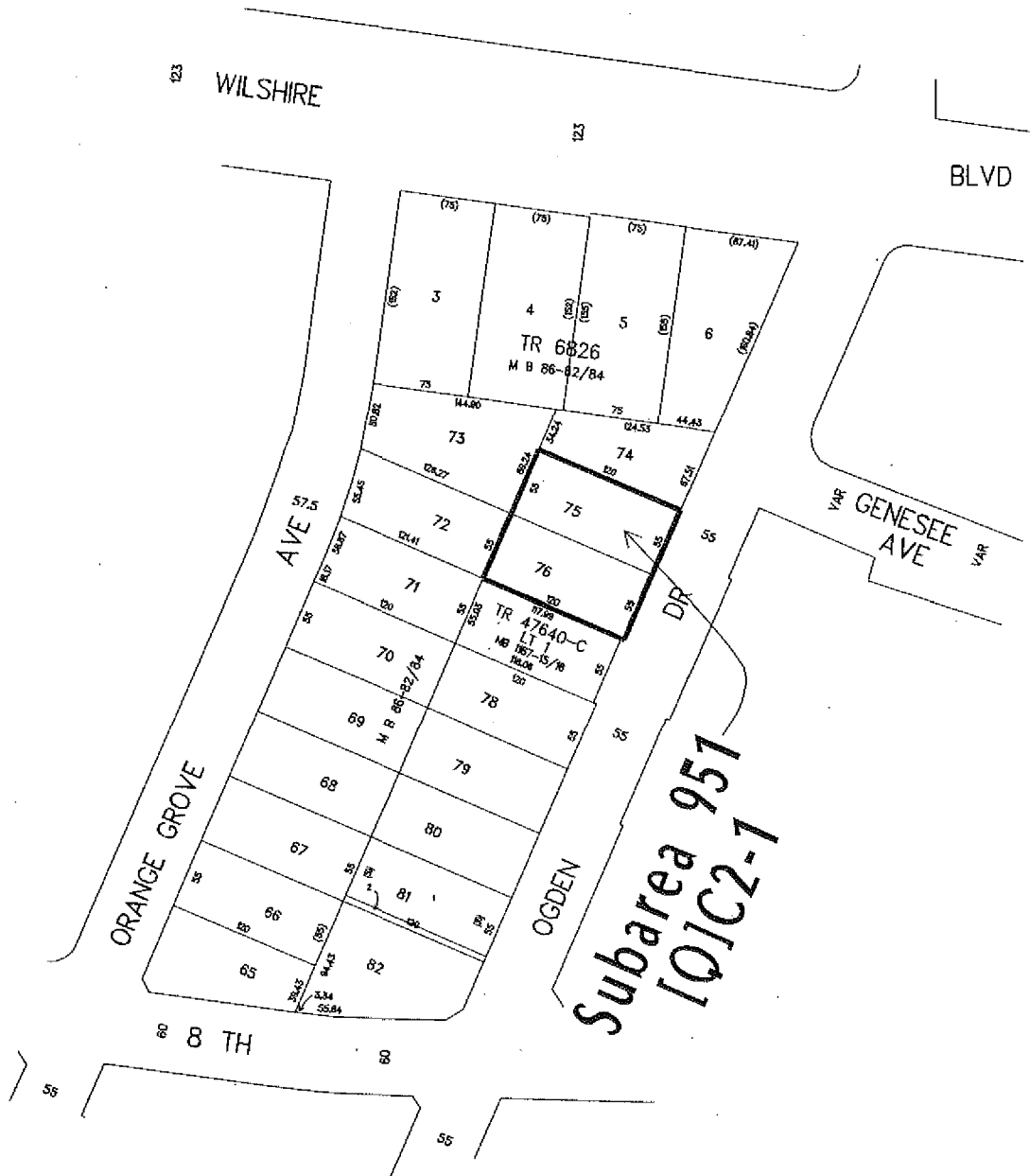
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ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



20 Feb 02

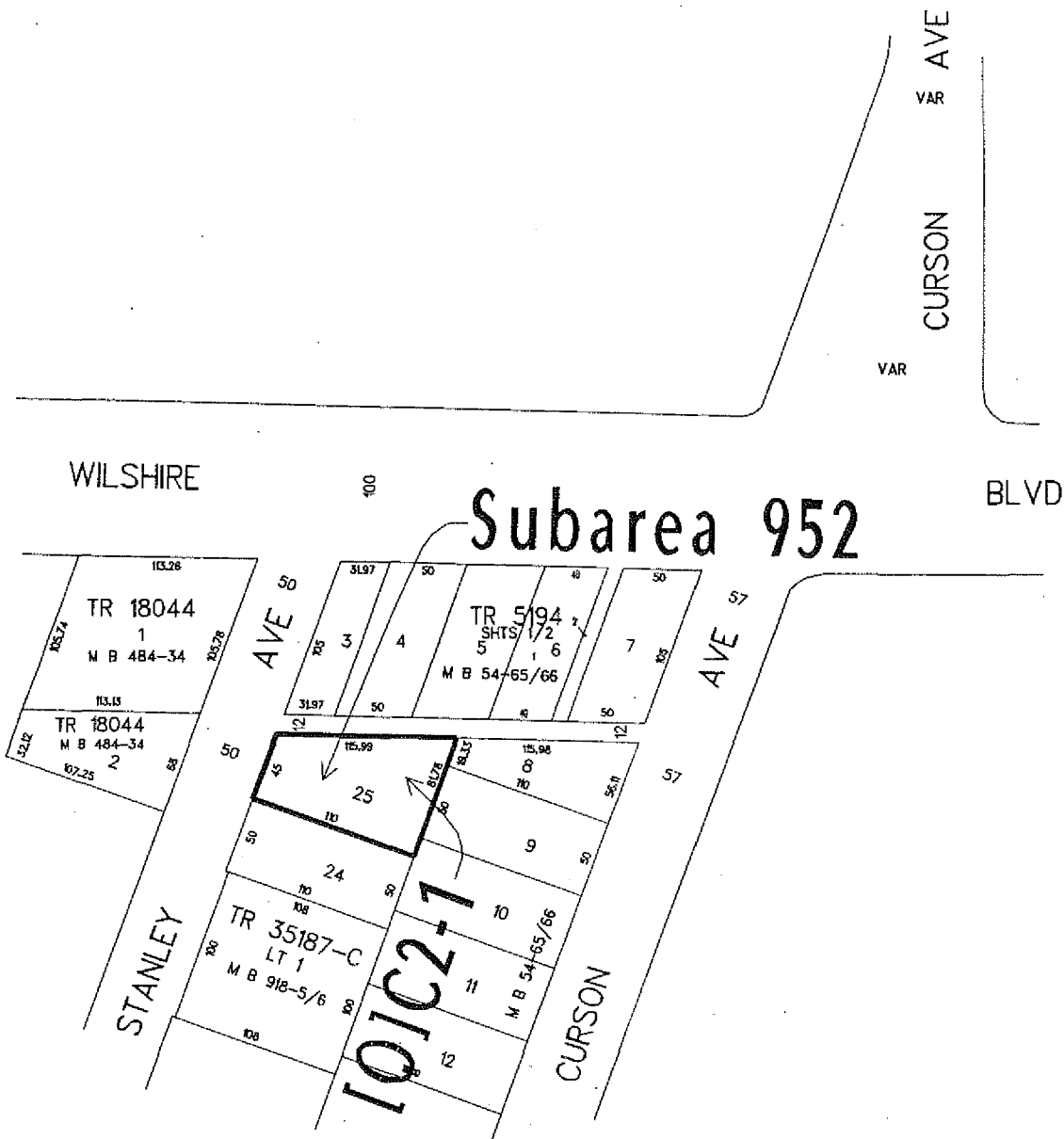


Cadastral Map No.
132 b 177

ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



05 Feb 02



Cadastral Map No.
132 b 177



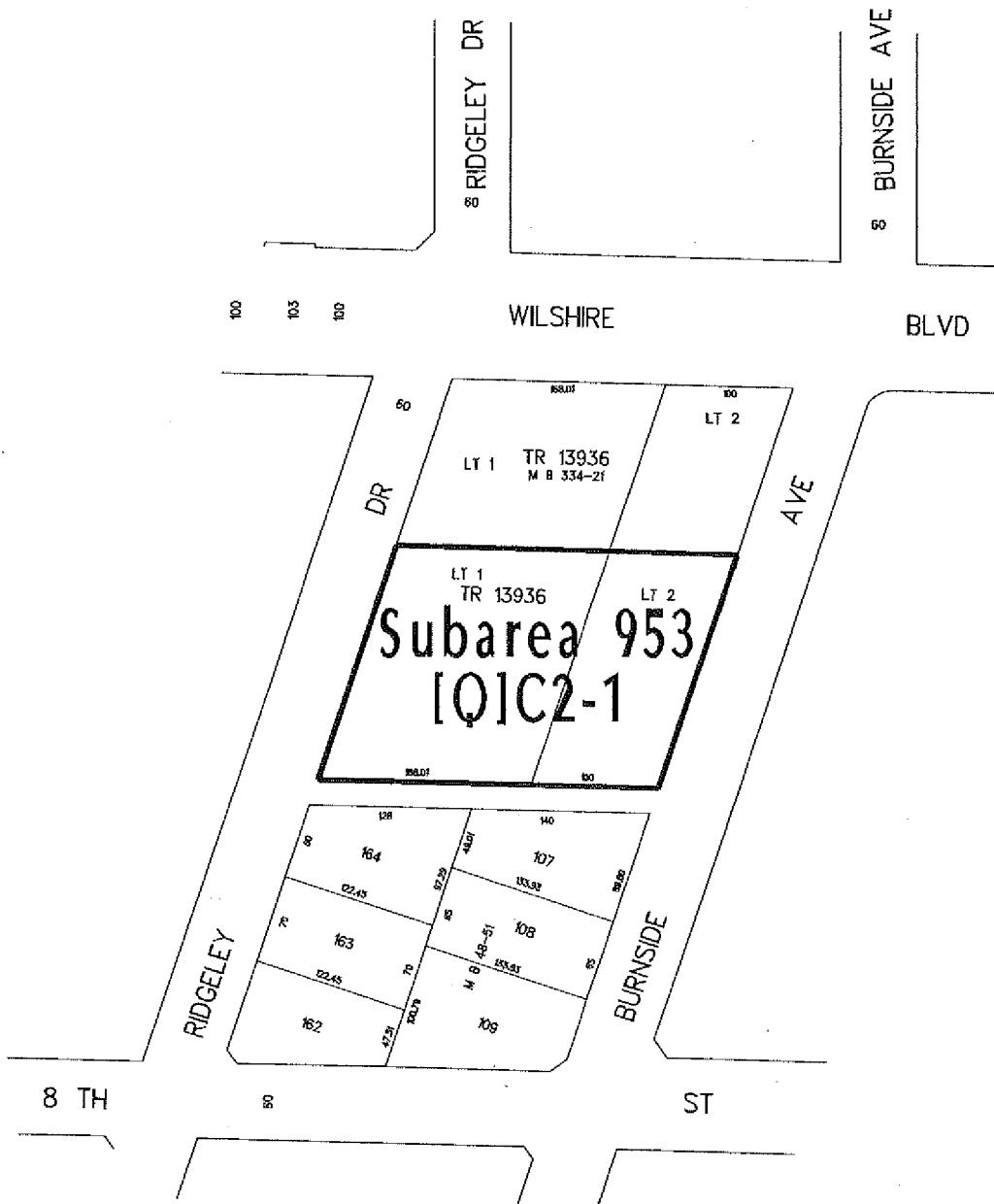
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



12 Dec 01



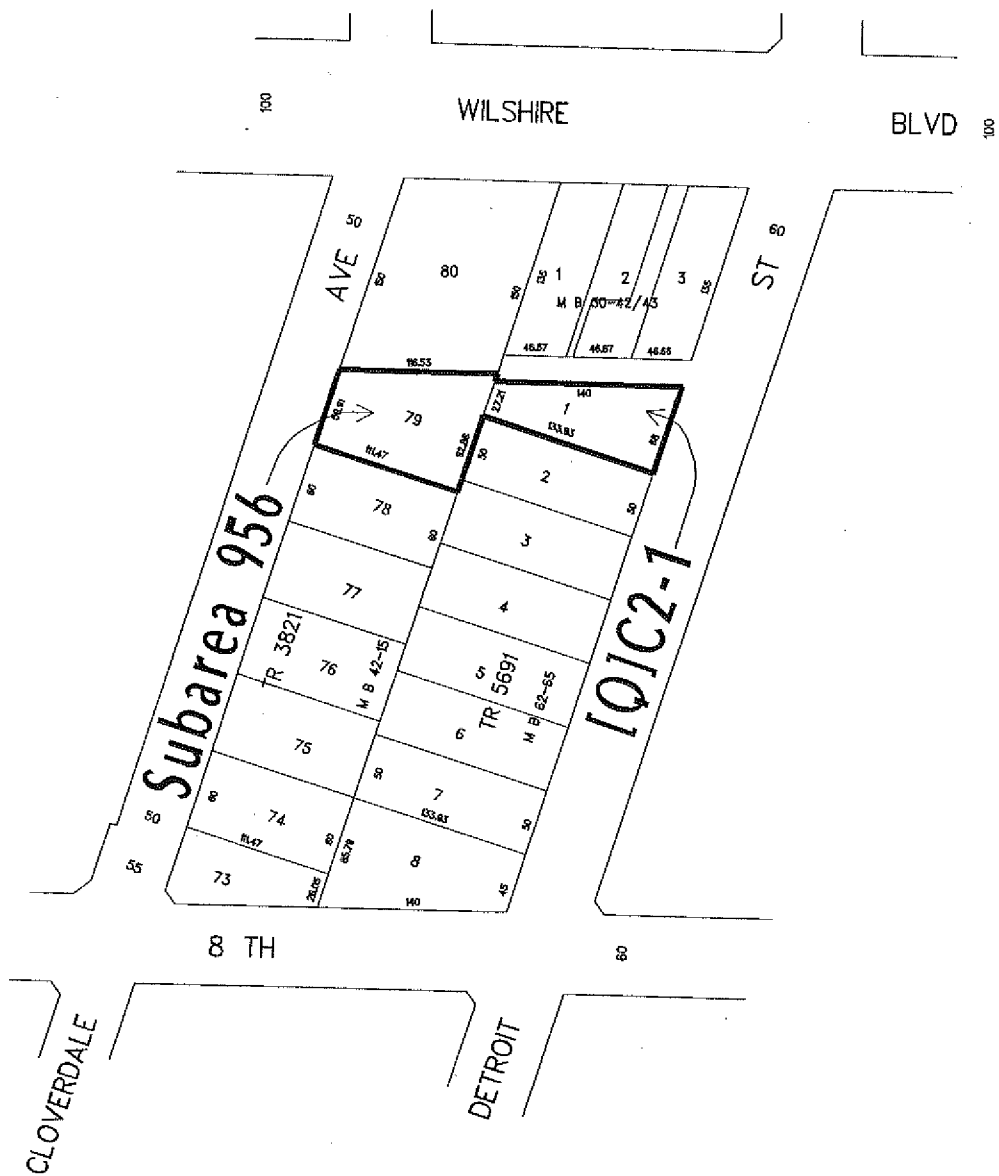
Cadastral Map No.
132 b 181



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



05 Feb 02



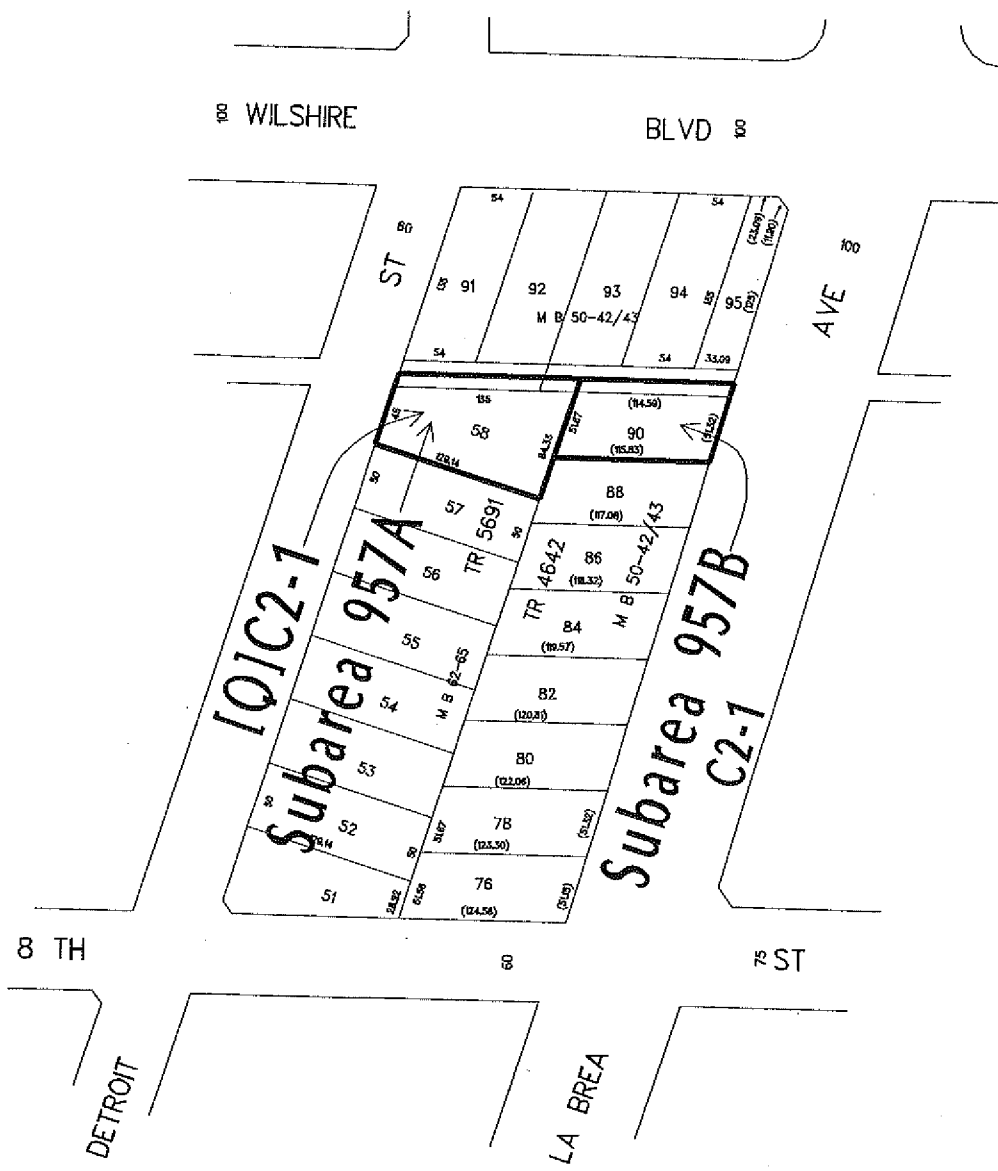
Cadastral Map No.
132 b 181



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



05 Feb 02



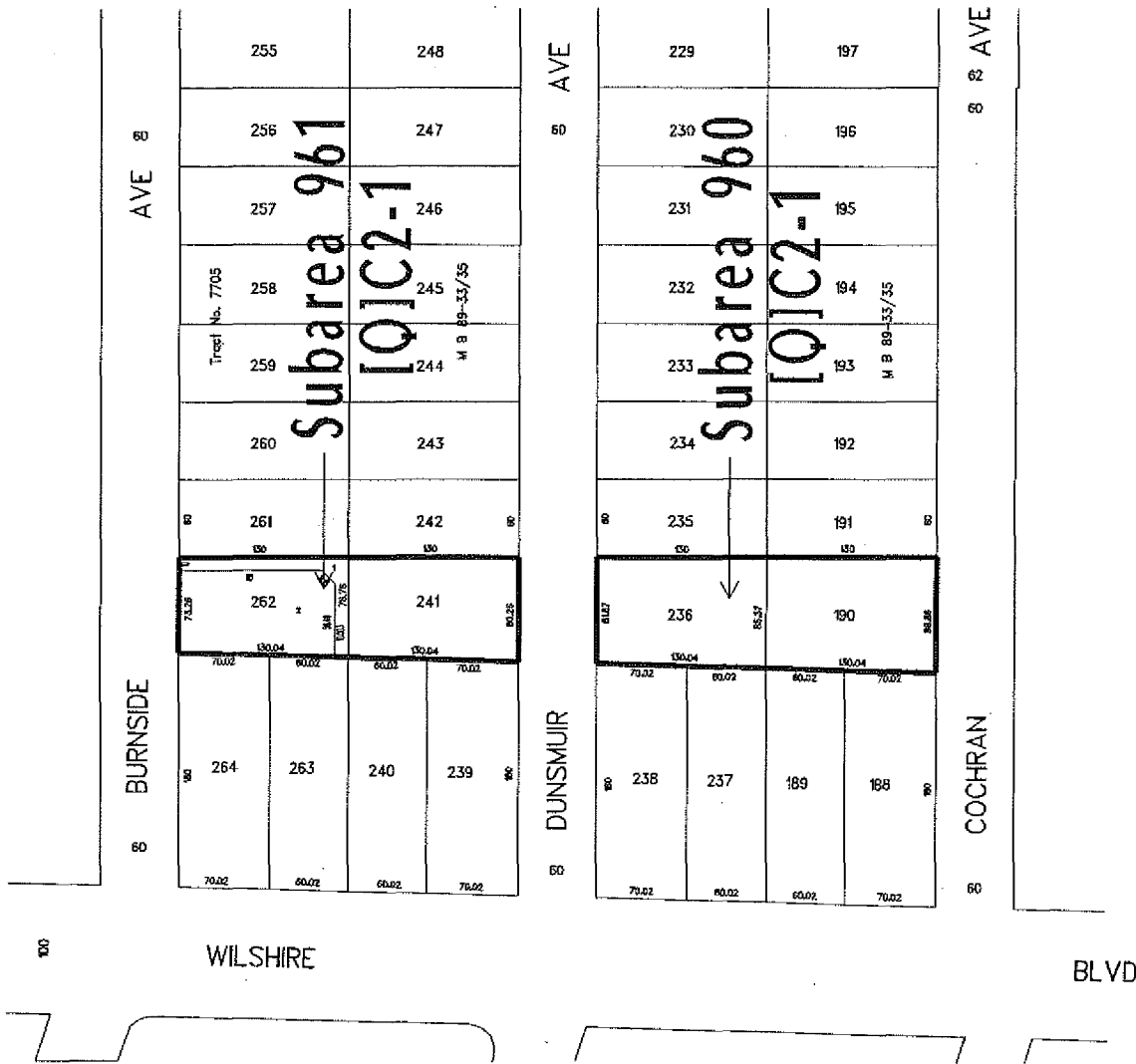
Cadastral Map No.
132 b 181



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



20 Feb 02



Cadastral Map No.
135 b 181

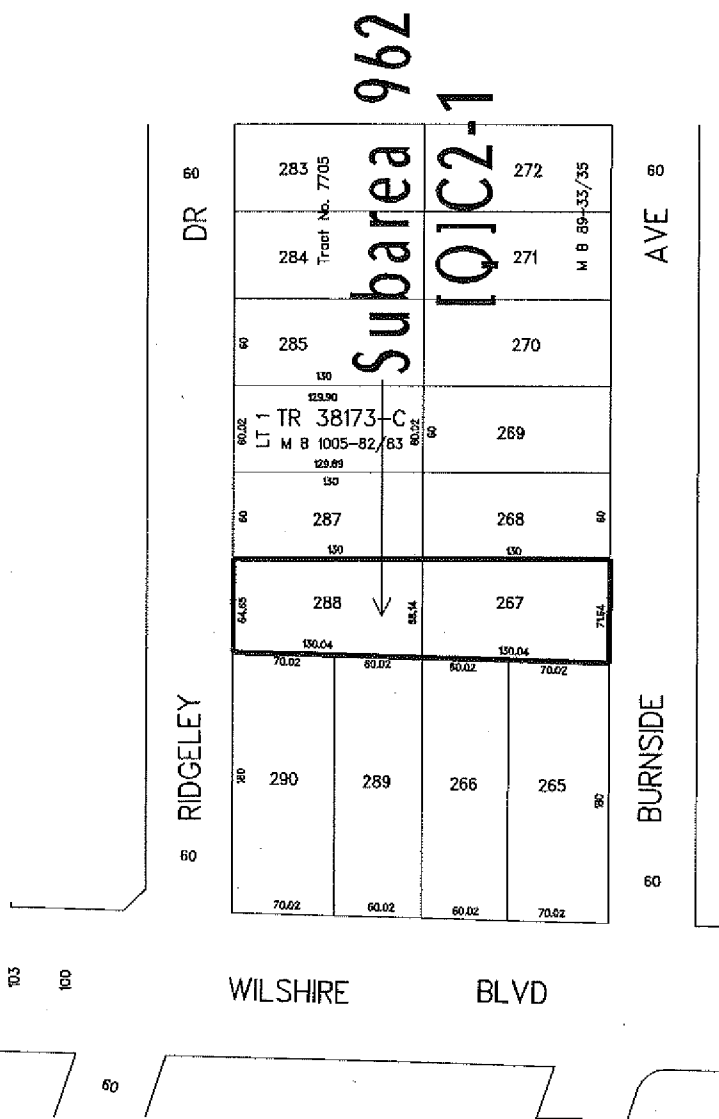


ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP WILSHIRE

CPC 1997-0051 CPU



05 Feb 02



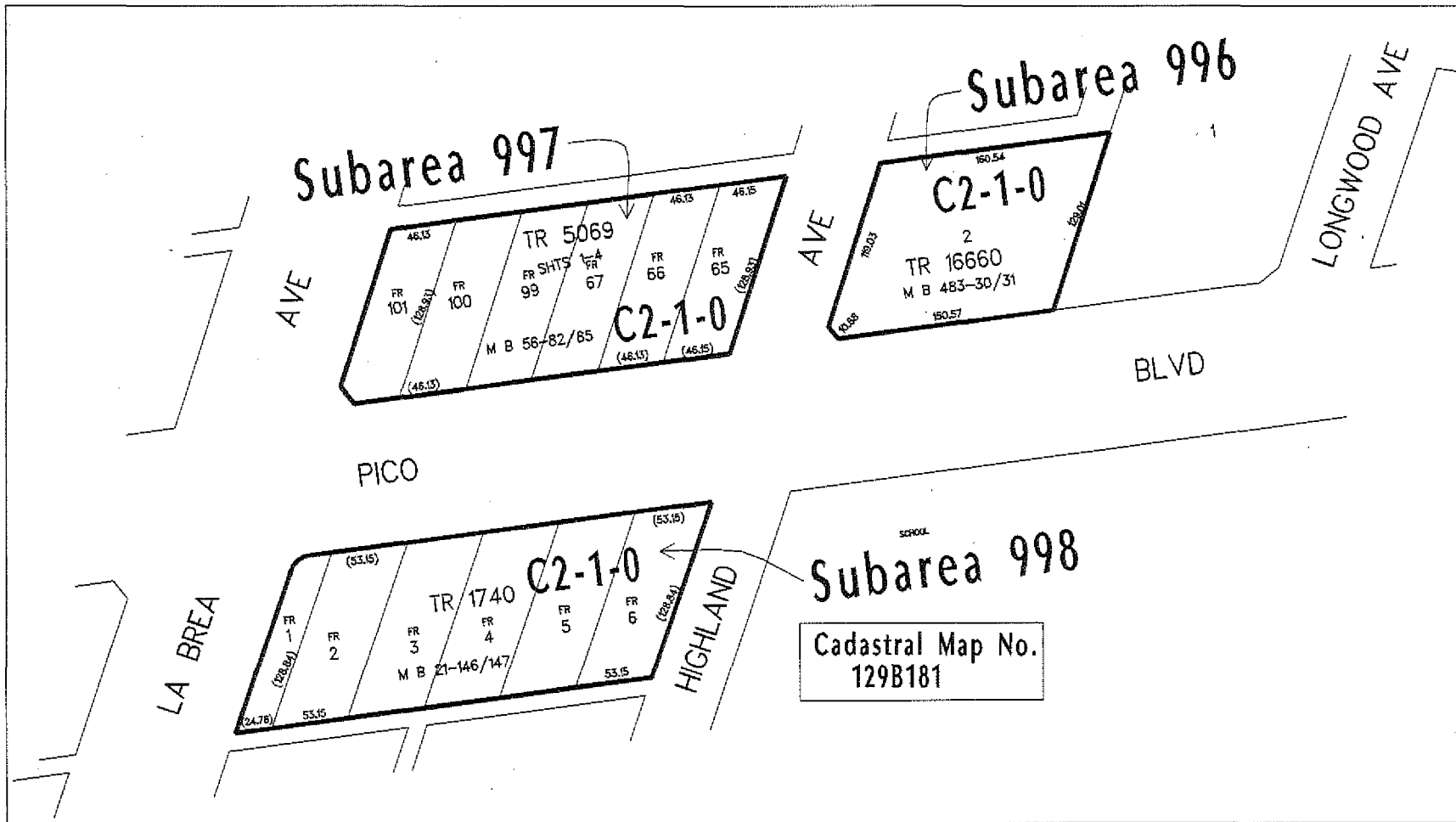
Cadastral Map No.
135 b 181



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



05 Feb 02



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU

Data Sources: Department of City Planning and Bureau of Engineering



01 Feb 02

Section 2. The intent of the Ordinance is to change the zones and height districts of property as part of the City's Community Plan Update Program. Because of the numerous parcels affected by this update, the City Council has approved this form of ordinance, which utilizes subarea designations, tables, and maps to establish the location of the affected properties and to make the necessary changes.

Each subarea listed in the attached Table for Section 1 is shown on the attached maps entitled "Zone/Height District Change Ordinance Map, Wilshire". Reference is made on each map to "CM" (Cadastral map), a map maintained on file by the Department of Building and Safety.

References to subareas prior to the adoption of this ordinance under the column "Existing Zone" in the Table for Section 1 are for informational purposes only, to assist in the updating of the zone map.

In the Table for Section 1, the column "New Zone and/or Height District" sets forth the change of zone or height district effectuated by this ordinance.

If this ordinance effectuates a height district change for a subarea, or portion thereof, and if such a subarea, or portion thereof, is already subject to existing "Q" qualified conditions limiting the height or floor area, then as between the requirements of the new height district classification and the existing "Q" qualified conditions, the more restrictive limitations shall control.

**WILSHIRE COMMUNITY PLAN UPDATE
TABLE FOR SECTION 1 – ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
761	R3-1	R4-1
762	R3-1	R4-1
782	R3-1/R4-1	R4-1
784	R3-1/R3-2	R4-1
785	R3-1	R4-1
799	R3-1	R4-1
800	R3-1	R4-1
816	R3-1	R4-1-VL
817	R3-1	R4-1-VL
818	R3-1	R4-1-VL
819	R4-1	R4-1-VL
820A	R4-1	R4-1-XL
828A	R3-1	R4-1-VL
828B	R3-1	PF-1
828C	C2-1	PF-1
834A	R3-1	R4-1-VL
835A	R3-1	R4-1-VL
848	R4-1	R3-1
849	R4-1	R3-1
853	R4-1	R3-1

**WILSHIRE COMMUNITY PLAN UPDATE
TABLE FOR SECTION 1 – ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
942	[Q]P-1	[Q]C2-1
943A	[Q]P-1	[Q]C2-1
943B	[Q]P-1	[Q]C2-1
944	P-1	[Q]C2-1
946A	P-1	R1-1
947	P-1	[Q]C2-1
948	P-1	[Q]C2-1
949	P-1	[Q]C2-1
950	P-1	[Q]C2-1
951	P-1	[Q]C2-1
952	[Q]R3-1	[Q]C2-1
953	P-1	[Q]C2-1
956	P-1	[Q]C2-1
957A	P-1	[Q]C2-1
957B	P-1	C2-1
960	[Q]R4-1	[Q]C2-1
961	P-2	[Q]C2-1
962	P-2	[Q]C2-1
996	[Q]CM-1-0	C2-1-0

Section 3. Pursuant to Section 12.32 of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property described in Section 1, which is subject to the "Q" Qualified Classification.

Limitations imposed upon the use of property subject to the permanent "Q" Qualified Classification are imposed pursuant to Section 12.32K of the Los Angeles Municipal Code. These limitations are indicated by the symbol "Q" in brackets proceeding the proposed zoning designation (for example, [Q]C2).

**WILSHIRE COMMUNITY PLAN UPDATE
TABLE FOR SECTION 3**

SUBAREA NO.	NEW ZONE	CONDITIONS AND LIMITATIONS
942	[Q]C2-1	The use of the property shall be limited to parking lots or residential development at the R1 density.
943A	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R3 densities.
943B	[Q]C2-1	The use of the property shall be limited to parking lots or residential development at the R1 density.
944	[Q]C2-1	The use of the property shall be limited to parking lots or residential development at the R1 density.
947	[Q]C2-1	The use of the property shall be limited to parking lots or residential development at the R1 density.
948	[[Q]C2-1	The use of the property shall be limited to parking lots or residential development at the R1 density.
949	[Q]C2-1	The use of the property shall be limited to parking lots or residential development at the R1 density.
950	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R3 densities.
951	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R3 densities.
952	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R3 densities.

**WILSHIRE COMMUNITY PLAN UPDATE
TABLE FOR SECTION 3**

SUBAREA NO.	NEW ZONE	CONDITIONS AND LIMITATIONS
953	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R4 densities.
956	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R4 densities.
957A	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R4 densities.
960	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R4 densities.
961	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R4 densities.
962	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R4 densities.

Section 4. Each affected subarea, or portion thereof, listed in the Table for Section 3, is also described in the Wilshire Ordinance Maps and the Table for Section 1. In the Table for Section 3, the column "New Zone and/or Height District, sets forth the change of zone or height district effectuated by this ordinance. Where the zone symbols of the new zoning designation are preceded by the symbol "Q" in brackets, (for example, [Q] C2), the conditions and limitation imposed by the new "Q" Qualified Classification are set forth in the Table for Section 3 under the column "Conditions and Limitations".

Section 5. The City Clerk shall certify to the passage of this ordinance and cause the same to be published by the posting of said ordinance for ten days in three public places in the City of Los Angeles with: one copy on the bulletin board located at the Main Street entrance of City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance of the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance of the Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 20 2002

J. MICHAEL CAREY, City Clerk,

By Maria Kosteneich,
Deputy.

Approved.....

cp. James R. Hill **MAR 22 2002**
Mayor.

Approved as to Form and Legality

.....
ROCKARD J. DELGADILLO, City Attorney,

By.....
Deputy.

File No. CF 01-1366

Pursuant to Sec. 559 of the City Charter,
approval of this ordinance recommended
for the City Planning Commission

See attached report.

Con Hane
Director of Planning

Date 2/27/02

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 174483 - Zone & Height Dist changes for the Wilshire Community Plan Update - a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on March 20, 2002, & under direction of said Council & said City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles, on March 26, 2002, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in said City, & one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously & conspicuously for ten days, or more, beginning March 26, 2002 to and including May 5, 2002.

I declare under penalty of perjury that the foregoing is true & correct.

Signed this 26th day of March, 2002 at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Effective Date: May 5, 2002
(Rev. 2/95)

C.F. 01-1366

SCHEDULED FOR COUNCIL ~~MARCH 13~~ OR 20, 2002

25

BLURB

01-1366
CDs 1,4,5,10,
& 13

ORDINANCE FIRST CONSIDERATION relative to zone changes for the Wilshire Community Plan Update (CPU).

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

PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, amending Section 12.04 of the Los Angeles Municipal Code relative to effecting zone and height district changes for the Wilshire Community Plan Update - Second (2nd) Ordinance for forty-one (41) subareas, including a group of twenty-nine (29) ordinance maps.

CPC 97-0051 CPU

(Pursuant to Council approval of Wilshire Community Plan Update, Environmental Impact Report, and Findings on September 19, 2001)

#011366.blb

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

01-1366

CDs 1, 4, 5, 10 & 13

March 5, 2002

Councilmember Reyes
Councilmember Weiss
Councilmember Garcetti
Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections
Department of Building & Safety
c/o Zoning Coordinator
Fire Department

Councilmember LaBonge
Councilmember Holden
City Planning Commission
Director of Planning
Community Planning Section
Geographic Information Section
Attn: Fae Tsukamoto
Bureau of Street Lighting,
"B" Permit Section

PLACE IN FILES

MAR 12 2002

DEPUTY *VM*

SEE ATTACHMENT FOR FURTHER NOTIFICATIONS

RE: ORDINANCE AMENDING SECTION 12.04 OF THE LOS ANGELES MUNICIPAL CODE
RELATIVE TO EFFECTING ZONE AND HEIGHT DISTRICT CHANGES FOR THE WILSHIRE
COMMUNITY PLAN UPDATE (90 SUBAREAS, INCLUDING A GROUP OF 56 ORDINANCE
MAPS)

At the meeting of the Council held FEBRUARY 12, 2002, the following action
was taken:

Ordinance adopted.....	X
Ordinance number.....	<u>174455</u>
Effective date.....	<u>04-13-02</u>
Date of posting.....	<u>03-04-02</u>
Mayor approved.....	<u>03-01-02</u>

J. Michael Carey

City Clerk

me
steno\011366

FF
[Signature]
3/12/02



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Los Angeles, CA 90036

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Los Angeles, CA 90036

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Beverly Hills, CA 90209

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Los Angeles, CA 90036

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Hollywood, CA 90029

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Owner
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Los Angeles, CA 90036

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Los Angeles, CA 90036

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Encino, CA 91436

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Los Angeles, CA 90020

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Los Angeles, CA 90036

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Cardiff, CA 92007

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Los Angeles, CA 90036

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Malibu, CA 90265

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Los Angeles, CA 90035

Irwin Cohen
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Canoga Park, CA 91304

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Los Angeles, CA 90048

Ellen Paz
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Los Angeles, CA 90048

Josh Weinberg
P.O. Box 48301
Los Angeles, CA 90048

MAILED 9-4-01 P8LUM
AGENDA ON 8-30-01
BY [Signature] (90)

CF 01-1366

CV 01-12

use template for 31007

CPC-1997-0051

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8443 W. 4th St.
Los Angeles, CA 90048

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Los Angeles, CA 90036

Linda Scheid
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Los Angeles, CA 90036

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Los Angeles, CA 90036

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Los Angeles, CA 90048

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Los Angeles, CA 90036

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Los Angeles, CA 90004

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Los Angeles, CA 90005

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Los Angeles, CA 90014

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Los Angeles, CA 90036

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Los Angeles, CA 90036

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Los Angeles, CA 90067

~~Wilson Becker~~
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MAIL STOP 201

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Councilman Feuer's Office

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Los Angeles, CA 90028-5223



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Los Angeles, CA 90036

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Los Angeles, CA 90036

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Los Angeles, CA 90036

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Los Angeles, CA 90036

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Los Angeles, CA 90036

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Alan Blake
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Los Angeles, CA 90036

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Los Angeles, CA 90036

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Los Angeles, CA 90036

Rita Ellsberg
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Los Angeles, CA 900



J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



JAMES K.
MAYOR

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CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

01-1366

CDs 1, 4, 5, 10 & 13

March 5, 2002

Councilmember Reyes
Councilmember Weiss
Councilmember Garcetti
Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections
Department of Building & Safety
c/o Zoning Coordinator
Fire Department

SEE

RE: ORDINANCE AMENDING SECTION 12.04
RELATIVE TO EFFECTING ZONE AND HEIGHT
COMMUNITY PLAN UPDATE (90 SUBAREAS
MAPS)

At the meeting of the Council held FEBRUARY 27, 2002
was taken:

Ordinance adopted.....
Ordinance number.....
Effective date.....
Date of posting.....
Mayor approved.....

J. Michael Carey

City Clerk

me
steno\011366

RETURN IN FIVE DAYS TO
OFFICE OF
CITY CLERK
RM. 395, 200 N. SPRING STREET
LOS ANGELES, CA 90012
EQUAL EMPLOYMENT OPPORTUNITY -
AFFIRMATIVE ACTION EMPLOYER



90036+49001366223

Owner
649 S. Detroit
Los Angeles, CA 90036

REASON CHANGED
Unclassified
Attempted
Insufficient Address
No such office in city
Do not remain in this office

Michael Carey

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



JAMES K
MAY

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

01-1366

CDs 1, 4, 5, 10 & 13

March 5, 2002

Councilmember Reyes
Councilmember Weiss
Councilmember Garcetti
Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections
Department of Building & Safety
c/o Zoning Coordinator
Fire Department

SEE

RE: ORDINANCE AMENDING SECTION 12.04
RELATIVE TO EFFECTING ZONE AND HE
COMMUNITY PLAN UPDATE (90 SUBAREZ
MAPS)

At the meeting of the Council held FEL
was taken:

Ordinance adopted.....
Ordinance number.....
Effective date.....
Date of posting.....
Mayor approved.....

J. Michael Carey

City Clerk

me
steno\011366

RETURN IN FIVE DAYS TO
OFFICE OF
CITY CLERK
RM. 395, 200 N. SPRING STREET
LOS ANGELES, CA 90012
"EQUAL EMPLOYMENT OPPORTUNITY -
AFFIRMATIVE ACTION EMPLOYER"



Tom Bleich MOVED TO ORDER
661 S. Cloverdale, #2 FORMER CHIEF
Los Angeles, CA 90036 EXPIRED

Calender

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

PETER M. WEIL
PRESIDENT

JORGE JACKSON
VICE-PRESIDENT

SUSAN HUBBARD-OAKLEY
JOSEPH KLEIN
JAVIER O. LOPEZ
MITCHELL B. MENZER
ROBERT L. SCOTT
CHESTER A. WIDOM

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES
5TH FLOOR

CON HOWE
DIRECTOR
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FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275
INFORMATION
(213) 978-1270

February 27, 2002

The Honorable City Council
City of Los Angeles
200 N. Main Street
Room 395
Los Angeles, CA 90012

Case No. CPC 97-0051 CPU
Council File No. 01-1366
Council Districts 1, 4, 5, 10 & 13
Wilshire Community Plan

**SUBJECT: ZONE CHANGES FOR THE WILSHIRE COMMUNITY PLAN UPDATE
SECOND ORDINANCE, 29 MAPS, 41 SUBAREAS**

Dear Honorable Members:

On September 19, 2001 the City Council adopted the Wilshire Community Plan Update. The zone changes associated with the update were not included in the Council action, but were adopted "in concept".

We are transmitting the 2nd ordinance for forty-one (41) subareas, including a group of twenty-nine (29) ordinance maps (attached), so that they may be presented and adopted by the City Council to amend Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

Sincerely,

CON HOWE
Director of Planning

ROBERT H. SUTTON
Deputy Director

ORD
ADOPTED

MAR 20 2002

LOS ANGELES CITY COUNCIL

RECEIVED
CITY CLERK'S OFFICE
2002 MAR -4 AM 9:58
CITY CLERK
BY _____ DEPUTY



COUNCIL VOTE

Mar 20, 2002 11:00:32 AM, #9

ITEM(S)

Voting on Item(s): 9,10,11,13,25,26

Roll Call

BERNSON	Yes
GALANTER	Yes
GARCETTI	Yes
HAHN	Yes
HOLDEN	Yes
LABONGE	Yes
MISCIKOWSKI	Yes
PACHECO	Yes
PERRY	Yes
REYES	Yes
RIDLEY-THOMAS	Absent
WEISS	Yes
ZINE	Yes
*PADILLA	Yes
	Absent

Present: 13, Yes: 13 No: 0

*ORD
ADOPTED*

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

PETER M. WEIL
PRESIDENT

JORGE JACKSON
VICE-PRESIDENT

SUSAN HUBBARD-OAKLEY

JOSEPH KLEIN

JAVIER O. LOPEZ

MITCHELL B. MENZER

ROBERT L. SCOTT

CHESTER A. WIDOM

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
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CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES
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DIRECTOR
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DEPUTY DIRECTOR
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GORDON B. HAMILTON
DEPUTY DIRECTOR
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ROBERT H. SUTTON
DEPUTY DIRECTOR
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FAX: (213) 978-1275
INFORMATION
(213) 978-1270

January 24, 2002

The Honorable City Council
City of Los Angeles
200 N. Main Street
Room 395
Los Angeles, CA 90012

Case No. CPC 97-0051 CPU
Council File No. 01-1366
Council Districts 1, 4, 5, 10 & 13
Wilshire Community Plan

**SUBJECT: ZONE CHANGES FOR THE WILSHIRE COMMUNITY PLAN UPDATE
FIRST ORDINANCE, 56 MAPS, 90 SUBAREAS**

Dear Honorable Members:

On September 19, 2001 the City Council adopted the Wilshire Community Plan Update. The zone changes associated with the update were not included in the Council action, but were adopted "in concept".

We are transmitting the 1st ordinance for ninety (90) subareas, including a group of fifty-six (56) ordinance maps (attached), so that they may be presented and adopted by the City Council to amend Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

Sincerely,

CON HOWE
Director of Planning

ROBERT H. SUTTON
Deputy Director



Mayor's Time Stamp

TIME LIMIT FILES
ORDINANCES

RECEIVED
CITY CLERK'S OFFICE
City Clerk's Time Stamp

RECEIVED

'02 FEB 20 P3:12

DEPUTY MAYOR

2002 FEB 20 PM 3:33

CITY CLERK

BY _____ DEPUTY

COUNCIL FILE NUMBER 01-1366 COUNCIL DISTRICT 1, 4, 5, 10 & 13

COUNCIL APPROVAL DATE FEBRUARY 12, 2002 LAST DAY FOR MAYOR TO ACT MAR 04 2002

ORDINANCE TYPE: Ord of Intent Zoning Personnel General

Improvement LAMC LAAC CU or Var Appeals - CPC No _____

SUBJECT MATTER: AMENDING SECTION 12.04 OF THE LOS ANGELES MUNICIPAL CODE RELATIVE TO EFFECTING ZONE AND HEIGHT DISTRICT CHANGES FOR THE WILSHIRE COMMUNITY PLAN UPDATE (90 SUBAREAS, INCLUDING A GROUP OF 56 ORDINANCE MAPS)

RECEIVED
CITY CLERK'S OFFICE

2002 MAR - 1 PM 12:53

CITY CLERK
BY _____

APPROVED DISAPPROVED

PLANNING COMMISSION	_____	_____
DIRECTOR OF PLANNING	<u>X</u>	_____
CITY ATTORNEY	_____	_____
CITY ADMINISTRATIVE OFFICER	_____	_____
OTHER: _____	_____	_____

MAR 01 2002

DATE OF MAYOR APPROVAL, MAR 01 2002 DEEMED APPROVED OR *VETO: _____
*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250 (b) (c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR MAR 01 2002 ORDINANCE NO. 174455

DATE PUBLISHED _____ DATE POSTED MAR 04 2002 EFFECTIVE DATE APR 13 2002

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: Yes No

MAR 04 2002
sk

POSTED

ORDINANCE NO. 174455

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 zones and zone boundaries shown upon portions of the zone maps attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map shall set forth the zones and height districts as they are set forth on the maps entitled "Zone/Height District Change Ordinance Map, Wilshire" and the Table for section 1 attached hereto and incorporated herein by this reference.

Section 2. The intent of the Ordinance is to change the zones and height districts of property as part of the City's Community Plan Update Program. Because of the numerous parcels affected by this update, the City Council has approved this form of ordinance, which utilizes subarea designations, tables, and maps to establish the location of the affected properties and to make the necessary changes.

Each subarea listed in the attached Table for Section 1 is shown on the attached maps entitled "Zone/Height District Change Ordinance Map, Wilshire". Reference is made on each map to "CM" (Cadastral map), a map maintained on file by the Department of Building and Safety.

References to subareas prior to the adoption of this ordinance under the column "Existing Zone" in the Table for Section 1 are for informational purposes only, to assist in the updating of the zone map.

In the Table for Section 1, the column "New Zone and/or Height District" sets forth the change of zone or height district effectuated by this ordinance.

If this ordinance effectuates a height district change for a subarea, or portion thereof, and if such a subarea, or portion thereof, is already subject to existing "Q" qualified conditions limiting the height or floor area, then as between the requirements of the new height district classification and the existing "Q" qualified conditions, the more restrictive limitations shall control.

**WILSHIRE COMMUNITY PLAN UPDATE
TABLE FOR SECTION 1 – ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
725	R3-1	R4-1
727A	R3-1	R4-1
728	R3-1	R4-1
731A	R3-1	R4-1
732	R3-1	R4-1
736A	R3-1	R4-1
737	R3-1	R4-1
738	R3-1	R4-1
739	R3-1	R4-1
740	R3-1	R4-1
741	R3-1	R4-1
742	R3-1	R4-1
743	R3-1	R4-1
744	R3-1	R4-1
745	R3-1	R4-1
746	R3-1	R4-1
747	R3-1	R4-1
748	R3-1	R4-1
749	R3-1	R4-1
750	R3-1	R4-1

**WILSHIRE COMMUNITY PLAN UPDATE
TABLE FOR SECTION 1 – ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
751	R3-1	R4-1
759A	R3-1	R4-1
760	R3-1	R4-1
763	R3-1	R4-1
764	R3-1	R4-1
765	R3-1	R4-1
766	R3-1	R4-1
767	R3-1	R4-1
768	R3-1	R4-1
769	R3-1	R4-1
770	R3-1	R4-1
771	R3-1	R4-1
772	R3-1	R4-1
773	R3-1	R4-1
774	R3-1	R4-1
775	R3-1	R4-1
776	R3-1	R4-1
777	R3-1	R4-1
778	R3-1/R4-1	R4-1
779	R3-1/R4-1	R4-1

**WILSHIRE COMMUNITY PLAN UPDATE
TABLE FOR SECTION 1 – ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
780	R3-1	R4-1
781	R3-1/R4-1	R4-1
783	R3-1	R4-1
786	R3-1	R4-1
787	R3-1	R4-1
788	R3-1	R4-1
789	R3-1	R4-1
790	R3-1	R4-1
791	R3-1	R4-1
792	R3-1	R4-1
793	R3-1	R4-1
794	R3-1	R4-1
795	R3-1	R4-1
796	R3-1	R4-1
797	R3-1	R4-1
798	R3-1	R4-1
801	R3-1/R4-1	PF-1
802	R3-1	PF-1
803	R3-1	R4-1-VL
804	R3-1	R4-1-VL

**WILSHIRE COMMUNITY PLAN UPDATE
TABLE FOR SECTION 1 – ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
805	R3-1	R4-1-VL
806A	R3-1	R4-1-VL
811A	R3-1	R4-1-VL
812A	R3-1	R4-1-VL
815B	R3-1	PF-1
825A	R3-1	R4-1-VL
826A	R3-1	R4-1-VL
827	R3-1	R4-1-VL
829	R3-1	PF-1
830A	R3-1	R4-1-VL
832A	R3-1	R4-1-VL
833A	R3-1	R4-1-VL
842	R3-1	R4-1-VL
850	R4-1	R3-1
851	R4-1	R3-1
852	R4-1	R3-1
869	R4-1	R3-1
940B	[Q]P-1/PB-1	[Q]R4-1
941	P-1	[Q]C2-1
954	P-1-0	[Q]C2-1-0

**WILSHIRE COMMUNITY PLAN UPDATE
TABLE FOR SECTION 1 – ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
955	P-1	[Q]C2-1
958	[Q]R4-1	[Q]C2-1
959	[Q]R4-1	[Q]C2-1
964A	P-2	R4-1
964B	P-2	[Q]C2-1
987	CM-2	C2-1
988	CM-2	C2-1
992	CM-2	C2-1
995	[Q]C2-2	PF-1
999	CM-1	C2-1

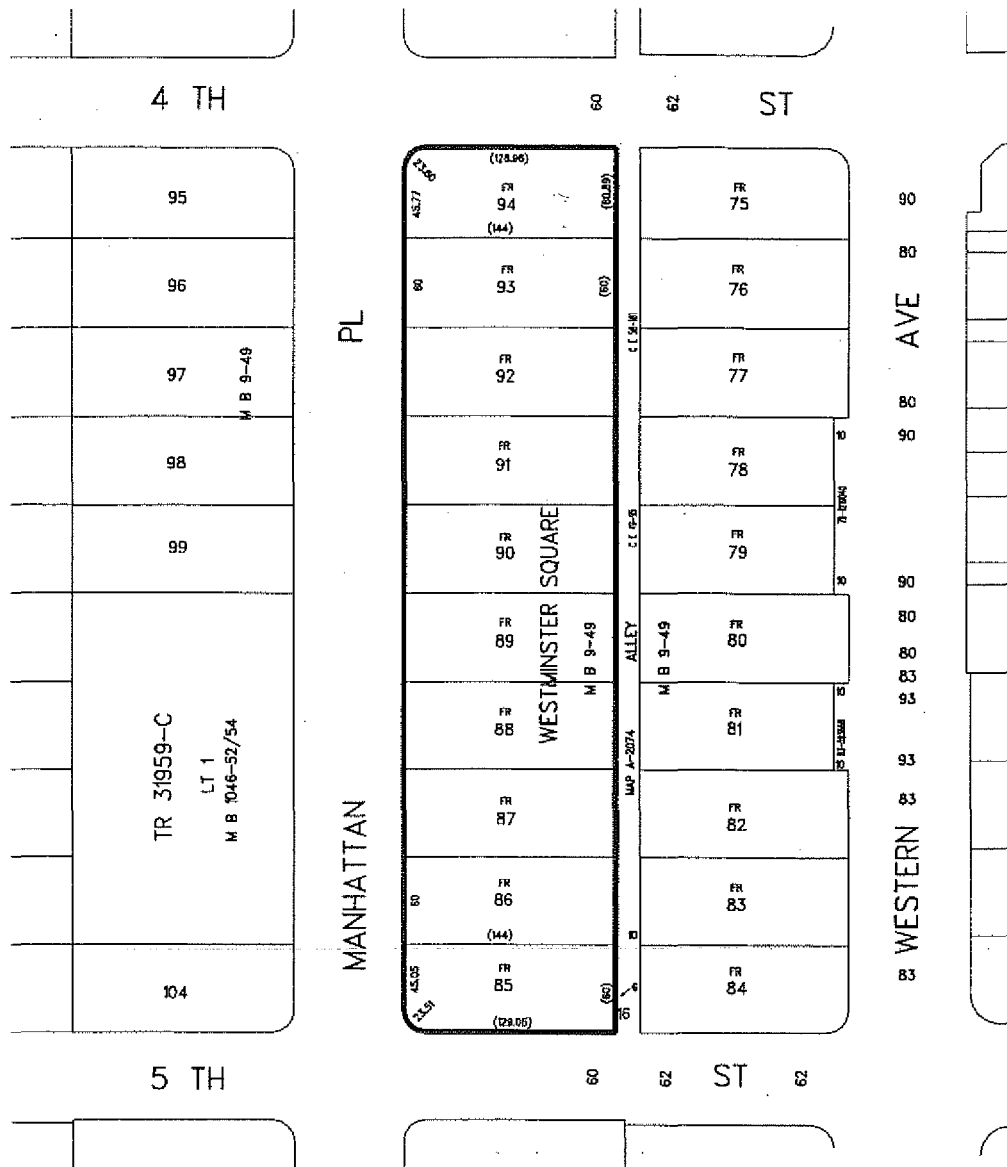
Section 3. Pursuant to Section 12.32 of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property described in Section 1, which is subject to the "Q" Qualified Classification.

Limitations imposed upon the use of property subject to the permanent "Q" Qualified Classification are imposed pursuant to Section 12.32K of the Los Angeles Municipal Code. These limitations are indicated by the symbol "Q" in brackets proceeding the proposed zoning designation (for example, [Q]C2).

**WILSHIRE COMMUNITY PLAN UPDATE
TABLE FOR SECTION 3**

SUBAREA NO.	NEW ZONE	CONDITIONS AND LIMITATIONS
940B	[Q]R4-1	If developed pursuant to CPC-2000-1278-ZC/GPA/SPR, the uses of the property shall be subject to the terms and conditions therein; otherwise, residential uses shall be permitted at a density not to exceed one dwelling unit per 600 square feet of lot area and building height shall not exceed 45 feet.
941	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R2 densities.
954	[Q]C2-1-0	The use of the property shall be limited to parking lots or residential development up to R4 densities.
955	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R4 densities.
958	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R4 densities.
959	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R4 densities.
964B	[Q]C2-1	The use of the property shall be limited to parking lots or residential development up to R4 densities.

Section 4. Each affected subarea, or portion thereof, listed in the Table for Section 3, is also described in the Wilshire Ordinance Maps and the Table for Section 1. In the Table for Section 3, the column "New Zone and/or Height District, sets forth the change of zone or height district effectuated by this ordinance. Where the zone symbols of the new zoning designation are preceded by the symbol "Q" in brackets, (for example, [Q] C2), the conditions and limitation imposed by the new "Q" Qualified Classification are set forth in the Table for Section 3 under the column "Conditions and Limitations".



Cadastral Map No.
135B193

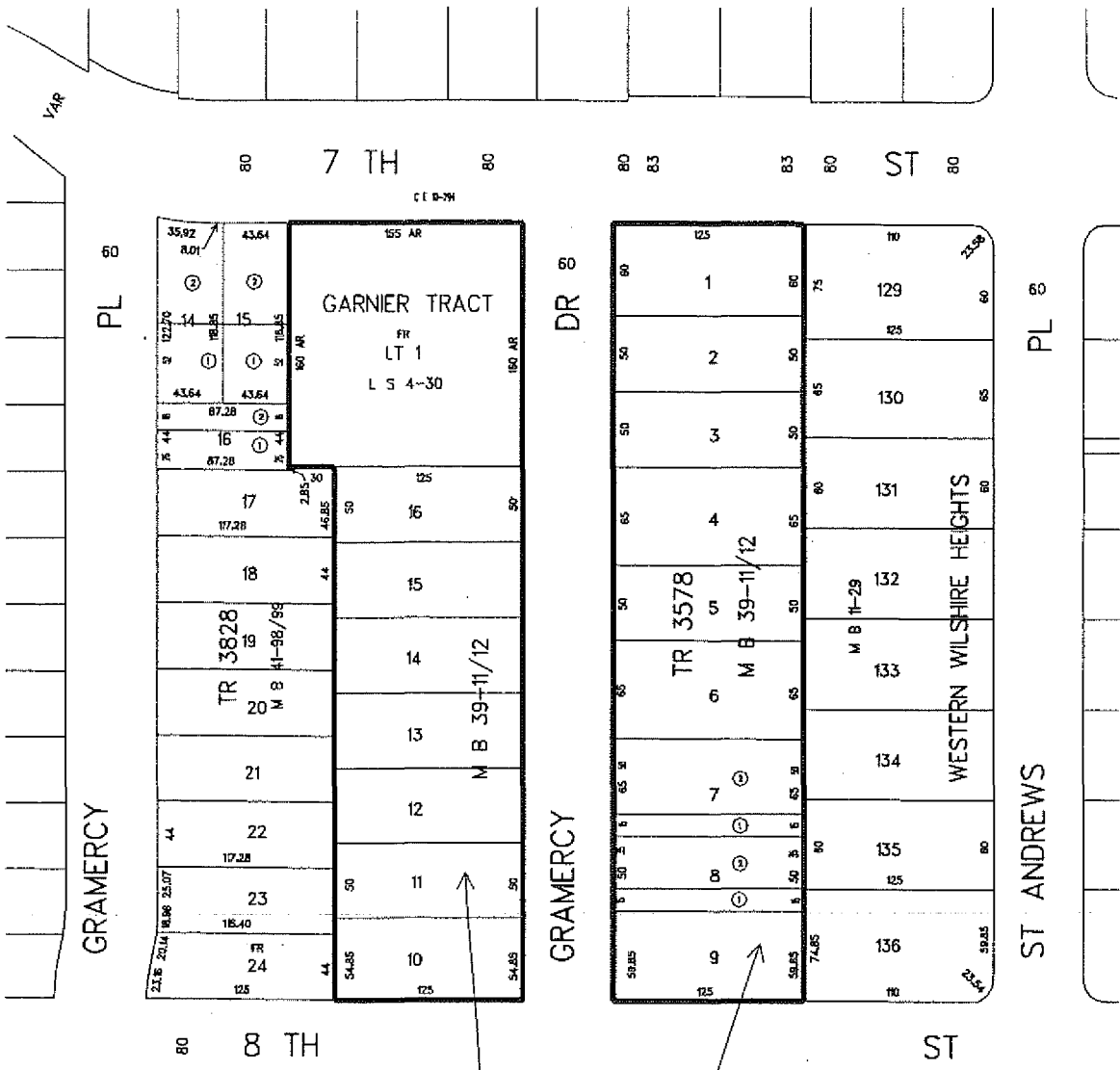
Subarea 725
R4-1



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



06 Dec 01



Subarea 727A
R4-1

Subarea 728
R4-1

Cadastral Map No.
132B193



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



06 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering

8 TH

ST

MAP A-3967

C (15-16)

C (15-16)

DR

PL

PL

(25) FR 13 125	(25) FR 1 125	(25)
14	2	8
15	3	
16	4	R4-1
17	5	COUNTRY CLUB PARK
18	6	5 M B 9-82
19	7	COUNTRY CLUB
20	8	
21	9	Subarea 731A
22	10	
23	11	
24	12	

(25) FR 13 125	(25) FR 1 125	(25)
14	2	8
15	3	
16	4	
17	5	
18	6	3 M B 9-82
19	7	
20	8	Subarea 732
21	9	R4-1
22	10	
23	11	
24	12	

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Cadastral Map No.
132B193



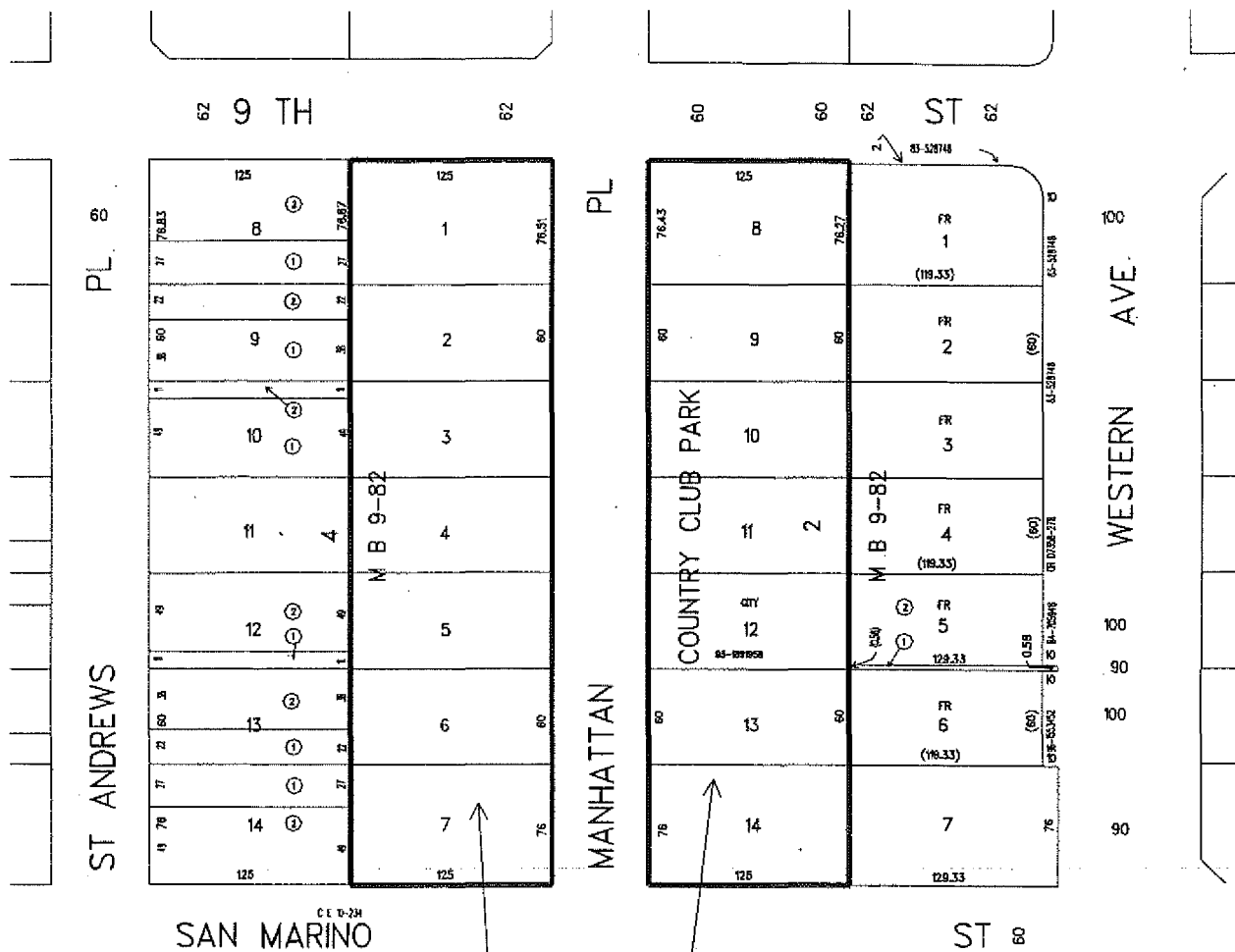
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01



Subarea 736A
R4-1

Subarea 737
R4-1

Cadastral Map No.
132B193



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

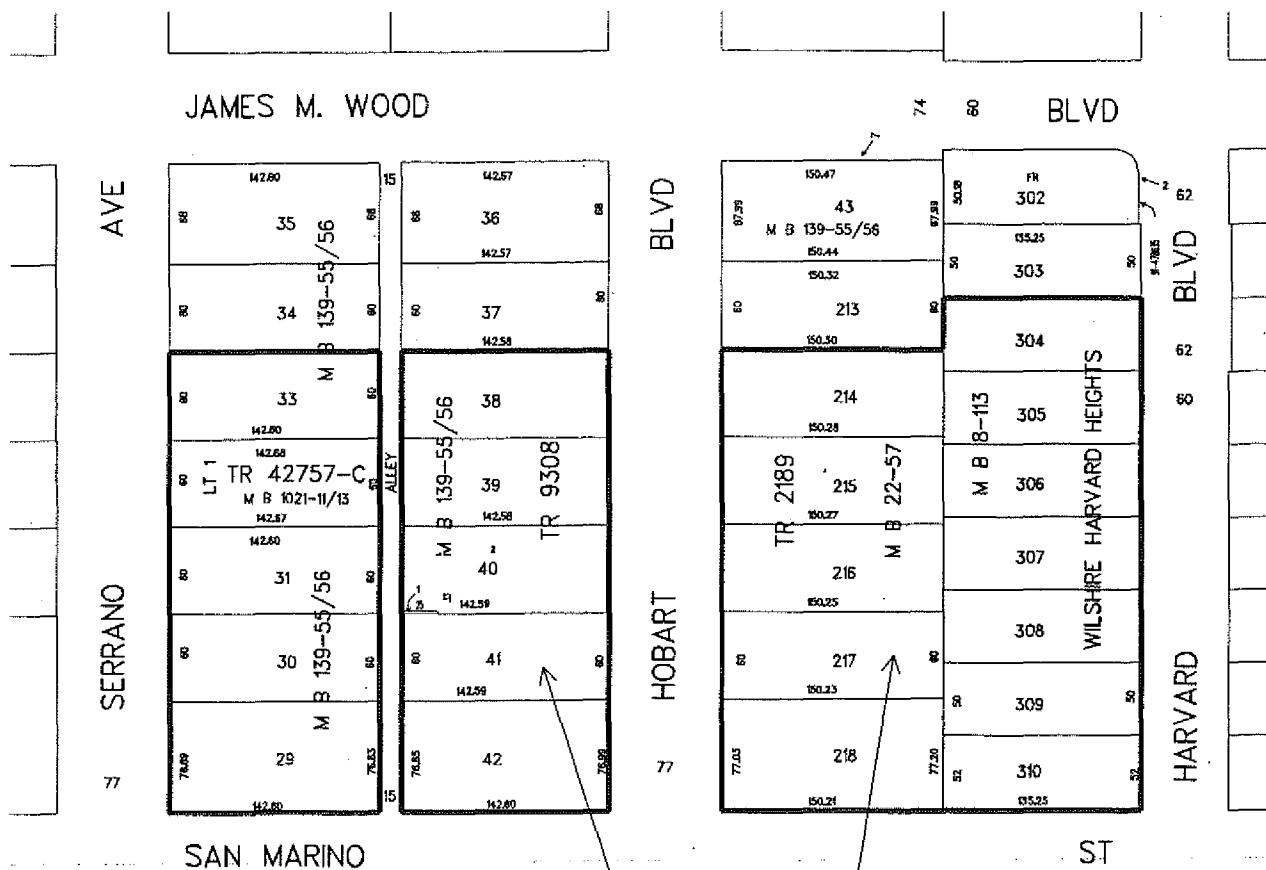
WILSHIRE

CPC 1997-0051 CPU



06 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering



**Subarea 738
R4-1**

**Subarea 739
R4-1**

**Cadastral Map No.
132B193**



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

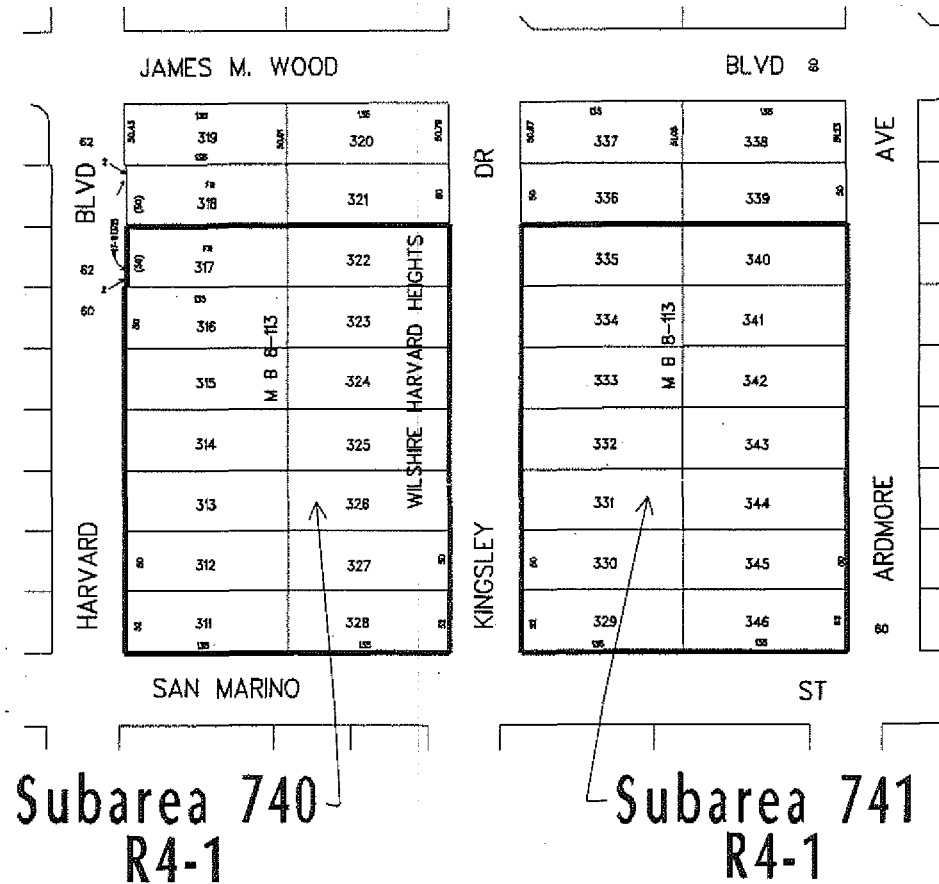
WILSHIRE

CPC 1997-0051 CPU



06 Dec 01

Data Sources: Department of City Manning and Bureau of Engineering



Cadastral Map No.
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ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

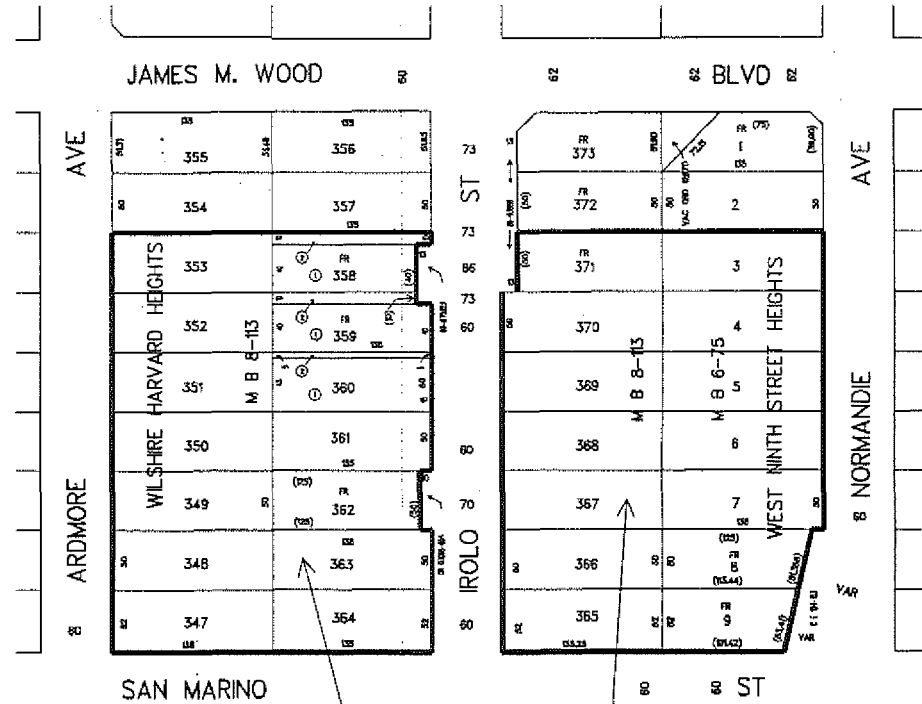
WILSHIRE

'CPC 1997-0051 CPU'

Data Sources: Department of City Planning and Bureau of Engineering



06 Dec 01



Subarea 742
R4-1

Subarea 743
R4-1

Cadastral Map No.
132B193, 132B197



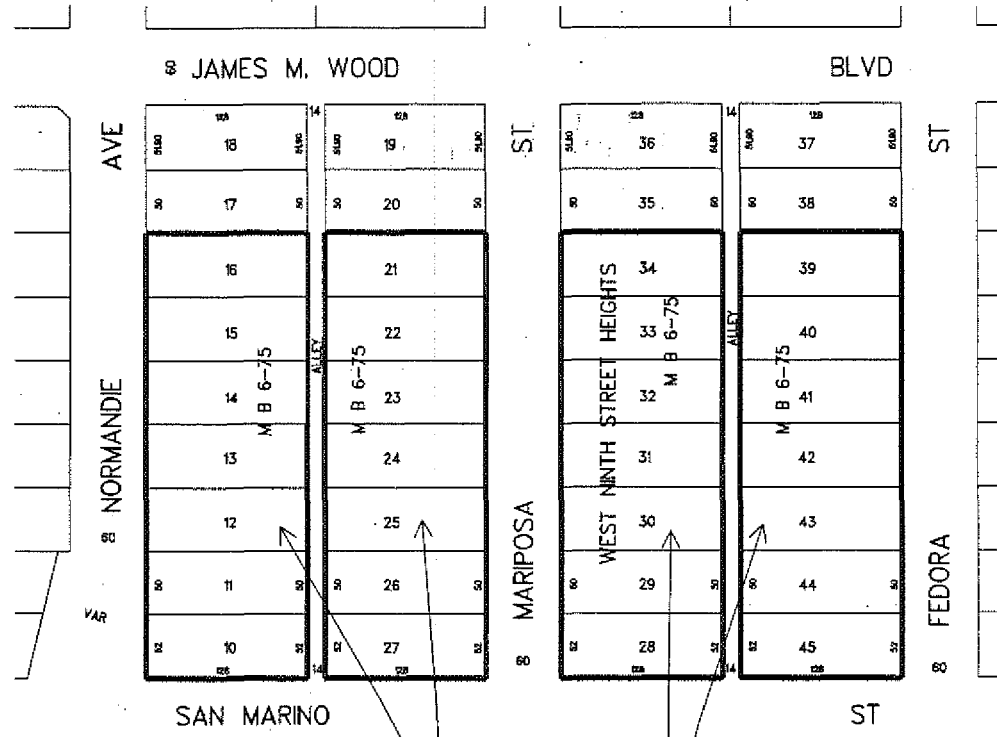
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

'CPC 1997-0051 CPU'



06 Dec 01



Subarea 744
R4-1

Subarea 745
R4-1

Cadastral Map No.
132B197



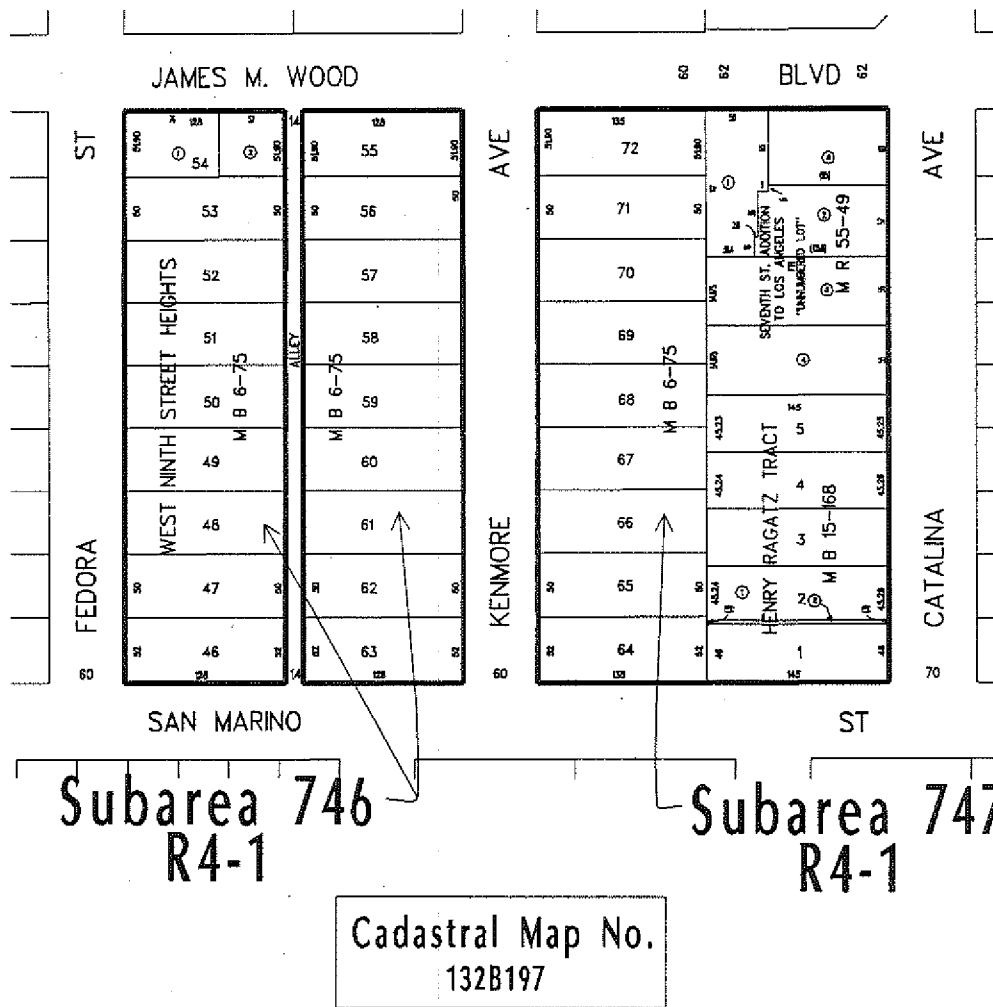
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

'CPC 1997-0051 CPU'



06 Dec 01



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

'CPC 1997-0051 CPU'

Data Sources: Department of City Planning and Bureau of Engineering



06 Dec 01

60 JAMES M. WOOD BLVD

ST

CATALINA

70

(57.5)	(155) FR 18	52.5	FR	(155) FR 1	(52.5)
(50)	FR 17	50	(1)	FR 2	(50)
WILSHIRE BOULEVARD HEIGHTS			FR 3		
FR 15			FR 4		
FR 14			N	FR 5	
FR 13			FR 6		
FR 12			FR 7		
(50)	(155) FR 11	FR	(1)	FR 8	(50)
(51.48)	(155) FR 10	FR	(1)	FR 9	(50.76)

ST

BERENDO

70

SAN MARINO ST

Subarea 748 R4-1

Cadastral Map No.
132B197



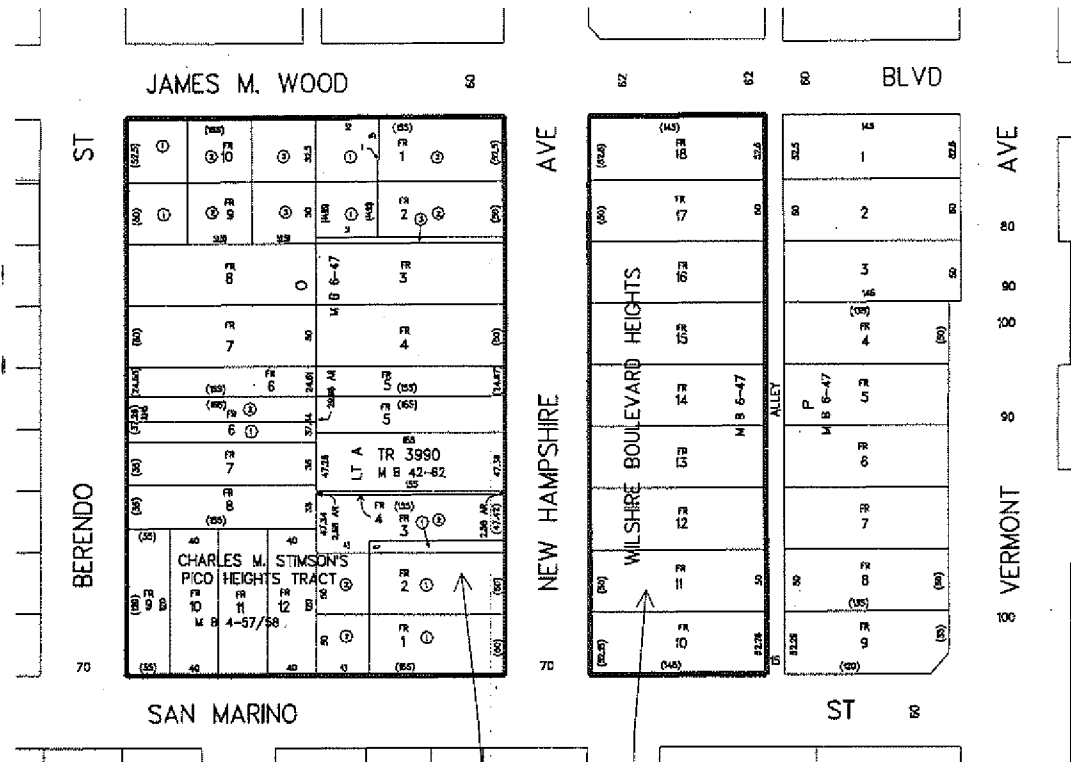
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01



Subarea 749
R4-1

Subarea 750
R4-1

Cadastral Map No.
132B197

ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

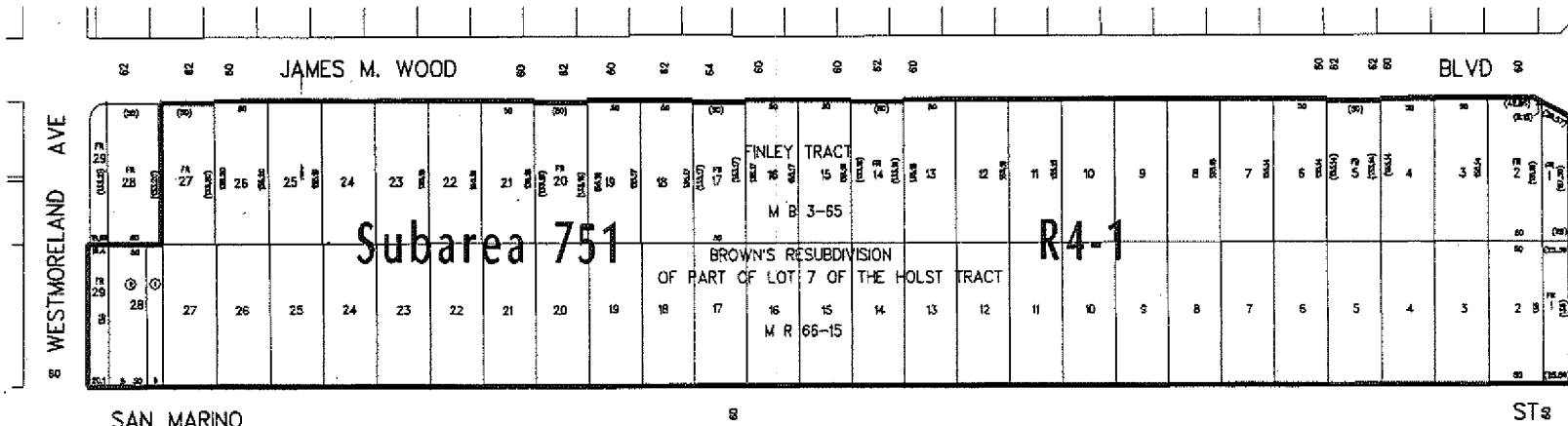
WILSHIRE

'CPC 1997-0051 CPU'

Data Sources: Department of City Planning and Bureau of Engineering



06 Dec 01



Cadastral Map No.
132B197,132A201

ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

'CPC 1997-0051 CPU'

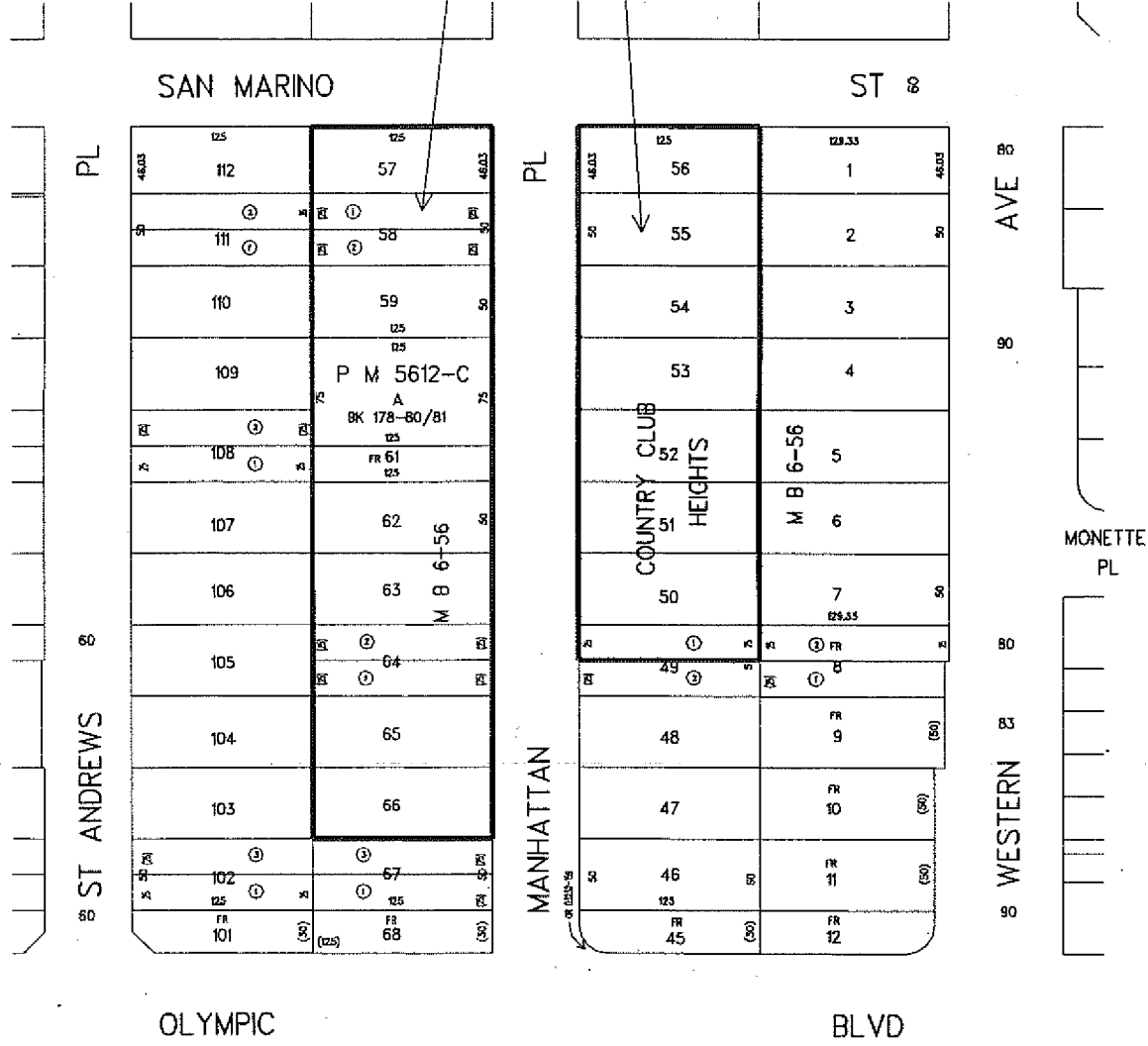
Date Sources: Department of City Planning and Bureau of Engineering



06 Dec 01

Subarea 759A
R4-1

Subarea 760
R4-1



Cadastral Map No.
129B193,132B193



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU

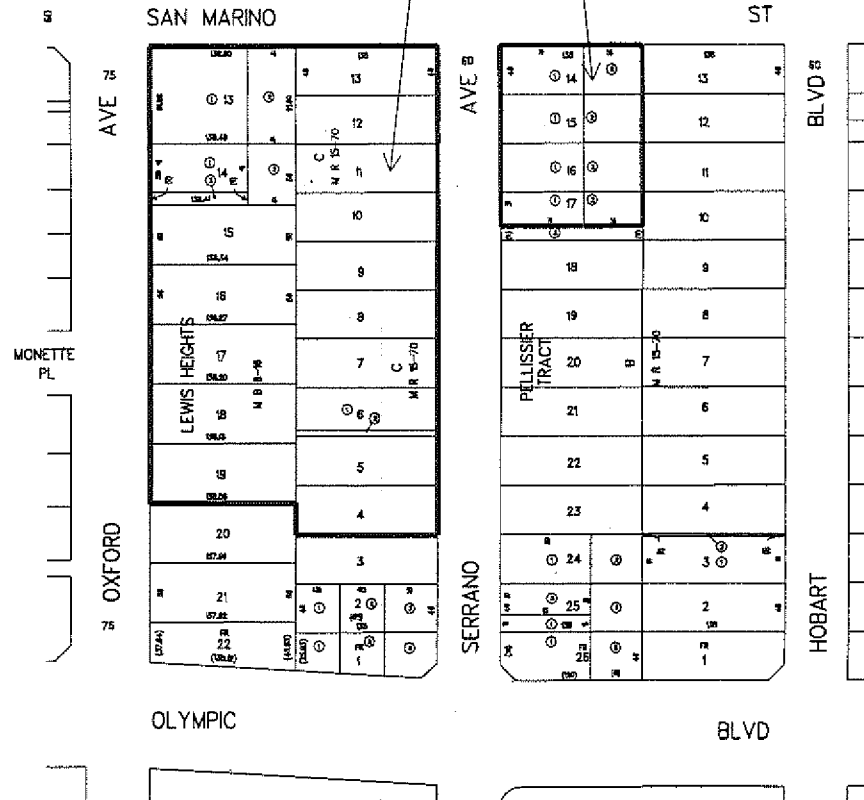


06 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering

Subarea 763
R4-1

Subarea 764
R4-1



Cadastral Map No.
129B193,132B193

ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

'CPC 1997-0051 CPU'

Data Sources: Department of City Planning and Bureau of Engineering



06 Dec 01

Subarea 765
R4-1

Subarea 766
R4-1

SAN MARINO ST

ST

BLVD 8

BLVD 80

DR 80

HOBART

HARVARD

KINGSLEY

46	15	24	20.4 (E)
13	A	M R 15-70	1
12	13	M R 14-27/28	2
11	10	13	3
10	9	8	4
9	8	7	5
8	7	6	6
7	6	5	7
6	5	4	8
5	4	3	9
4	3	2	10
3	2	1	11
2	1	13	12
1	13	12	13

46	26	1	1
25	2		
24	3		
23	4		
22	5		
21	6		
20	7		
19	8		
18	9		
17	10		
16	11		
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OLYMPIC

BLVD

Cadastral Map No.
129B193,132B193



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

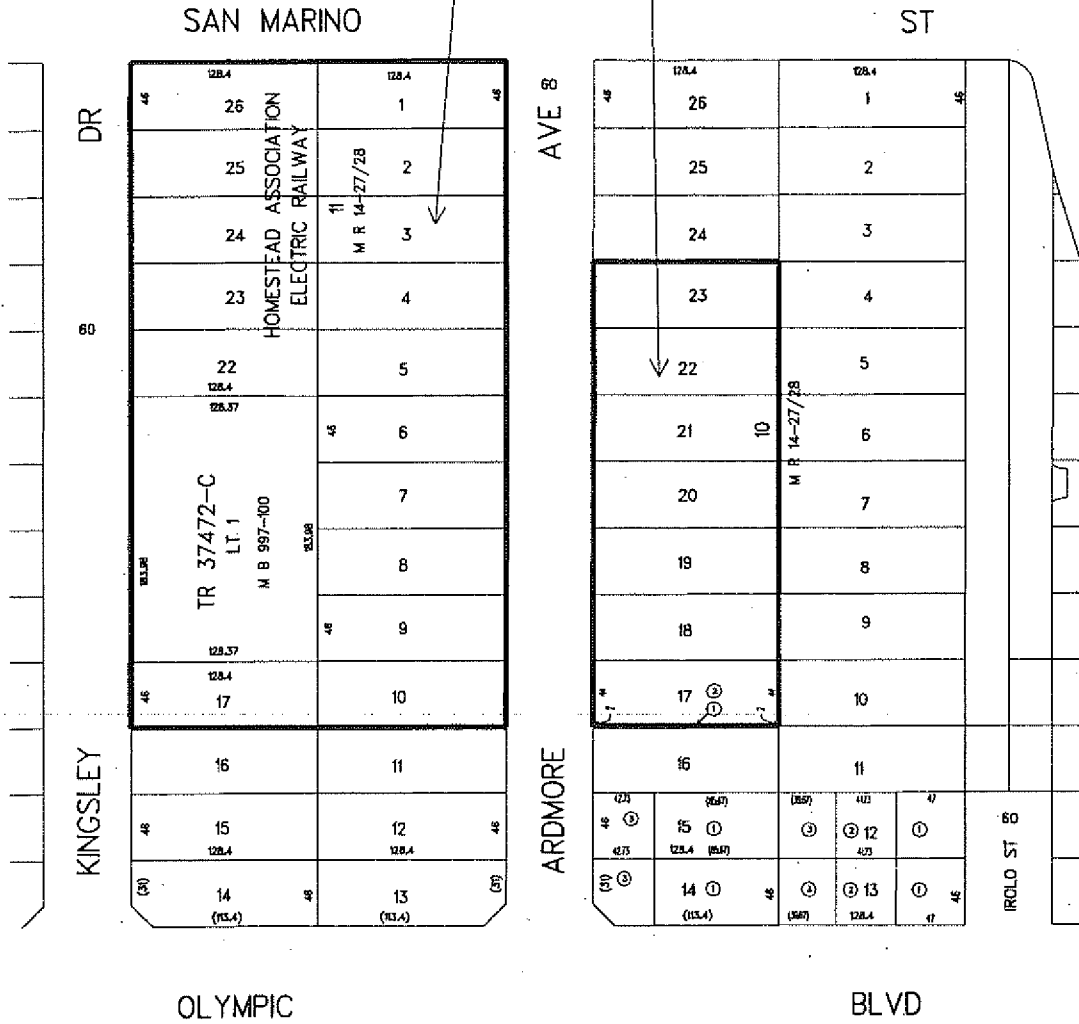
CPC 1997-0051 CPU



06 Dec 01

Subarea 767 R4-1

Subarea 768 R4-1



Cadastral Map No.
129B193,132B193



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP WILSHIRE

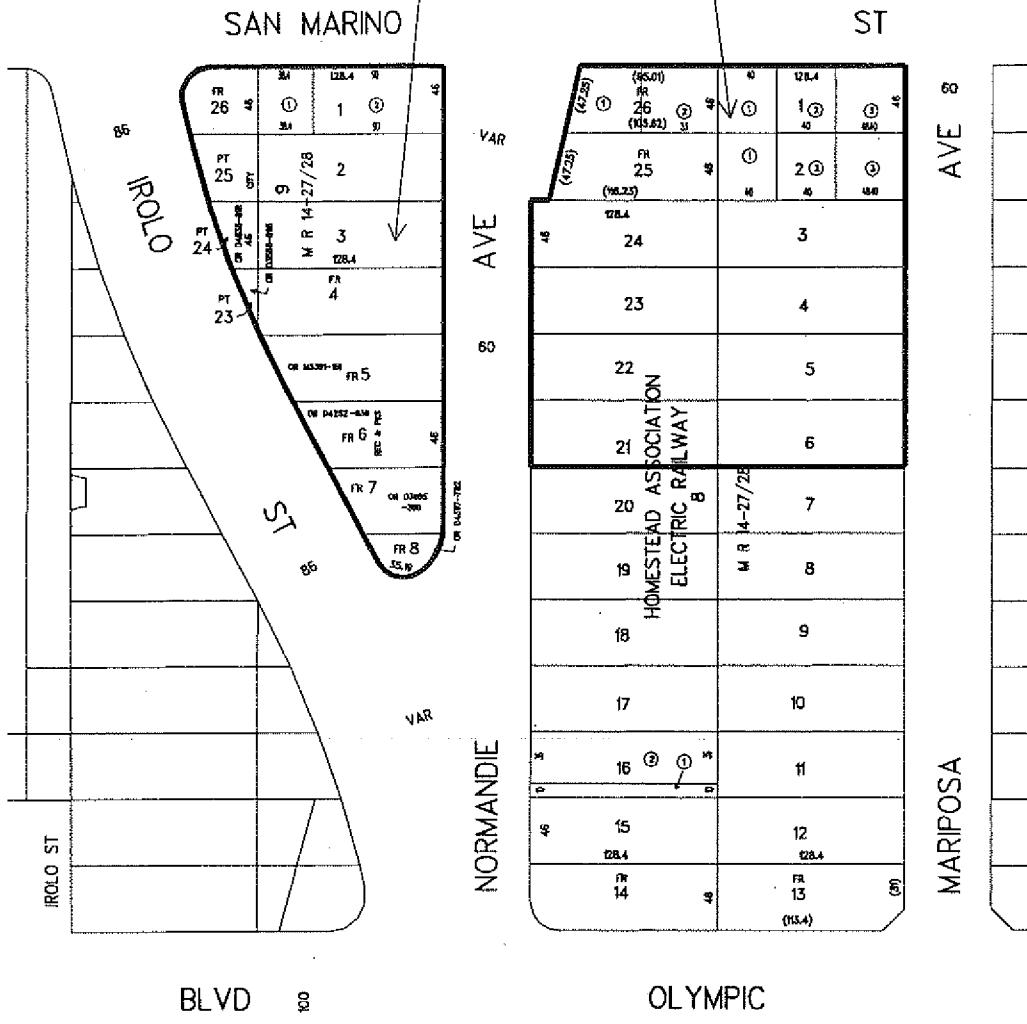
CPC 1997-0051 CPU



06 Dec 01

Subarea 769 R4-1

Subarea 770 R4-1



Cadastral Map No.
129B193, 129B197
132B193, 132B197



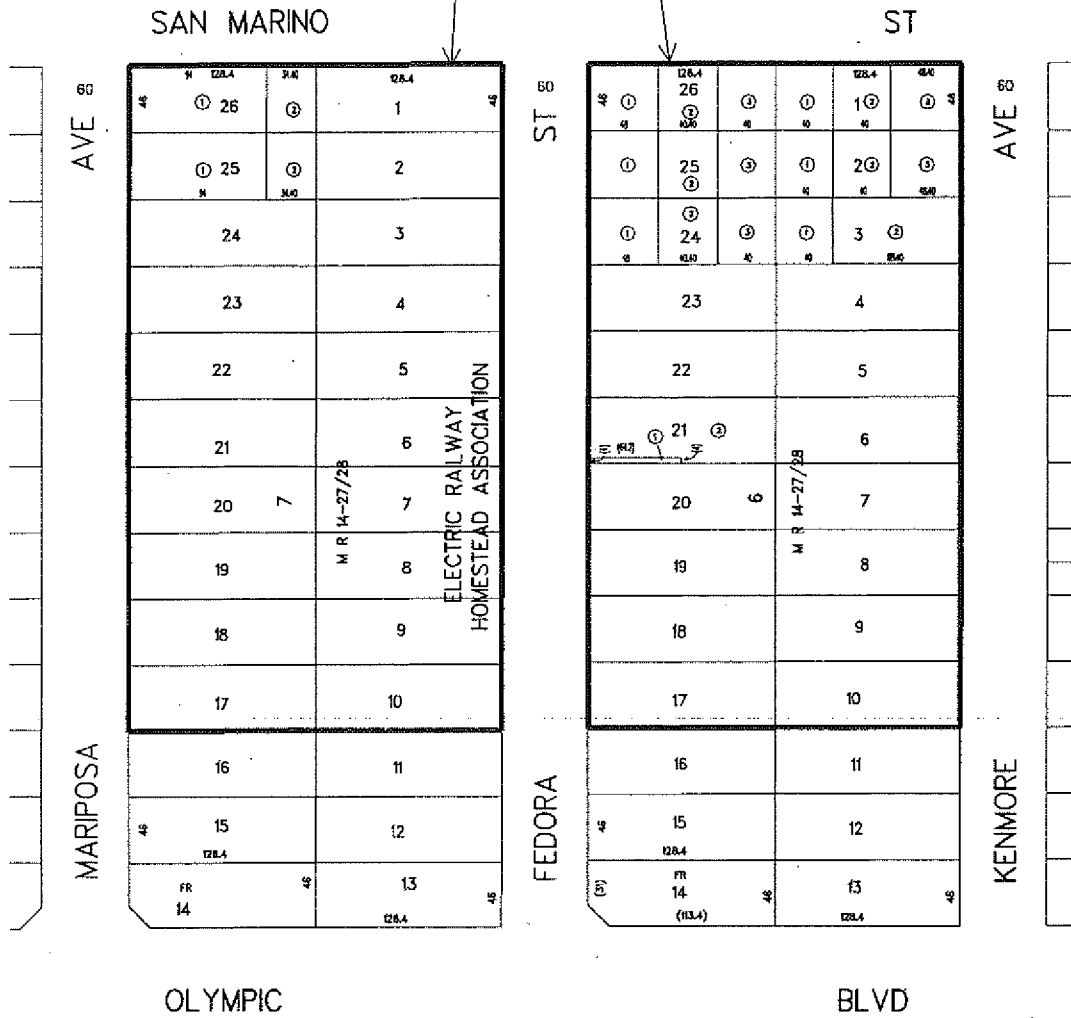
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP WILSHIRE CPC 1997-0051 CPU



06 Dec 01

Subarea 771 R4-1

Subarea 772 R4-1



Cadastral Map No.
129B197,132B197



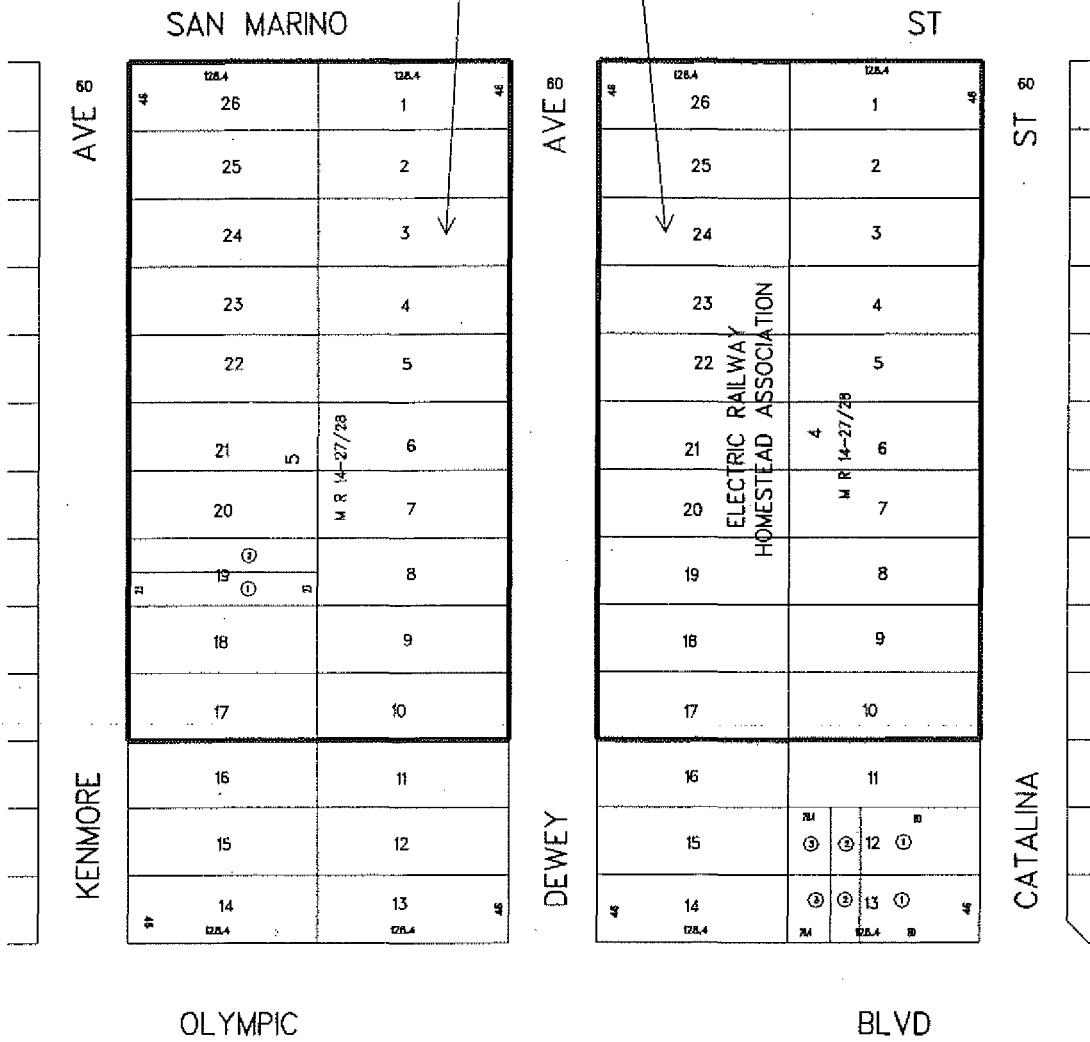
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP WILSHIRE CPC 1997-0051 CPU



06 Dec 01

Subarea 773 R4-1

Subarea 774 R4-1



Cadastral Map No.
129B197, 132B197



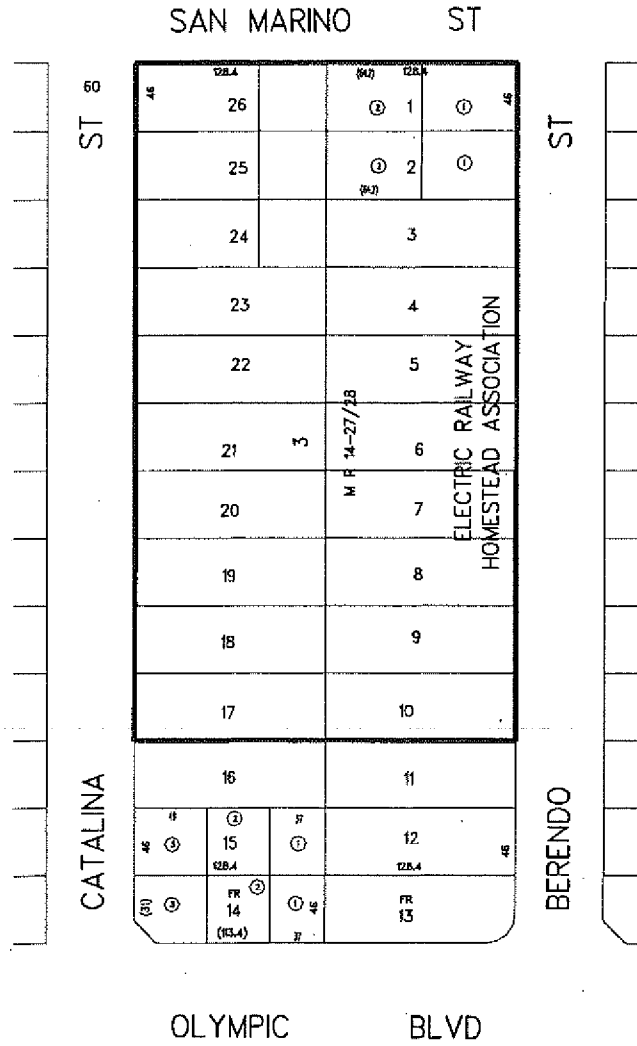
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP WILSHIRE CPC 1997-0051 CPU



06 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering

Subarea 775 R4-1



Cadastral Map No.
129B197, 132B197



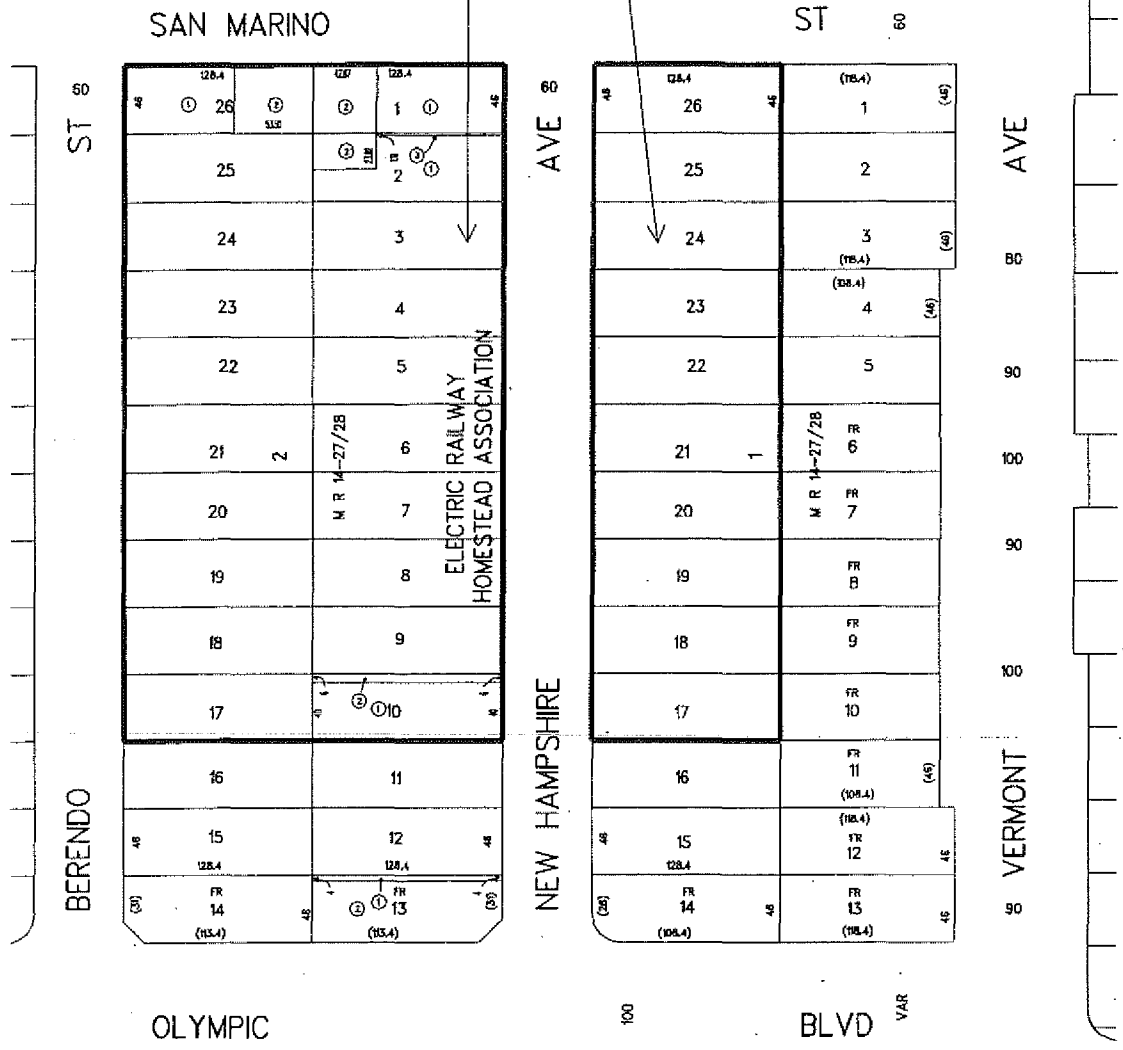
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP WILSHIRE CPC 1997-0051 CPU



06 Dec 01

Subarea 776 R4-1

Subarea 777 R4-1



Cadastral Map No.
129B197, 132B197



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP WILSHIRE CPC 1997-0051 CPU



06 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering

SAN MARINO ST

AVE

80

90

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90

100

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80

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90

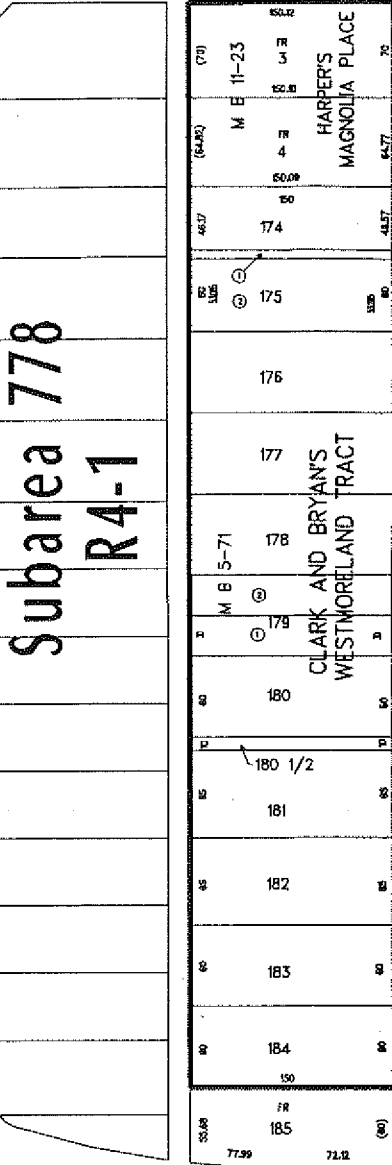
100

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80

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100



OLYMPIC

BLVD

AVE

MENLO

Cadastral Map No.
129B197, 132B197



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
 WILSHIRE
 CPC 1997-0051 CPU



06 Dec 01

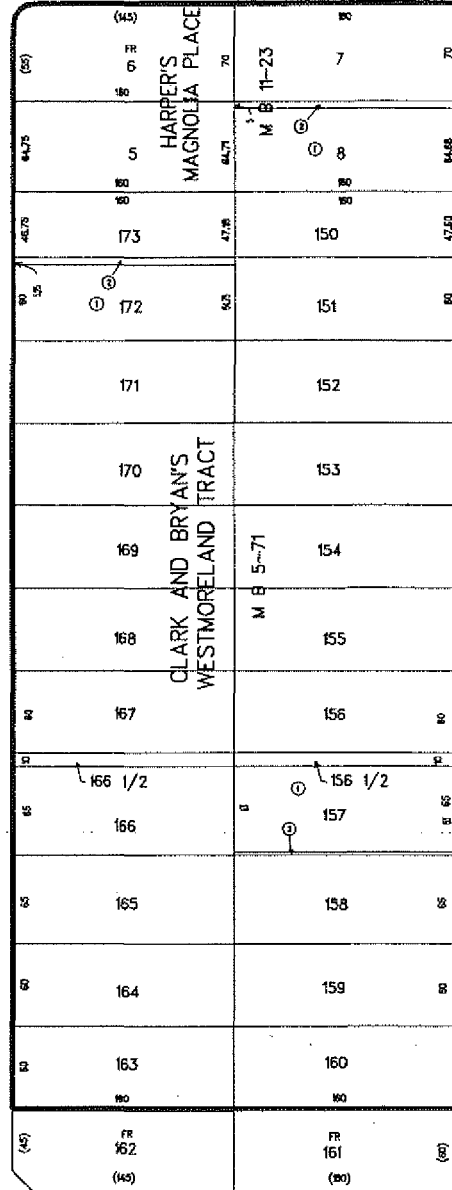
SAN MARINO ST

AVE 78

AVE 70

MENLO

WESTMORELAND



Cadastral Map No.
129B197,132B197

Subarea 779 R4-1

OLYMPIC BLVD



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01

SAN MARINO 80 ST

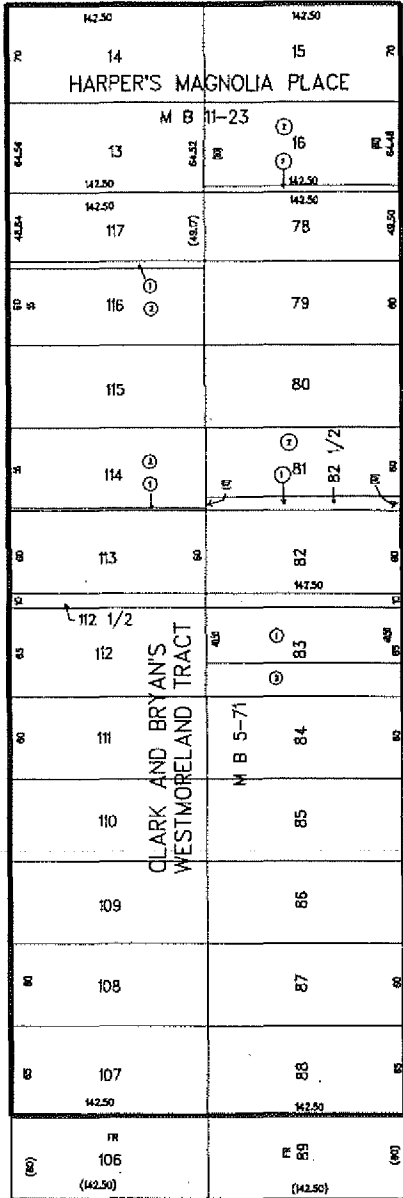
AVE 78

AVE 70

ELDEN

MAGNOLIA

OLYMPIC 100 BLVD



Cadastral Map No.
129B197, 132B197
130-5A201, 132A201

Subarea 780
R4-1



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU

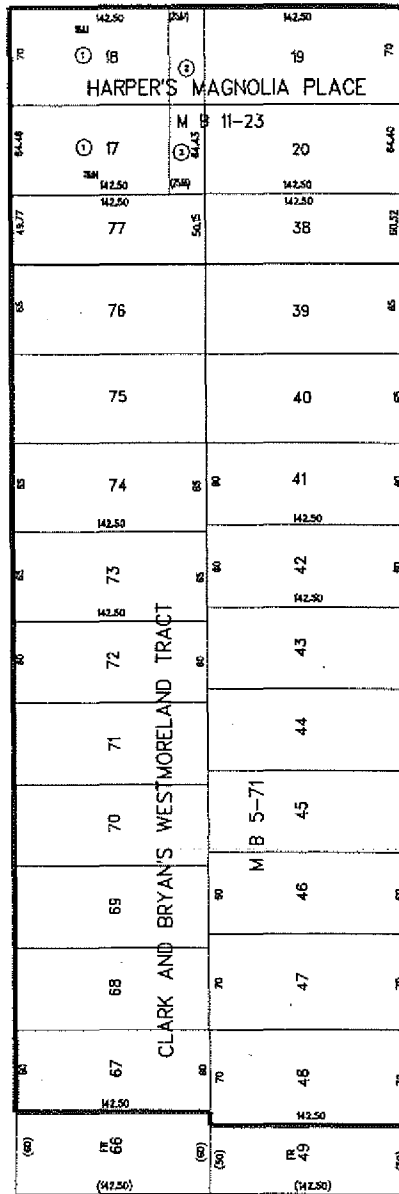


06 Dec 01

SAN MARINO ST

AVE^R

ST⁷⁶



Cadastral Map No.
130-5A201,132A201

Subarea 781
R4-1

OLYMPIC BLVD

MAGNOLIA

ARAPAHOE



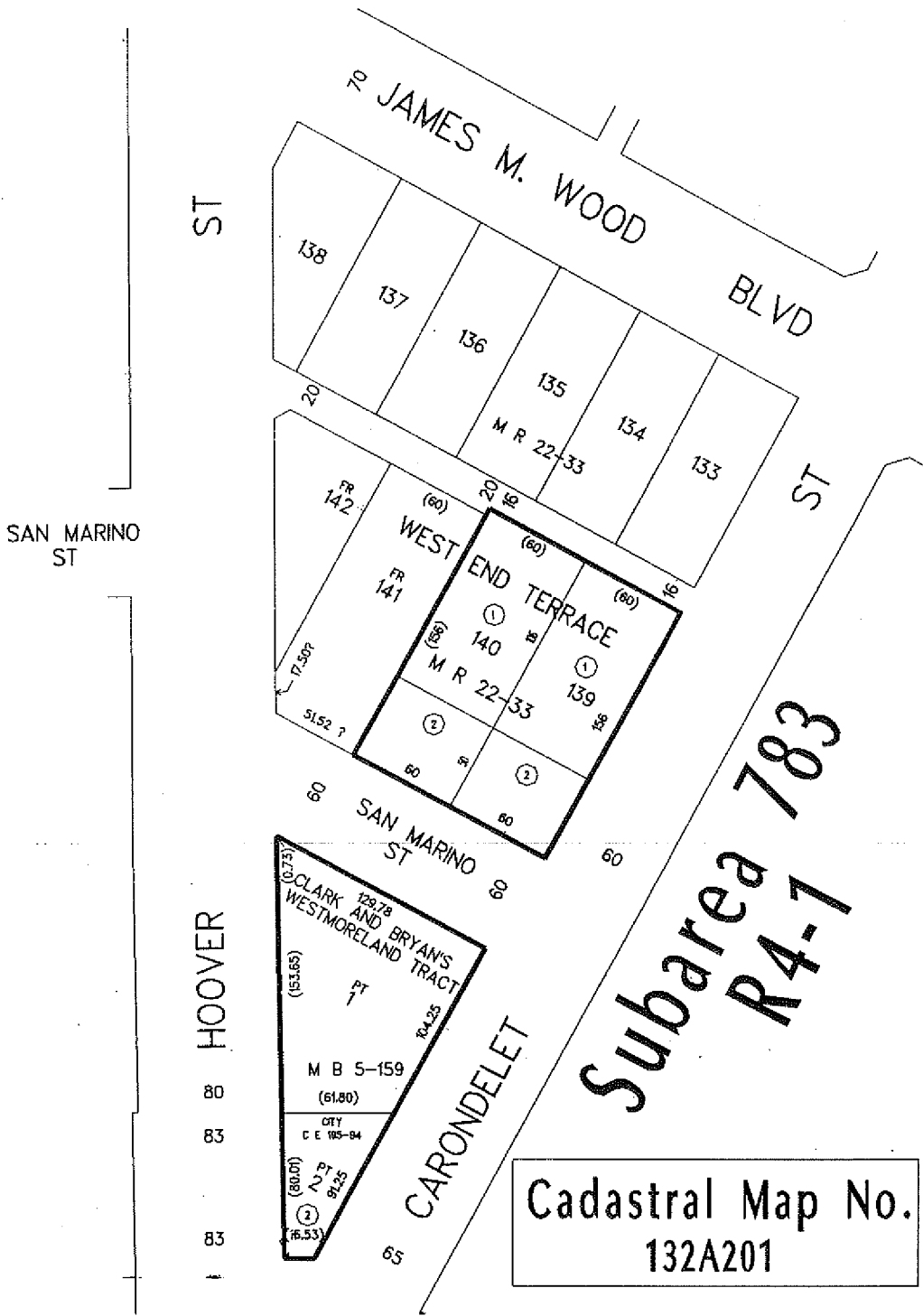
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



06 Dec 01

OLYMPIC

BLVD

AVE

BLVD

BLVD

SERRANO

HOBART

HARVARD

11 TH

ST

Subarea 786
R4-1

Subarea 787
R4-1

Cadastral Map No.
129B193

FR 15 155	FR 14 46	FR 13 135	(6) 46
16		11	
17		10	
18		9	
19	PELLISSIER TRACT E M R 15-70	8	
20		7	
21		6	
22		5	
23		4	
24		3	
25		2	
26 135		1 135	46

46 (6)	155	FR 13 46	46	FR 1 128.4	(6) 46
12				2	
11	(1)			3	
10	(1)			4	
9	(1)			5	
8	(1)			6	
7	(1)			7	
6	(1)			8	
5	(1)			9	
4	(1)			10	
3				11	
2				12	
1 135				13 128.4	46

PELLISSIER TRACT
E

M R 15-70

M R 15-70

M R 14-27/28

ELECTRIC RAILWAY
HOMESTEAD ASSOCIATION



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP WILSHIRE

CPC 1997-0051 CPU



06 Dec 01

OLYMPIC

BLVD

BLVD

DR

AVE

62

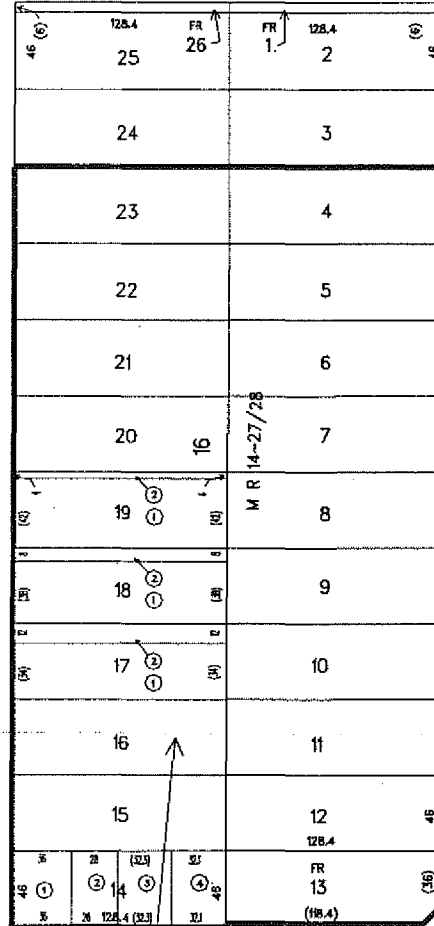
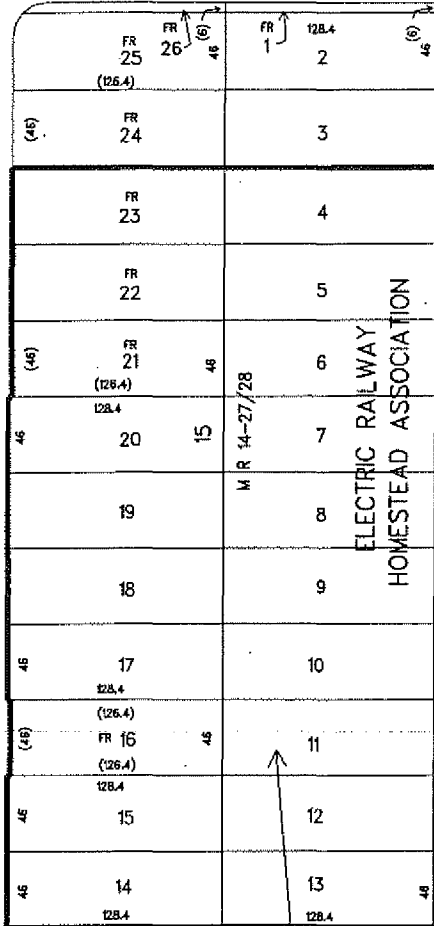
60

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62

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45



11 TH

60 ST 62 ST

Subarea 788
R4-1

Subarea 789
R4-1

Cadastral Map No.
129B193



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01

OLYMPIC

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AVE 8

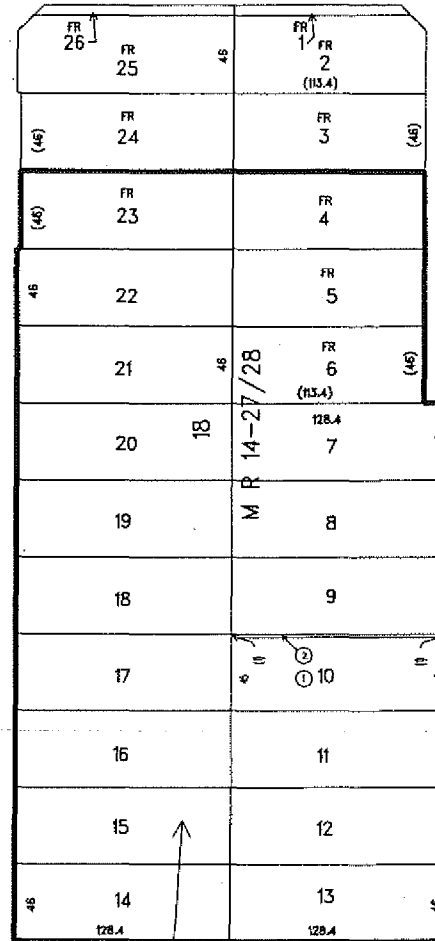
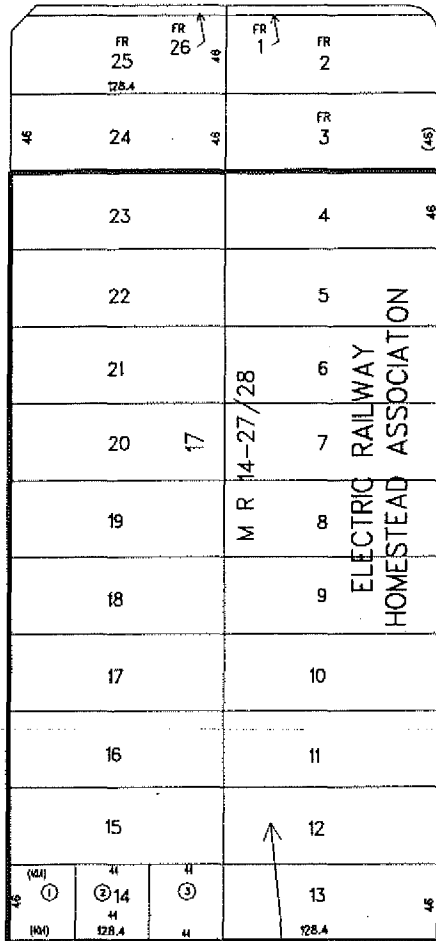
ST

75
AVE

ARDMORE

IROLO

75
60
60
70
60
60
NORMANDIE



11 TH

ST

Subarea 790
R4-1

Cadastral Map No.
129B193,129B197

Subarea 791
R4-1



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01

OLYMPIC

BLVD

75
AVE

AVE

ST

75

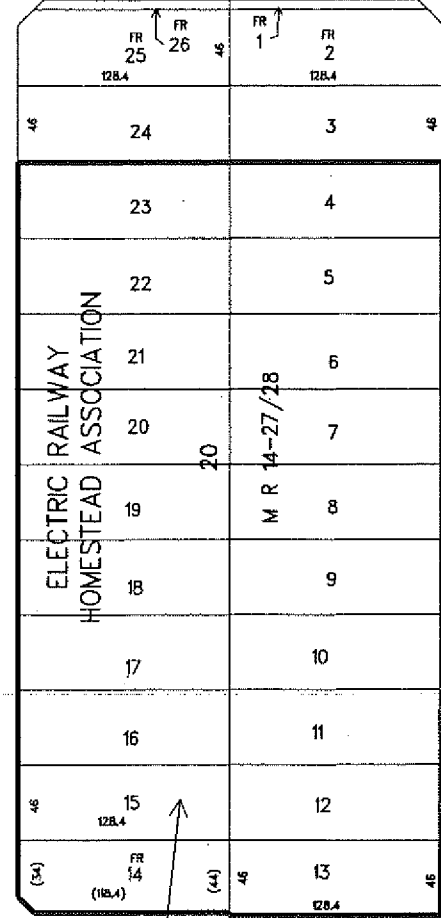
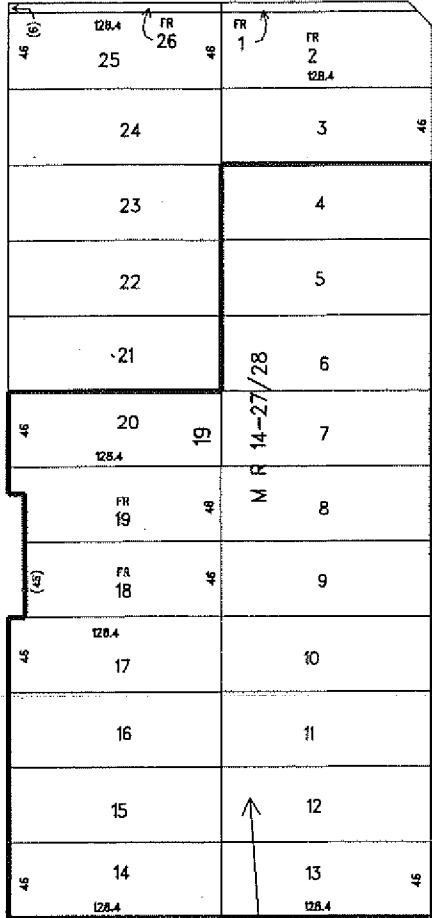
60

60

70

68

NORMANDIE



11 TH

ST

Subarea 792
R4-1

Subarea 793
R4-1

Cadastral Map No.
129B197



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
 WILSHIRE
 CPC 1997-0051 CPU



06 Dec 01

Date Sources: Department of City Planning and Bureau of Engineering

OLYMPIC

BLVD

ST

AVE

AVE

FEDORA

KENMORE

DEWEY

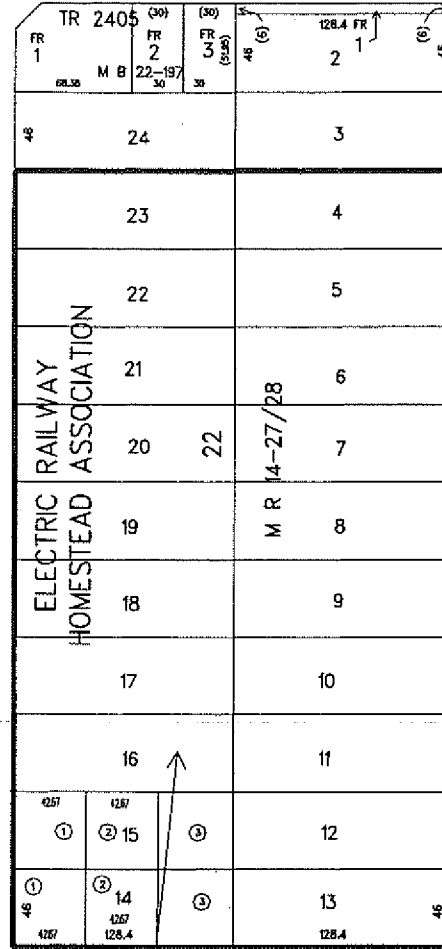
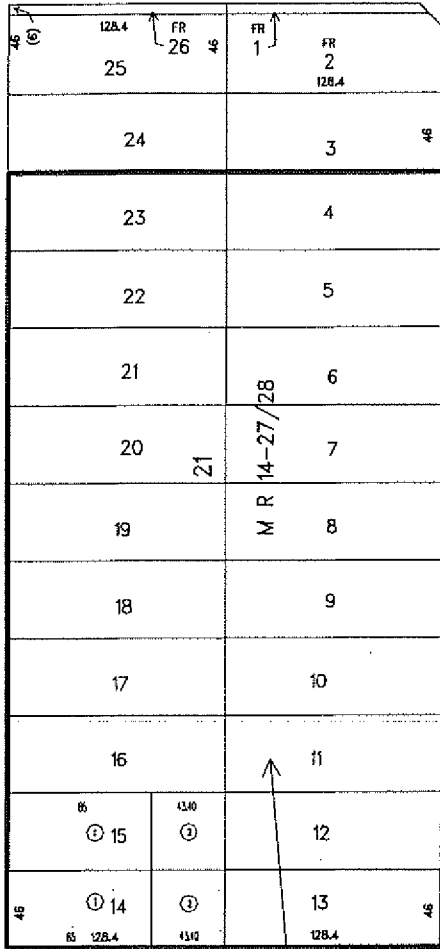
11 TH

ST

Subarea 794
R4-1

Cadastral Map No.
129B197

Subarea 795
R4-1



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01

OLYMPIC

BLVD

AVE

ST

ST

DEWEY

CATALINA

BERENDO

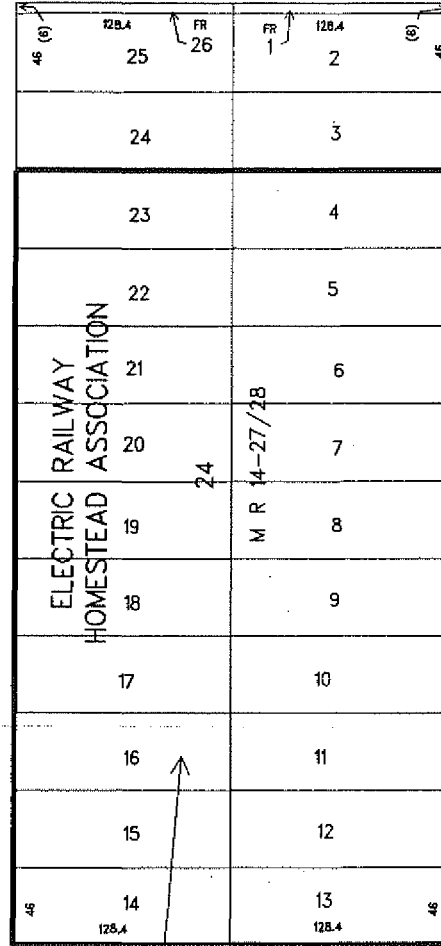
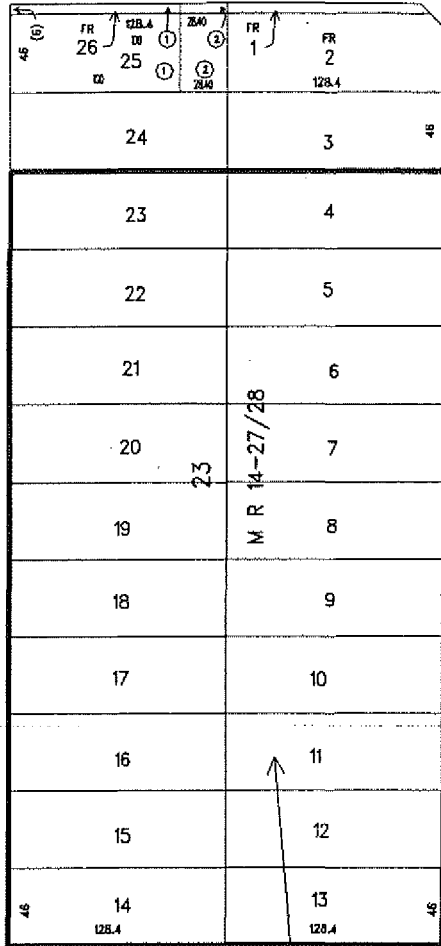
11 TH

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Subarea 796
R4-1

Cadastral Map No.
129B197

Subarea 797
R4-1



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



06 Dec 01

OLYMPIC BLVD

ST

AVE

FR 25 128.4	FR 26 (6) 46	FR 1 5198	TR 11561 M B 239-26 128.40
46	24		3
	23		4
	22		5
	21		6
	20	25	7
	19	M R 14-27/28	8
	18		9
	17		10
	16		11
	15		12
46	14 128.4		13 128.4

11 TH

ST

BERENDO

NEW HAMPSHIRE

ELECTRIC RAILWAY
ASSOCIATION
HOMESTEAD

Subarea 798
R4-1

Cadastral Map No.
129B197



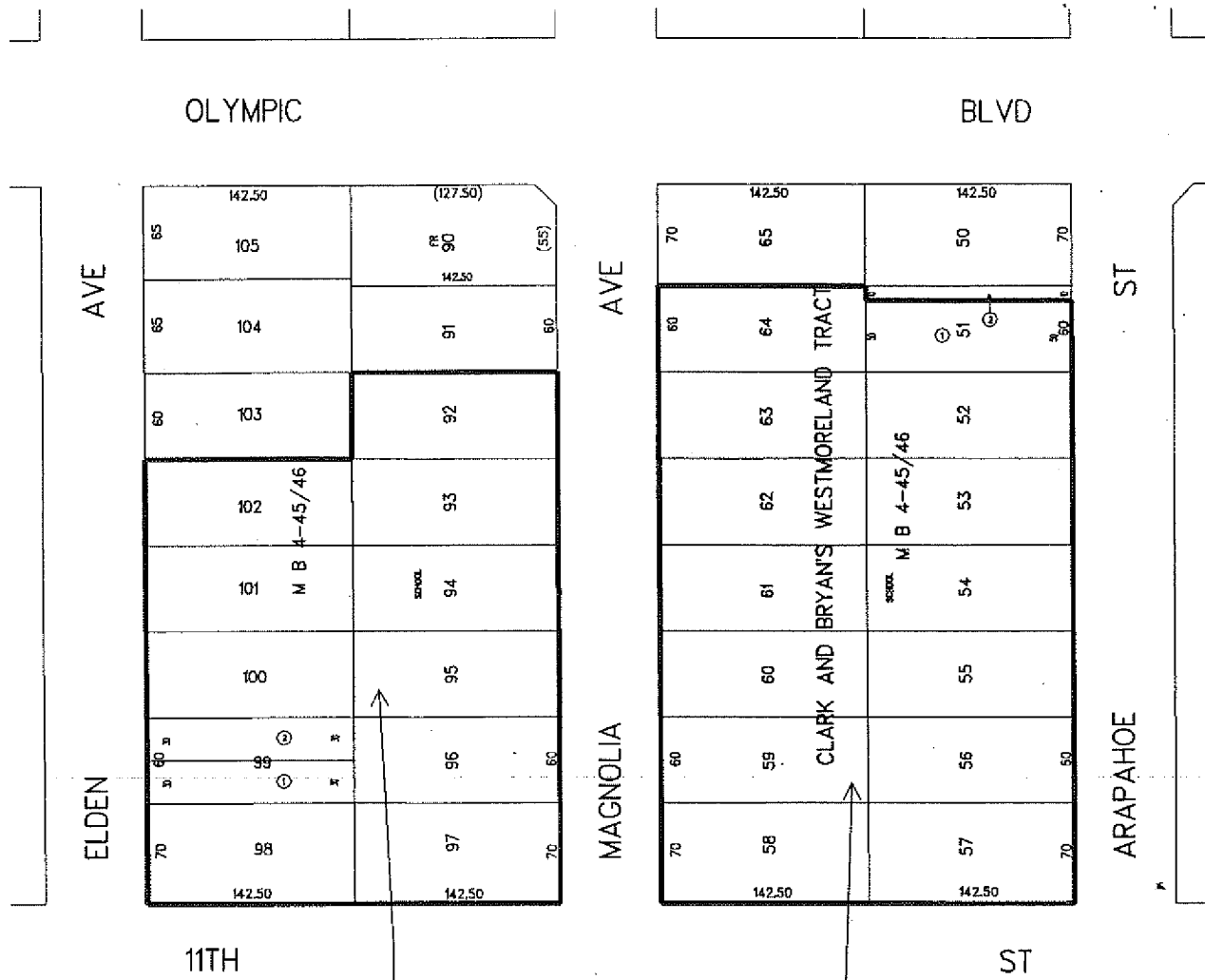
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01



Subarea 801
PF-1

Cadastral Map No.
129B197,130-5A201

Subarea 802
PF-1



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



06 Dec 01

11TH

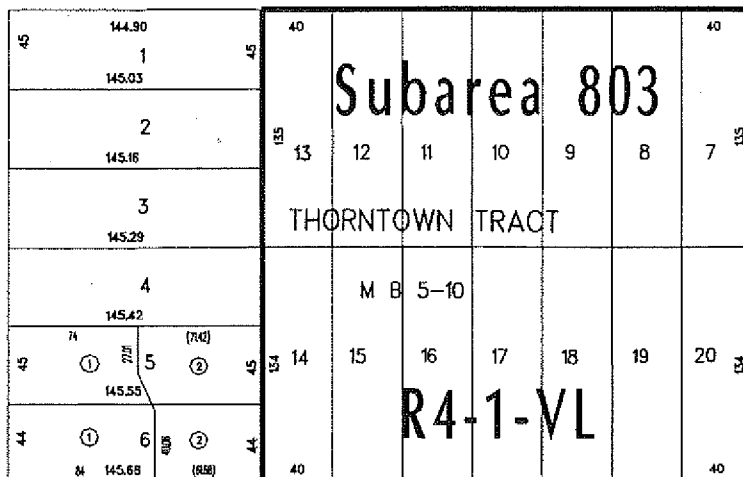
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AVE
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87



AVE

HARRINGTON

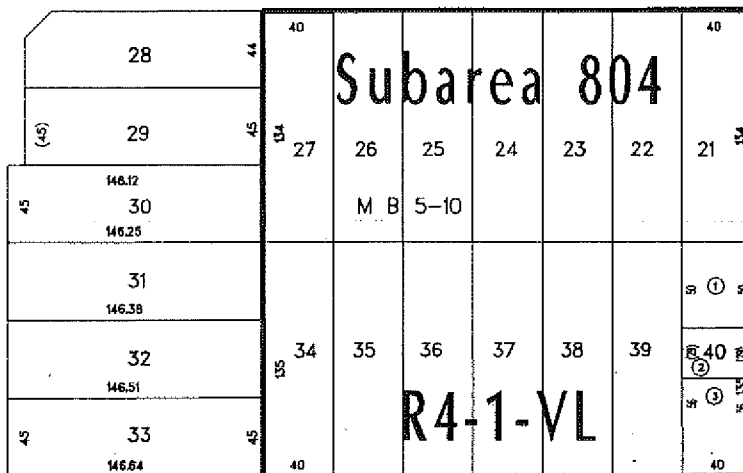
AVE

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93

WESTERN

90



OXFORD

12 TH

ST

Cadastral Map No.
129B193



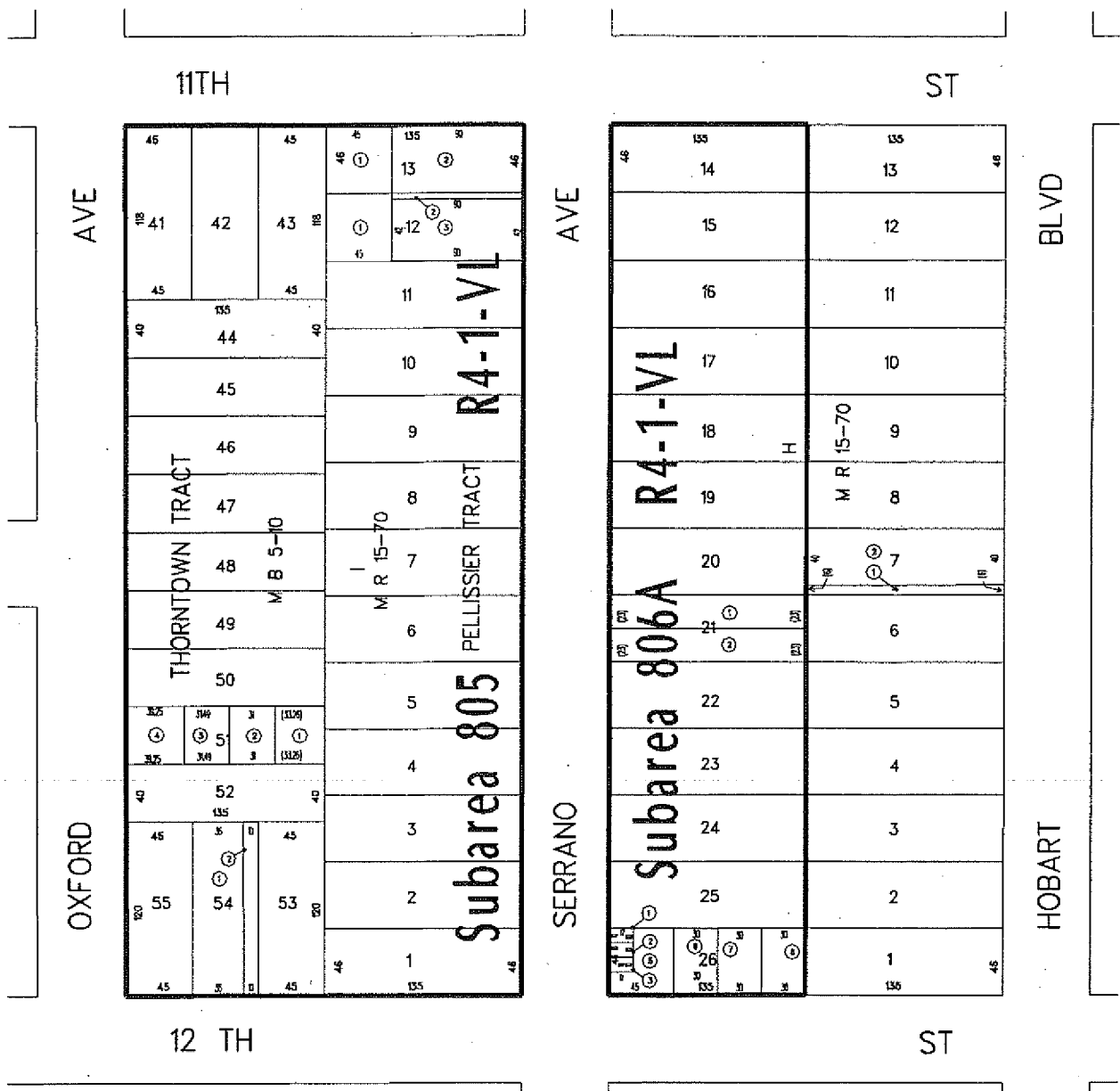
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01



Cadastral Map No.
129B193

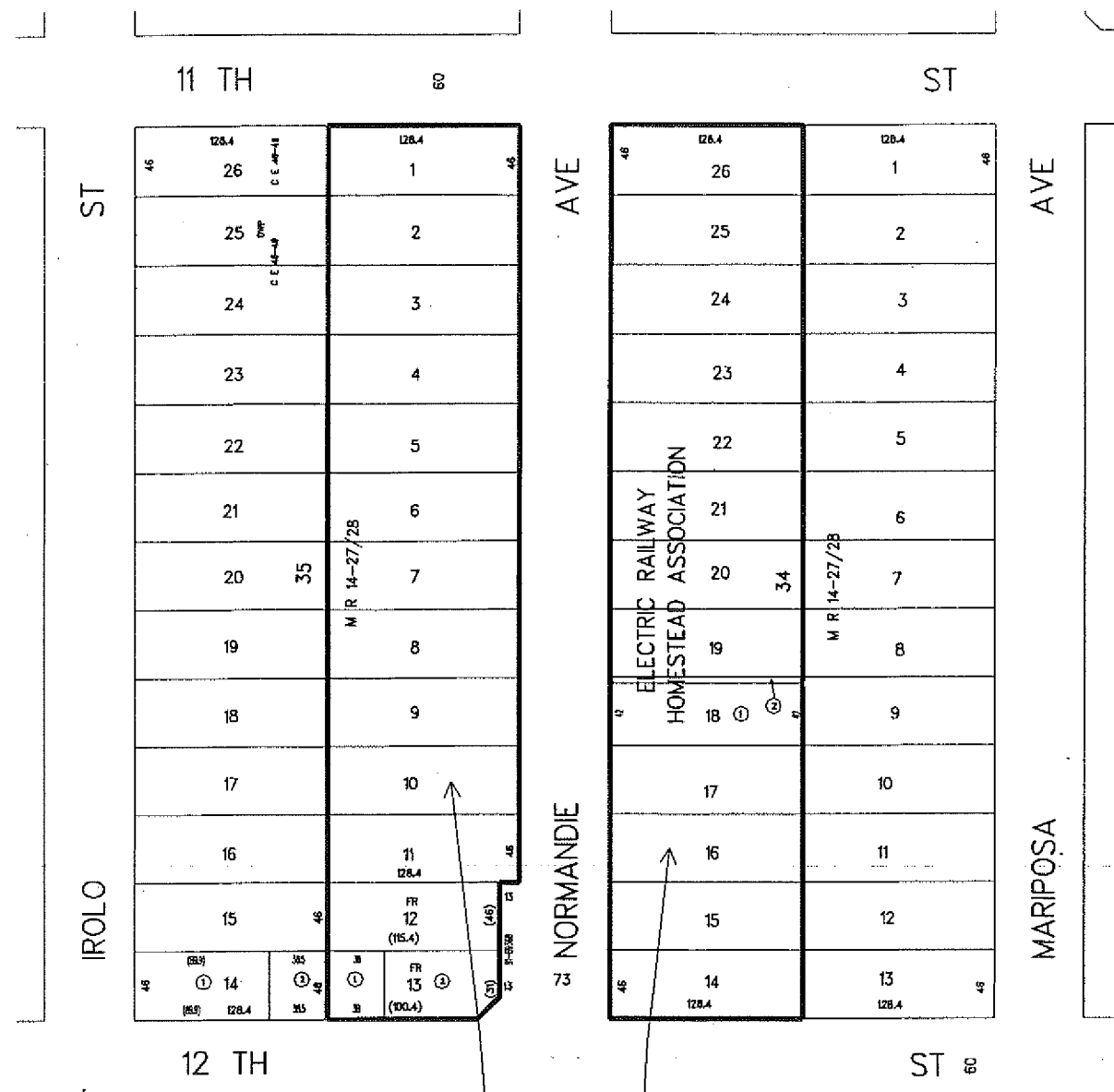


**ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE**

CPC 1997-0051 CPU



06 Dec 01



Subarea 811A
R4-1-VL

Subarea 812A
R4-1-VL

Cadastral Map No.
129B193,129B197



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering

11 TH ST

KENMORE AVE

DEWEY AVE

46	128.4	26	128.4	1	46
		25	SCHOOL	2	
		24		3	
		23		4	
		22		5	
		21		6	
		20		7	
		19		8	
		18		9	
		17		10	
		16		11	
		15		12	
46	14	13	46.0	8	46
128.4	46.0	128.4	46.0	8	46

ELECTRIC RAILWAY
HOMESTEAD ASSOCIATION

PF-1
Subarea 815B

31
M R 14-27/28

12 TH ST

Cadastral Map No.
129B197

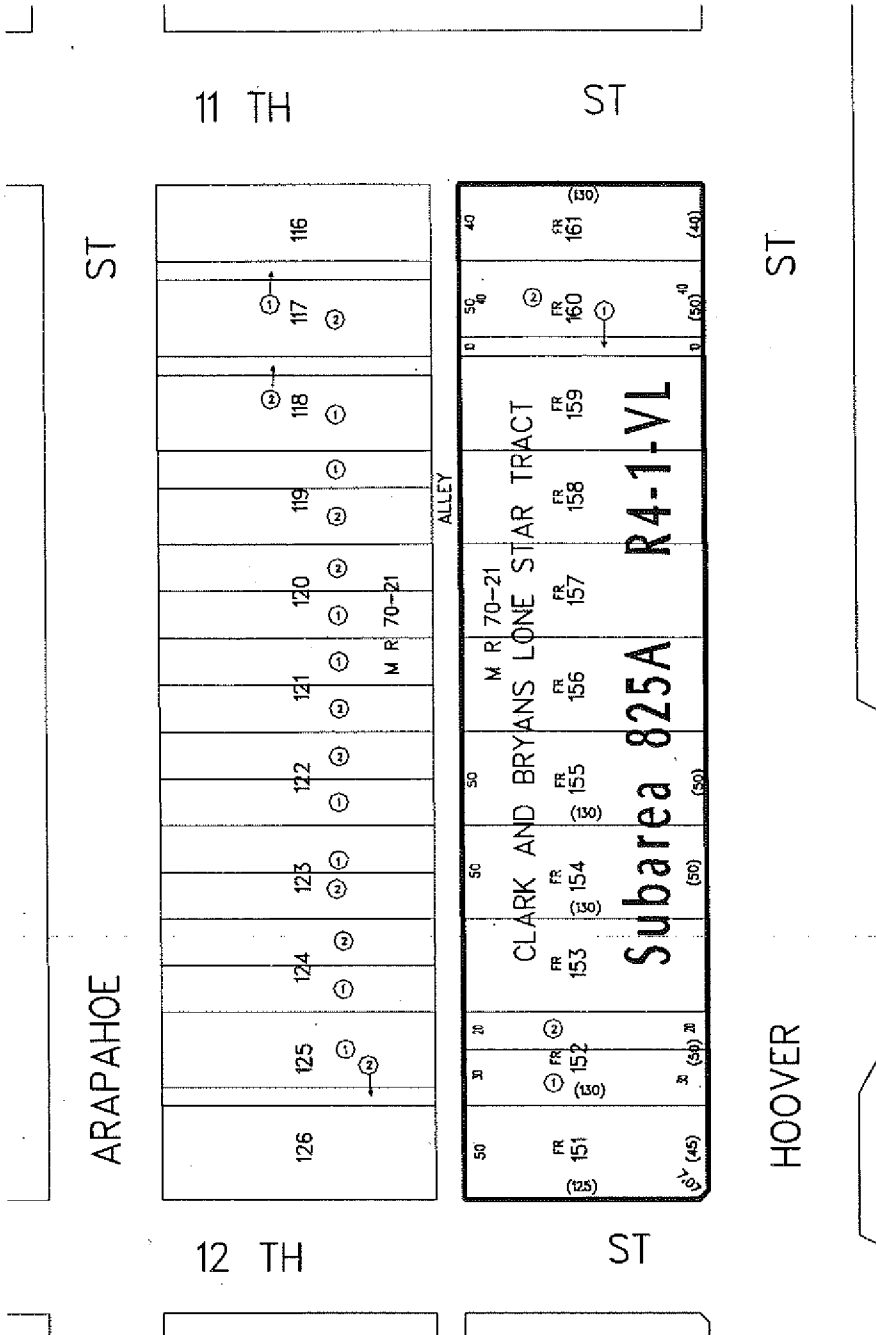


ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



06 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering



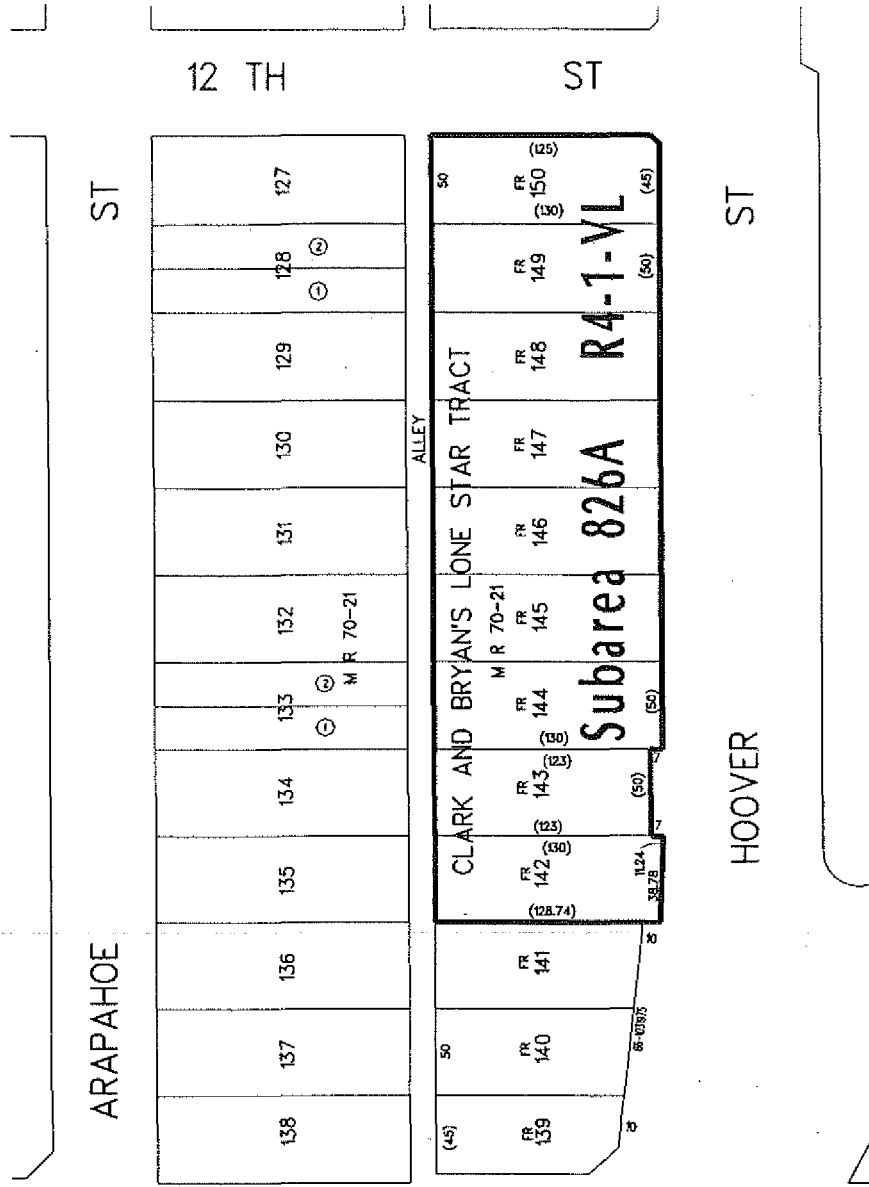
Cadastral Map No.
129A201, 130-5A201



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



06 Dec 01



Cadastral Map No.
129A201



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



06 Dec 01

WESTERN AVE

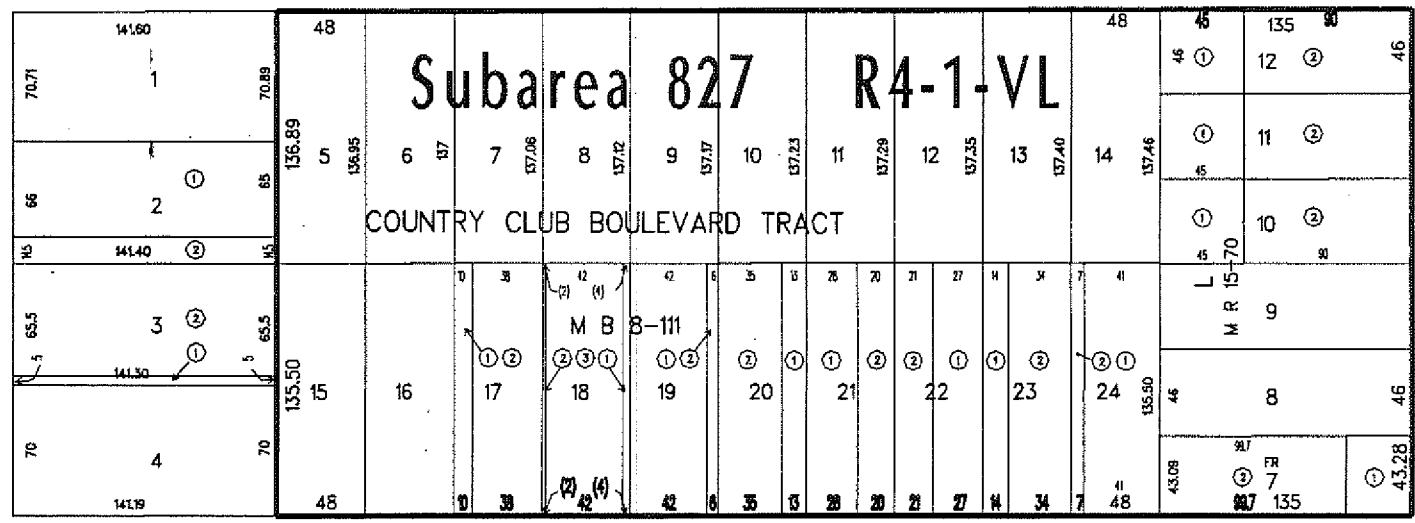
SERRANO AVE

12 TH

ST

12 TH

PL



Cadastral Map No. 129B193



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE CPC 1997-0051 CPU



06 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering

12 TH

ST

AVE

BLVD

BLVD

SERRANO

HOBART

HARVARD

48	6	135	6	41	135	(127)	46
③	16	②	①	⑤	15	②	①
⑤	17	①	③	14	②	①	(67)
18			13				
19				12			
20				11		PELLISSIER TRACT	
21		K		10		M R 15-70 SPECL.	
22				9			
23				8			
24				7			
46	25			6		48	
135			135				

46	135	46	1
12			2
11			3
10			4
9			5
8			6
7	J		40
6	M R 15-70		M R 14-27/28
5			7
4			8
3			9
135			10

54	M R 15-70		54
(200.46)	(200.57)		(200.58)
5	3		1
(200.46)	(200.57)		(200.58)
(54)			(54)

67.5	67.5	①	②	③
2	1	12	11	
				①

PICO

BLVD

Cadastral Map No. 129B193



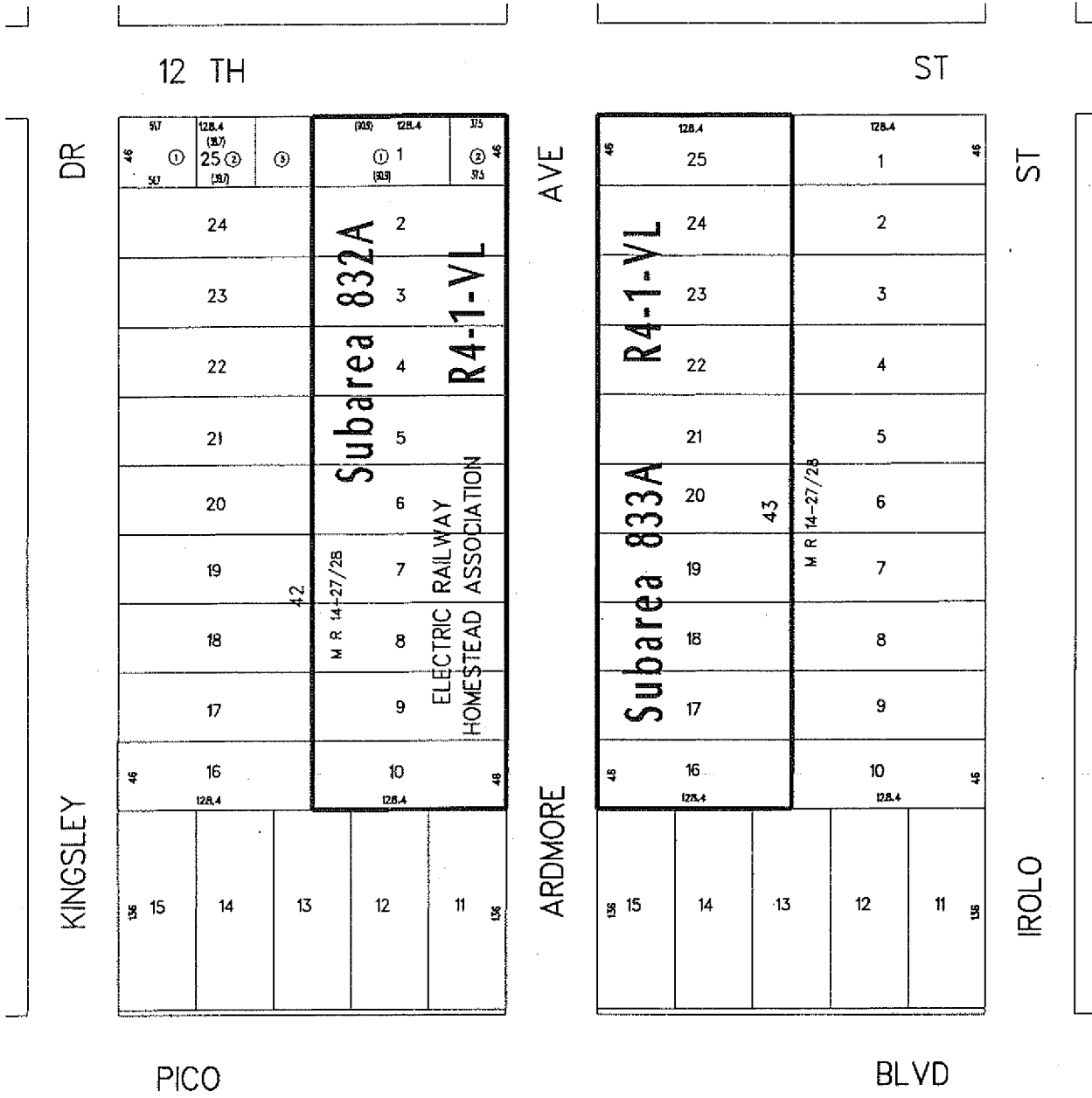
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01



Cadastral Map No. 129B193



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

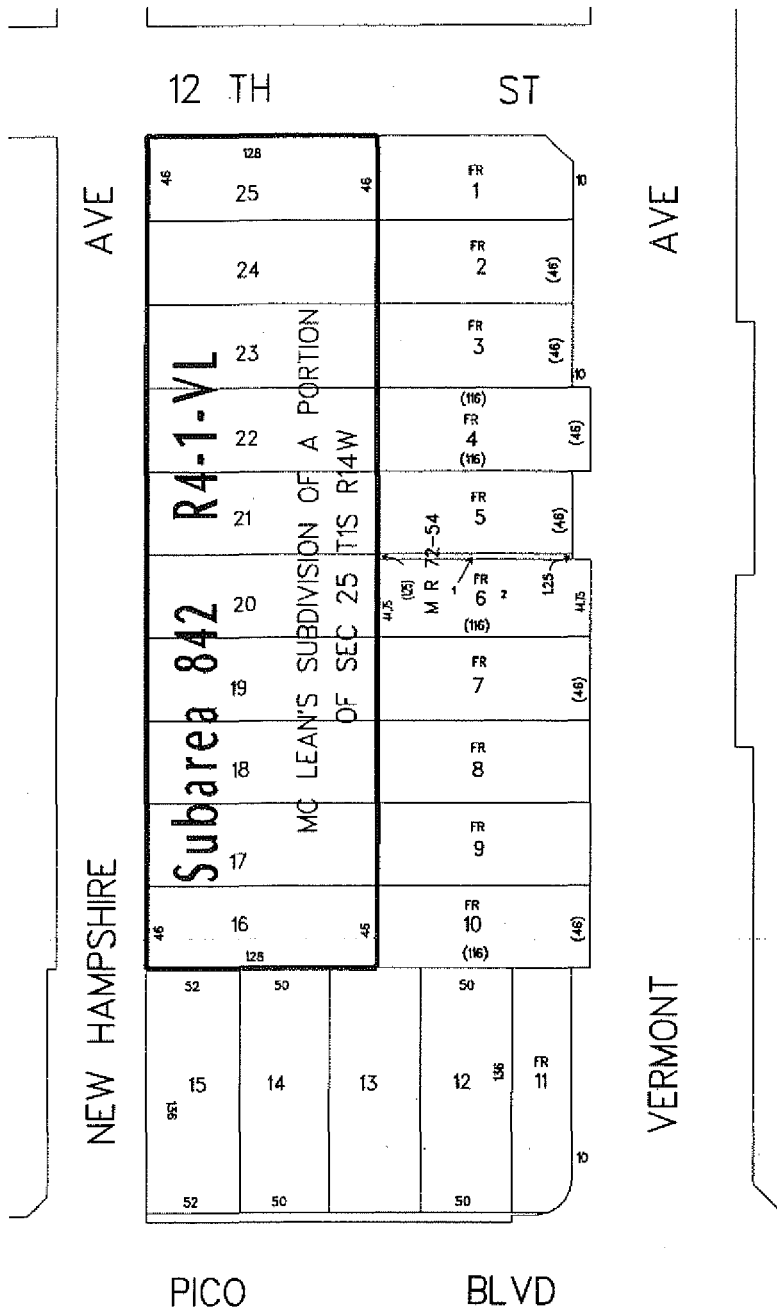
WILSHIRE

CPC 1997-0051 CPU

Data Sources: Department of City Planning and Bureau of Engineering



06 Dec 01



Cadastral Map No. 129B197

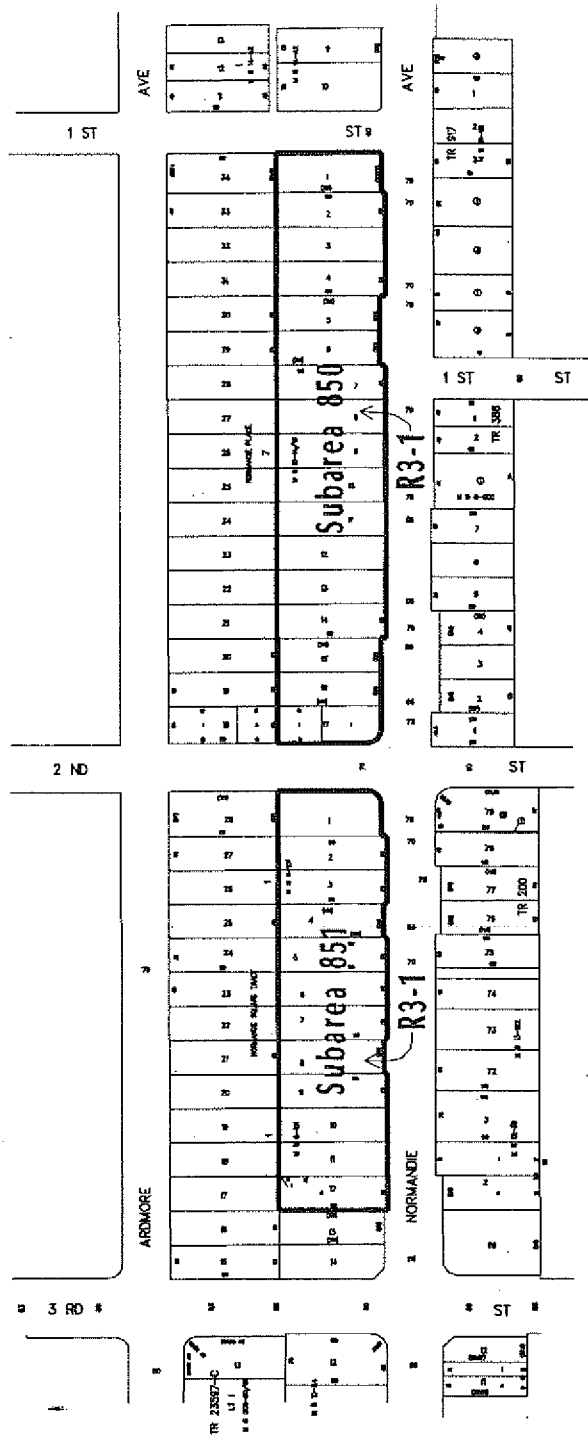


ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
 WILSHIRE
 CPC 1997-0051 CPU



06 Dec 01

Date Sources: Department of City Planning and Bureau of Engineering



Cadastral Map No.
135 b 193, 138 b 193

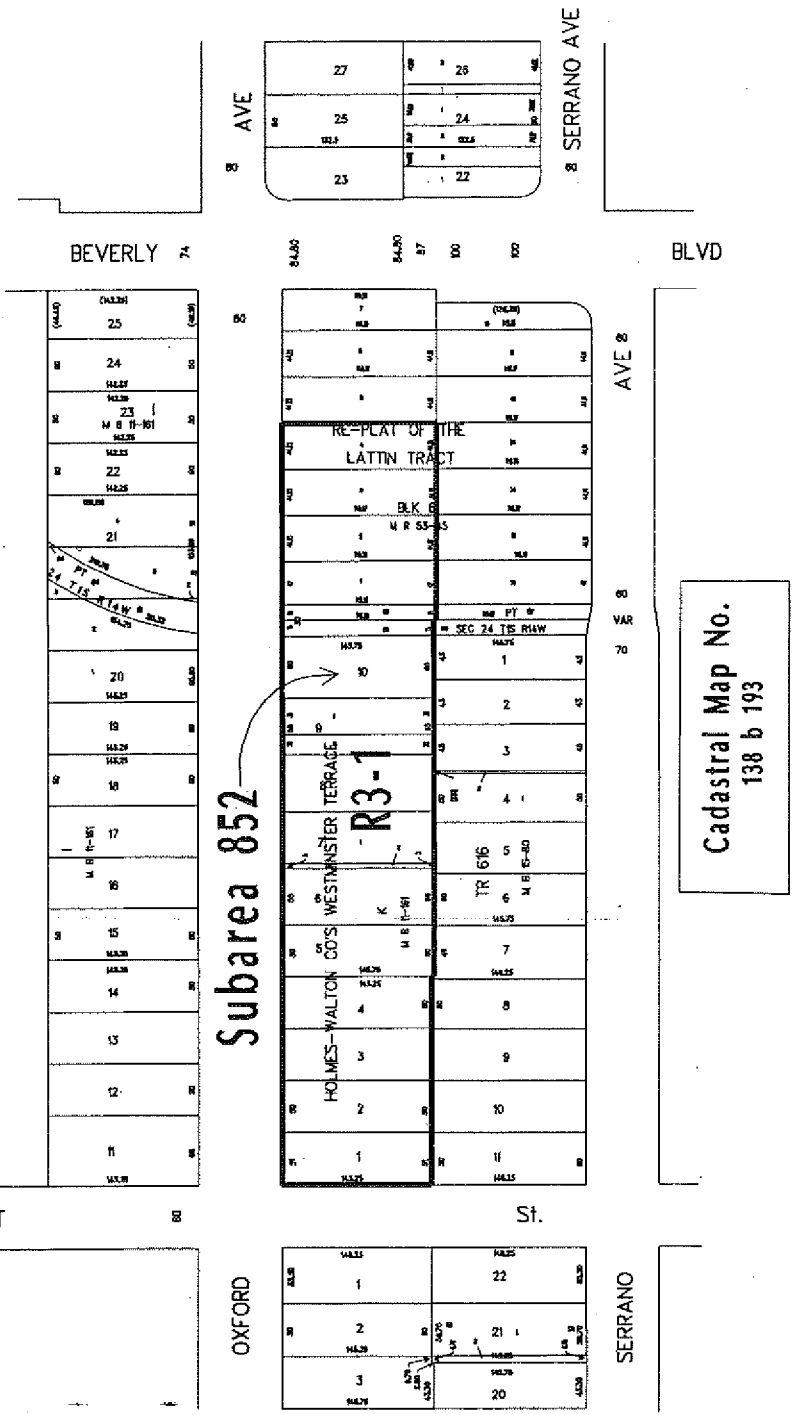


ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



12 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering



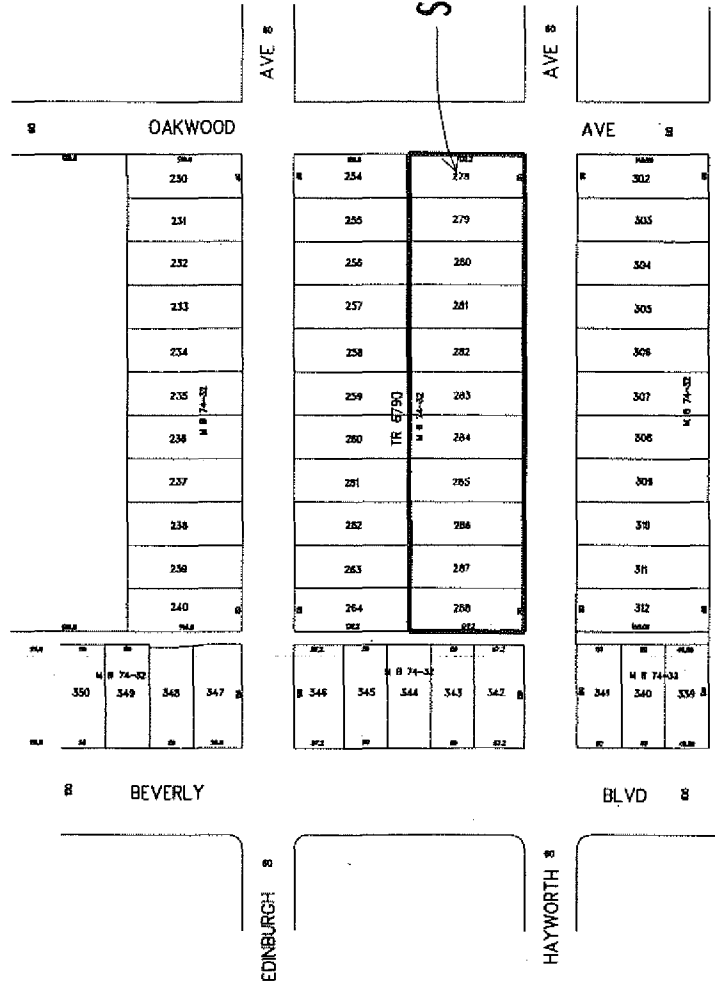
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



12 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering

Subarea 869
R3-1



Cadastral Map No.
138 b 177



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



12 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering



Cadastral Map No.
132 B 181



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU

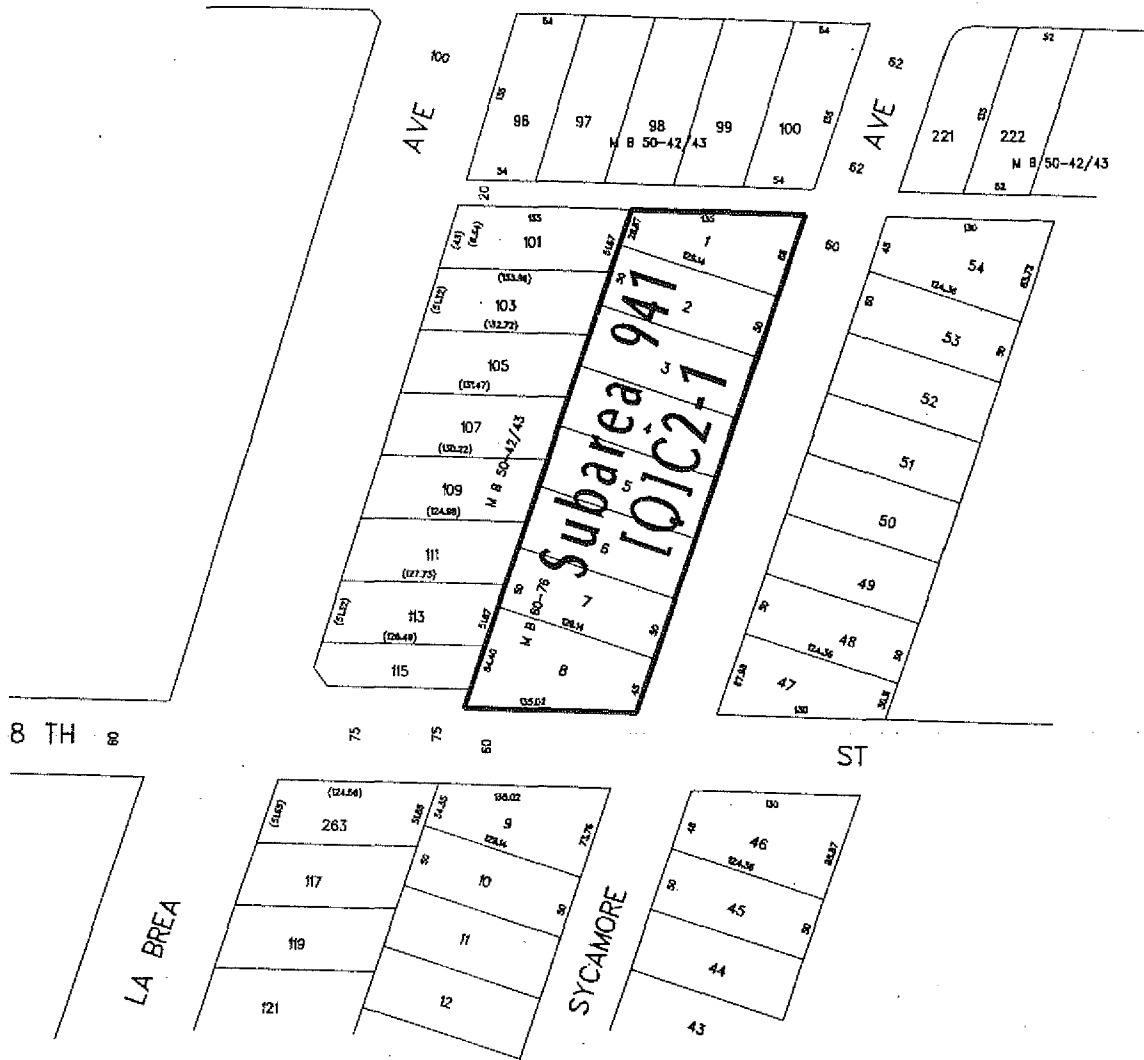


12 Dec 01

WILSHIRE

100

BLVD



Cadastral Map No.
132 b 181



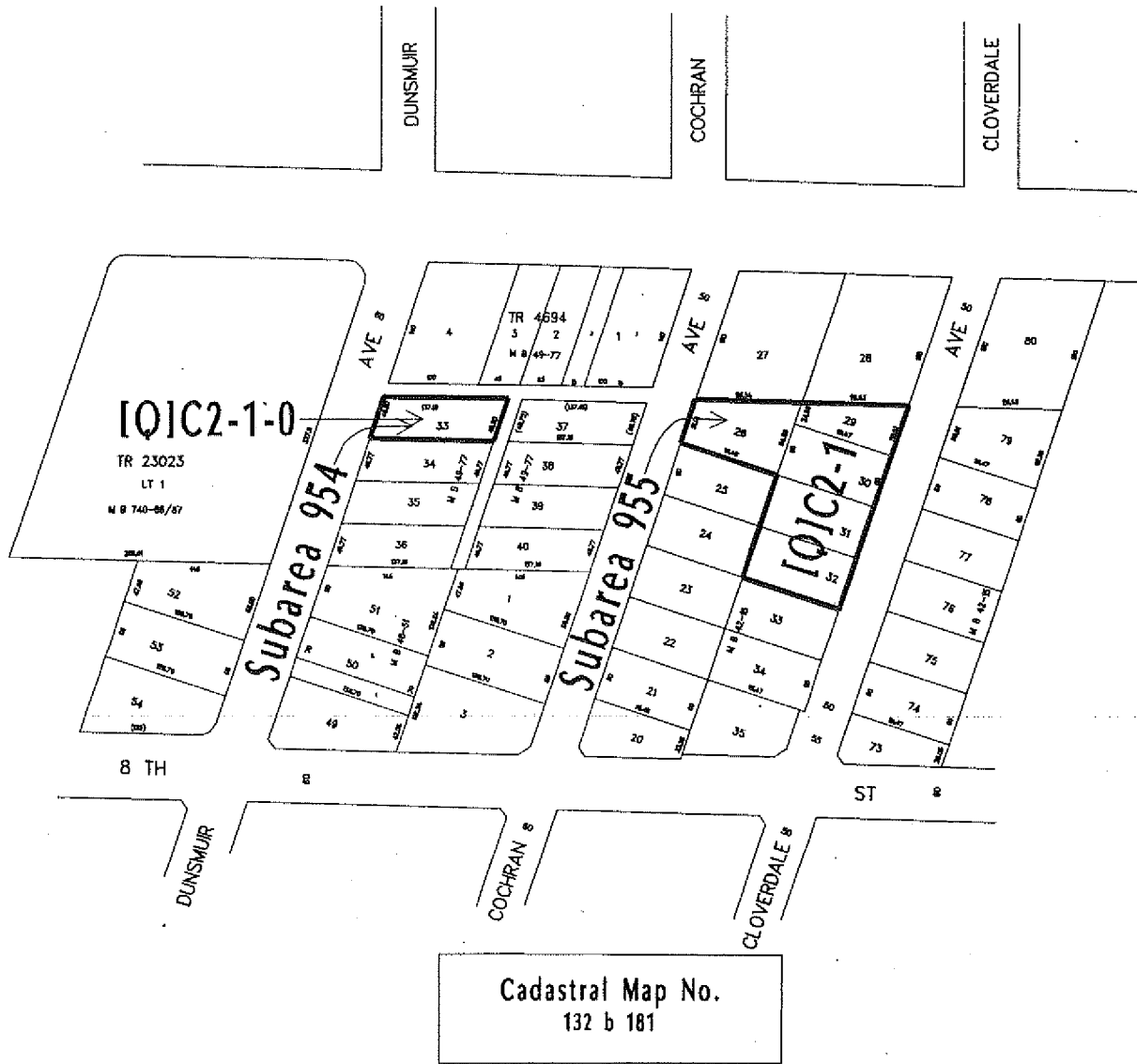
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



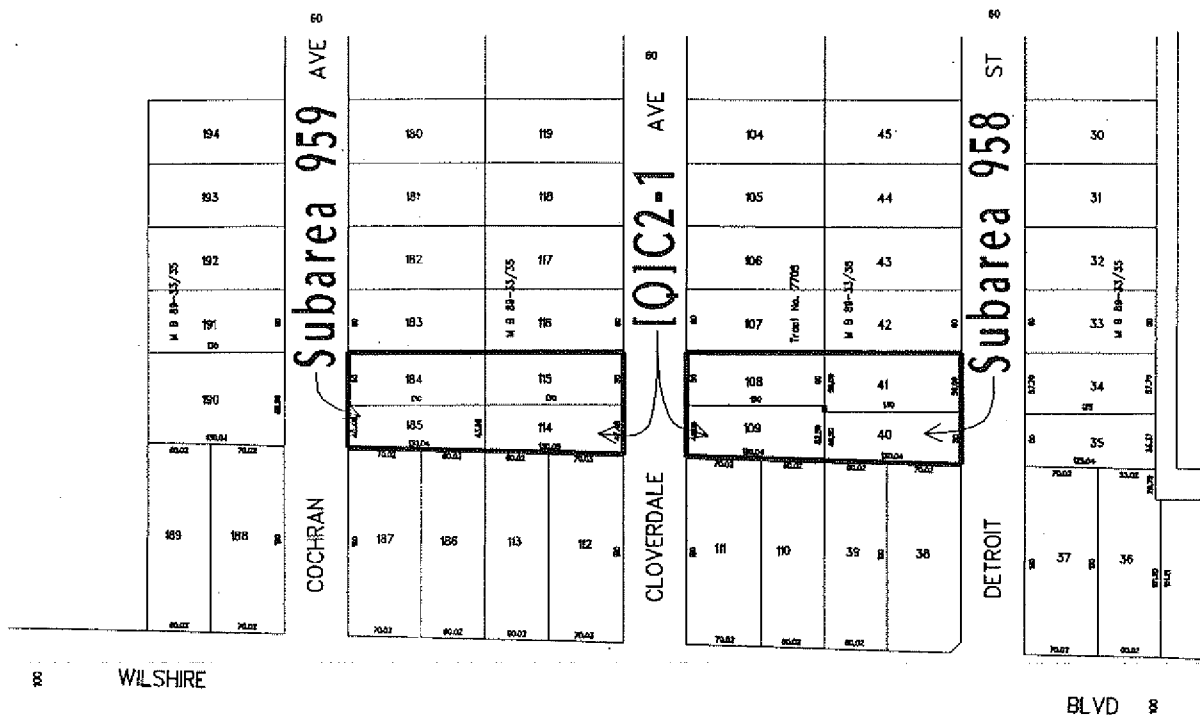
12 Dec 01



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
CPC 1997-0051 CPU



12 Dec 01



Cadastral Map No.
135 b 181



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



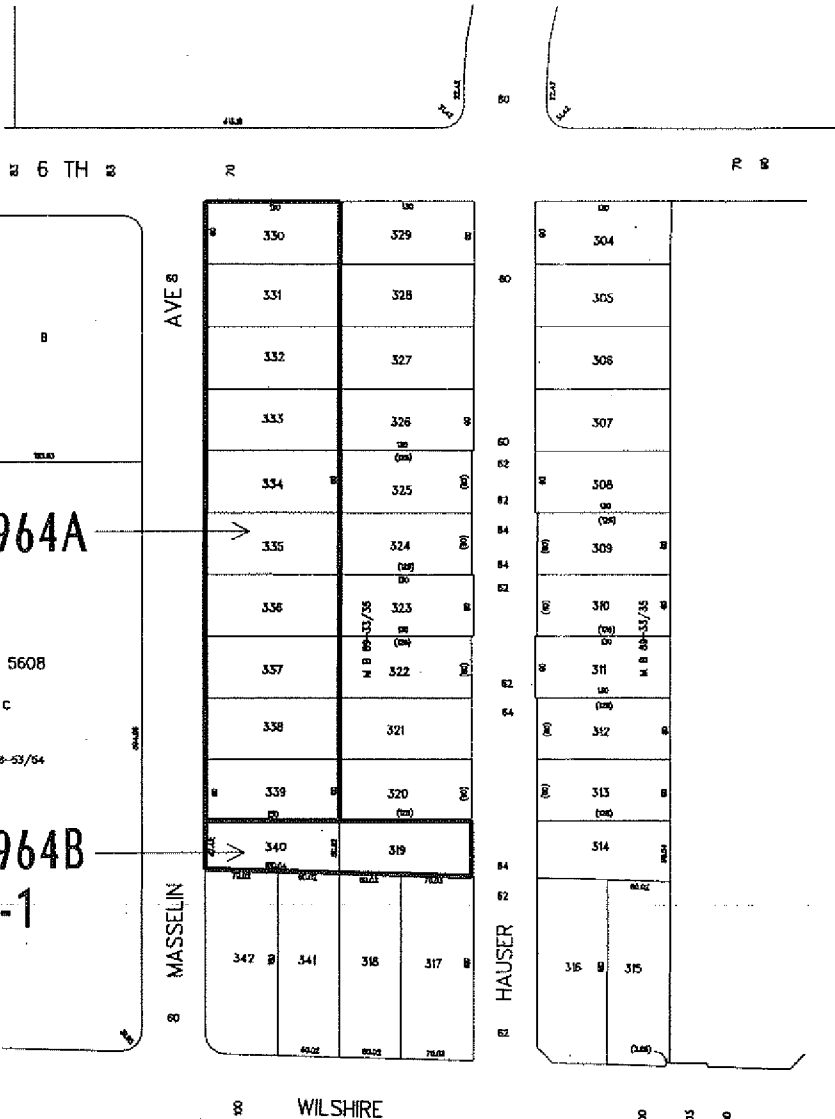
12 Dec 01

TR-44667-C
LT 1
M B 199-7/6

Subarea 964A
R4-1

P M 5608
C
BK 08-53/64

Subarea 964B
[Q]C2-1



Cadastral Map No.
135b181



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU

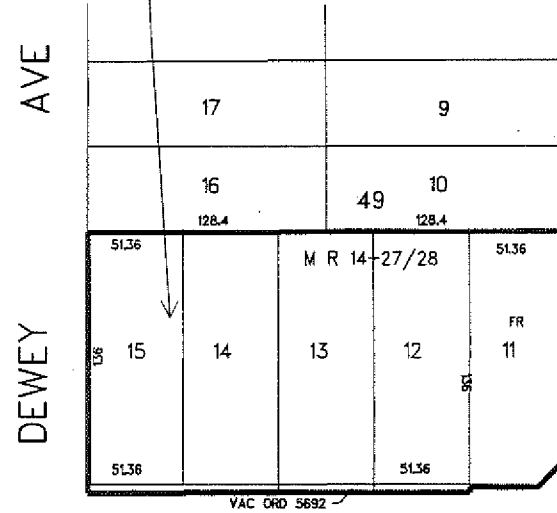
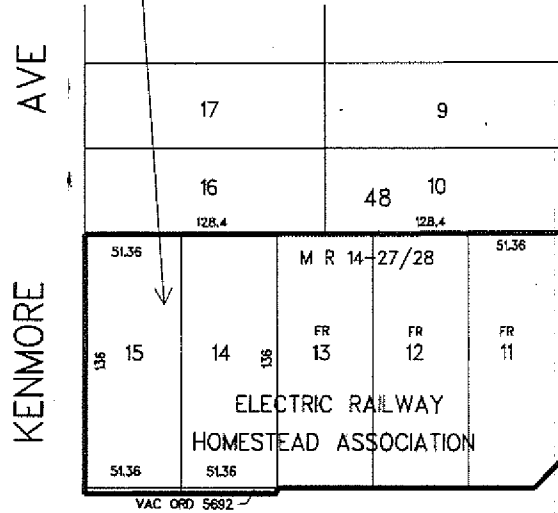


12 Dec 01

Data Sources: Department of City Planning and Bureau of Engineering

Subarea 988
C2-1

Subarea 987
C2-1



KENMORE
AVE

DEWEY
AVE

CATALINA
ST

PICO

BLVD

Cadastral Map No.
129B197



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01

12 TH ST

DR

AVE

KINGSLEY

ARDMORE

PICO BLVD

57 ① 57	128.4 (87) 25 (97)	③	(85) 128.4 ① 1 (95)	95 ② 95
24			2	
23			3	
22			4	
21			5	
20			6	
19			7	
18			8	
17			9	
46	16		10	46
128.4			128.4	
136	15	14	13	12
Subarea 992				
C2-1				
			ELECTRIC RAILWAY ASSOCIATION	
			HOMESTEAD	

Cadastral Map No. 129B193



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01

SERRANO AVE

	21		10
	22		9
	23	K	8
	24		7
46	25		6
	135		135

HOBART BLVD

SERRANO

54		M R 15-70		54
FR		SCHOOL		FR
5	FR	FR	FR	1
(120.40)	4	3	2	(120.68)
(120.46)	(120.51)	(120.57)	(120.62)	
(54)	PELLISSIER TRACT			(54)

HOBART

PICO

BLVD

Subarea 995
PF-1

Cadastral Map No.
129B193



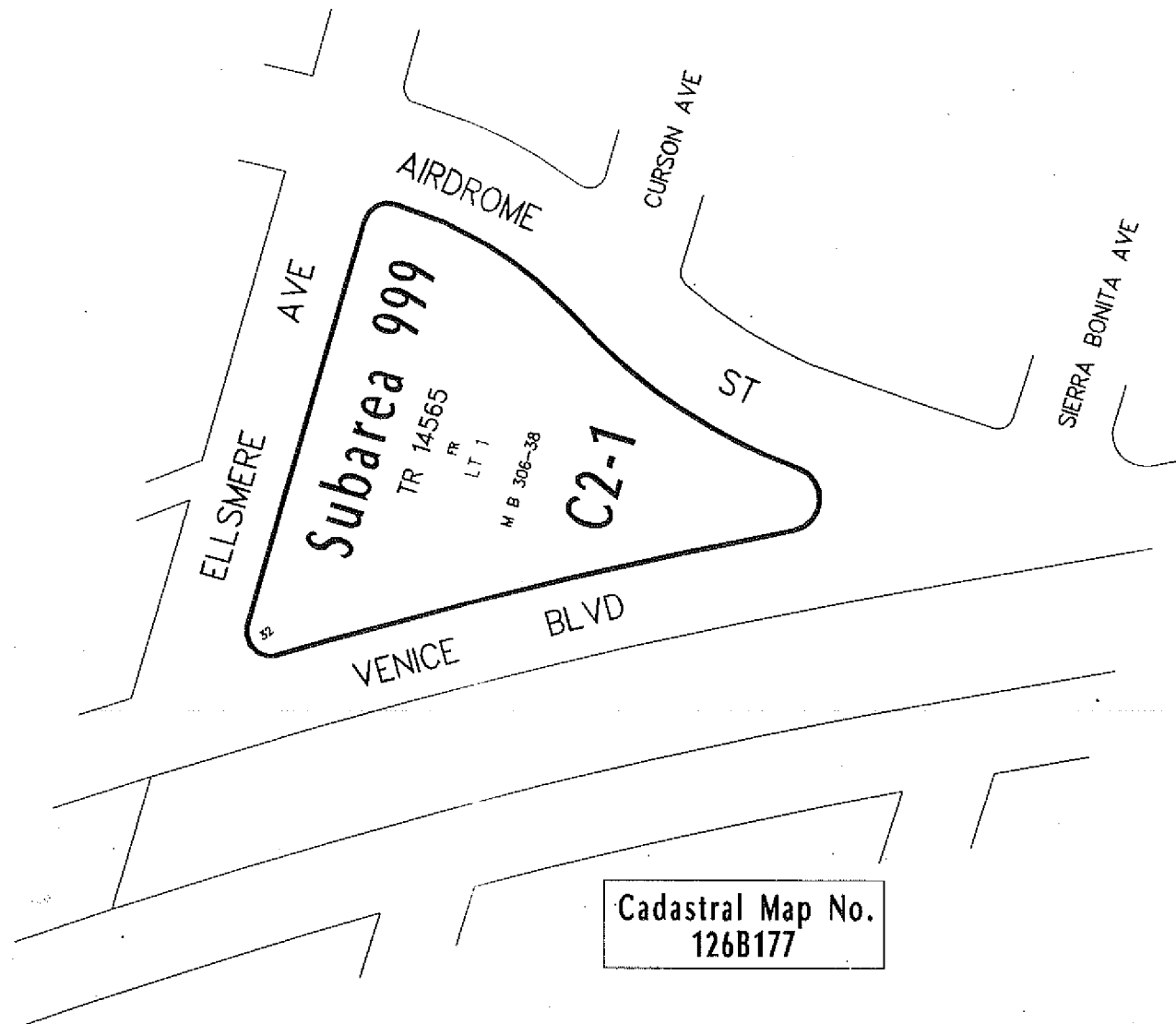
ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP

WILSHIRE

CPC 1997-0051 CPU



06 Dec 01



ZONE/HEIGHT DISTRICT CHANGE ORDINANCE MAP
WILSHIRE
 CPC 1997-0051 CPU



11 Dec 01

Section 5. The City Clerk shall certify to the passage of this ordinance and cause the same to be published by the posting of said ordinance for ten days in three public places in the City of Los Angeles with: one copy on the bulletin board located at the Main Street entrance of City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance of the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance of the Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of FEB 12 2002

J. MICHAEL CAREY, City Clerk,

By *Harold Carter* Deputy.

Approved..... **MAR 01 2002**

James H. Hill Mayor.

Approved as to Form and Legality

.....
ROCKARD J. DELGADILLO, City Attorney,

By.....
Deputy.

File No. CF 01-1366

Pursuant to Sec. 97.8 of the City Charter,
approval of this ordinance recommended
for the City Planning Commission

See attached report.

Chris Hill
Director of Planning

Date 1/30/02

DECLARATION OF POSTING ORDINANCE


I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 174455 - Zone & Height Dist changes for Wilshire Community Plan Update (90 Subareas, including a group of 56 Ordinance Maps) - a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on Feb. 12, 2002, & under direction of said Council & said City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles, on Mar. 4, 2002, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in said City, & one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously & conspicuously for ten days, or more, beginning March 4, 2002 to and including April 13, 2002.

I declare under penalty of perjury that the foregoing is true & correct.

Signed this 4th day of March, 2002 at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

2-12-02

BLURB

01-1366
CDs 1,4,5,10
& 13

ORDINANCE FIRST CONSIDERATION relative to zone changes for the Wilshire Community Plan Update.

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

PRESENT and ADOPT the accompanying ORDINANCE amending Section 12.04 of the Los Angeles Municipal Code relative to effecting zone and height district changes for the Wilshire Community Plan Update (90 subareas, including a group of 56 ordinance maps).

CPC 97-0051 CPU

(Environmental Impact Report and Findings
Adopted in Council on September 19, 2001)

#011366.blb

Ord.
ADOPTED

FEB 12 2002

LOS ANGELES CITY COUNCIL

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

01-1366

CDs 1,4,5,
10&13

September 25, 2001

City Planning Commission (~~with file~~)
Councilmember Reyes
Council District 4
Councilmember Weiss
Councilmember Holden
Councilmember Garcetti
Director of Planning
City Planning Department,
Community Planning Section
cc: Geographic Information Section
Attn: Fae Tsukamoto

Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections
Department of Building & Safety
c/o Zoning Coordinator
Bureau of Street Lighting,
"B" Permit Section
Fire Department

ADDITIONAL NOTIFICATIONS ON FOLLOWING PAGES

RE: WILSHIRE COMMUNITY PLAN UPDATE AND ASSOCIATED PLAN AMENDMENTS AND ZONE CHANGES

At the meeting of the Council held September 19, 2001, the following action was taken:

Attached resolution adopted.....	_____X_____
Motion adopted to approve attached report recommendation(s)....	_____X_____
Mayor failed to act - deemed approved.....	_____
Findings adopted.....	_____X_____
Generally Exempt.....	_____
EIR Certified.....	_____X_____

J. Michael Carey
City Clerk
bs

ateno\011366

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division



COUNCIL VOTE

19-Sep-01 2:18:42 PM, #22

ITEM NO. (13)

Voting on Item(s): 13

Roll Call

BERNSON	Absent
GALANTER	Absent
GARCETTI	Yes
HAHN	Yes
HOLDEN	Yes
*MISCIKOWSKI	Yes
PACHECO	Yes
PERRY	Yes
REYES	Yes
RIDLEY-THOMAS	Absent
WACHS	Absent
WEISS	Yes
ZINE	Yes
PADILLA	Yes
	Absent

Present: 10, Yes: 10 No: 0

13

PLANNING AND LAND USE MANAGEMENT COMMITTEE
Report/Communication for Signature

Council File Number: 01-1366

Committee Meeting Date: 9-4-01

Council Date: 9-19-01

COMMITTEE MEMBER	YES	NO	ABSENT
Councilmember Ed Reyes, Chair	✓		
Councilmember Bernson	✓		
Councilmember Wachs			✓

Remarks Welskire Community Plan Update

John A. White, Legislative Assistant ----- Telephone (213) 978-1068

RESOLUTION

WHEREAS, the Wilshire Community Plan was adopted by the City Council on May 17, 1976, and amended in December, 1988 through the General Plan/Zoning Consistency Program, and by limited amendments through the Periodic Plan Review Program; and

WHEREAS, the Community Plan Update consists of amendments to the Wilshire Community Plan map and text with associated zone and height district changes; and

WHEREAS, the Hearing Examiner, as a representative of the City Planning Commission held public hearings on the preliminary plan on January 30 and 31, 2001; and

WHEREAS, a notice of public hearing was published in the "Metropolitan News-Enterprise" on January 5, 2001, mailed to property owners and distributed through the Council Offices, in accordance with Section 12.32-C1 of the Los Angeles Municipal Code; and

WHEREAS, the City Planning Commission conducted a limited public hearing on May 10, 2001; and

WHEREAS, notice of the limited public hearing was published in the "Metropolitan News-Enterprise" and mailed to all interested parties on Monday, April 16, 2001, in accordance with Section 12.32-C1 of the Los Angeles Municipal Code; and

WHEREAS, evidence, both written and oral, was duly presented to and considered by the City Planning Commission at the aforesaid public hearing, including but not limited to a staff report, exhibits, appendices, and public testimony; and

WHEREAS, the amendments to the Wilshire Community Plan reflect changes in land use policies that have occurred in the community since the current plan was adopted; and

WHEREAS, the City Council has reviewed and considered the Environmental Impact Report (EIR) No. 97-0245 in its determination of adopting the proposed plan; and

WHEREAS, pursuant to the City Charter and ordinance provisions, the Mayor and the City Planning Commission have transmitted their recommendations.

NOW, THEREFORE, BE IT RESOLVED, that the Wilshire Community Plan with associated zone and height district changes be amended.

BE IT FURTHER RESOLVED that the Environmental Impact Report has been found adequate to comply with the California Environmental Quality Act and the State and City Guidelines relating thereto and, that the City Council hereby certifies the Environmental Impact Report and instructs that a "Notice of Determination" be filed with the Los Angeles County Clerk and the Los Angeles City Clerk, in accordance with Article VI, Sections 11b and 11d of the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970, as amended.

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF SEP 19 2001
BY A MAJORITY OF ALL ITS MEMBERS.



J. MICHAEL CAREY,
CITY CLERK

By Dorlene Brown

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

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

ENVIRONMENTAL IMPACT REPORT, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and RESOLUTION relative to the Wilshire Community Plan Update and associated plan amendments and zone changes.

Recommendations for Council action:

1. CERTIFY that the Environmental Impact Report (EIR No. 97-0245; State Clearing House No. 97081033) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the lead agency, City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 01-1366 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Environmental Impact Report.
2. ADOPT the FINDINGS of the City Planning Commission as the Findings of the City Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the City Planning Commission, and the Director of Planning APPROVING the proposed Wilshire Community Plan Update plan amendments with associated zone changes, plan text and change maps (Exhibits A, B, C, D, and E), as part of the General Plan of the City of Los Angeles, as amended to:
 - a. Modify subarea 940B to reflect a maximum height of 45' as permitted by Code, and delete reference indicating "as measured from the sidewalk."
 - b. Clarify "Q" Conditions for subareas within the Miracle Mile relative to parking uses.

CPC 1997-0051 CPU

4. AMEND the Highways and Freeways Map of the Transportation element of the General Plan to reclassify selected streets

within the Wilshire Community Plan as shown on the Symbol and Street Redesignation map and Matrix (Exhibits D and G).

5. INSTRUCT Planning Department to:
 - a. Prepare and present for adoption the necessary ordinances changing the zones as shown on the Land Use Chang Map and Matrix (Exhibits C and F).
 - b. Redesignate Wilton Place, Subarea 631C, from a Secondary Highway to a Collector Street between Beverly Boulevard and Third Street.
 - c. Implement the Design Guidelines and Standards for the Wilshire Community Plan by undertaking the necessary steps to prepare Community Design Overlay Districts for the Miracle Mile and Beverly-Fairfax areas, including Streetscape Plans as appropriate.
 - d. Support efforts in Wilshire Center to promote commercial revitalization and additional housing through the creation of a Mixed Use Overlay District, generally including commercial land bounded by Western Avenue, 6th Street, Vermont Avenue, and 8th Street.
 - e. Update the Citywide General Plan Framework and appropriate maps pursuant to this action.
6. INSTRUCT the Department of Transportation to report to the Transportation Committee relative to redesignating Crescent Heights Boulevard from a Secondary Highway to a Collector Street between Melrose and Olympic Boulevards.

Fiscal Impact Statements: None submitted by the Planning Department. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

TIME LIMIT FILE - SEPTEMBER 24, 2001

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 21, 2001)

Summary:

At its meeting held on September 4, 2001, the Planning and Land Use Management Committee considered transmittal from the Mayor and Director of Planning relative to the recommendations of the City Planning Commission to approve the proposed Wilshire Community Plan Update as part of the General Plan of the City of Los Angeles. Representatives of the Planning Department stated

that several community meetings and workshops were held to discuss the CPU. A representative of the Fourth Council District spoke in favor of staff's proposal and urged the Committee to approve the CPU.


During the public comment period, local residents stated their concerns regarding parking congestion and urged the Committee to not relax parking requirements. Property owners spoke in favor of less restrictions regarding parking and authority to build higher density projects. A local resident urged the Committee to modify the CPU to re-classify Crescent Heights Boulevard from a Secondary Highway to a Collector Street. Traffic is heavy along this route and dangerous conditions exist for residents, pedestrians, and commuters.

A representative of the Department of Transportation indicated that the street carries over 25,000 cars a day. Planning Department staff stated that reclassifying Crescent Heights Boulevard could jeopardize transportation funding the City currently receives from the Federal government. The plan limits the impact of potential increases in traffic congestion by not allowing the Department of Transportation to widen the street to accommodate more vehicles.

The Committee recommended that Council approve the Wilshire CPU, as modified above. Committee members stated that re-classifying Crescent Heights Boulevard from a Secondary Highway to a Collector Street alone would not reduce traffic congestion. The Committee stated traffic calming measures may have a greater impact. The Committee further recommended that Council direct the Department of Transportation to report to the Transportation Committee relative to reclassifying Crescent Heights Boulevard.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



JAW:ys
9/14/01
Enc: CPC 1997-0051 CPU
CDs 1, 4, 5, 10, 13
Attachment: Resolution

#011366

ADOPTED

MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATION
SEP 19 2001

LOS ANGELES CITY COUNCIL
EIR CERTIFIED
FINDINGS & RESOL ADOPTED

ORD
ADOPTED

FEB 12 2002

LOS ANGELES CITY COUNCIL

COUNCIL VOTE

Feb 12, 2002 10:44:01 AM, #4

Items for Which Public Hearings Have Not Been Held - Items 18-36

Voting on Item(s): 18-23,25-28,33-36

Roll Call

BERNSON	Yes
GALANTER	Absent
GARCETTI	Yes
HAHN	Yes
HOLDEN	Yes
LABONGE	Yes
MISCIKOWSKI	Yes
PACHECO	Yes
PERRY	Yes
REYES	Yes
RIDLEY-THOMAS	Yes
WEISS	Yes
ZINE	Yes
*PADILLA	Yes
	Absent

Present: 13, Yes: 13 No: 0

CITY OF LOS ANGELES
CALIFORNIA

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.



JAMES
MA

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133

01-1366

CDs 1,4,5,
10&13

September 25, 2001

City Planning Commission (with file)
Councilmember Reyes
Council District 4
Councilmember Weiss
Councilmember Holden
Councilmember Garcetti
Director of Planning
City Planning Department,
Community Planning Section
cc: Geographic Information Section
Attn: Fae Tsukamoto

ADDITIONAL NOTIFICATIONS ON FOLLOWING

RE: WILSHIRE COMMUNITY PLAN UPDATE AND
CHANGES

At the meeting of the Council held Sep
action was taken:

- Attached resolution adopted.....
- Motion adopted to approve attached rep.....
- Mayor failed to act - deemed approved.....
- Findings adopted.....
- Generally Exempt.....
- EIR Certified.....

J. Michael Carey
City Clerk
bs

steno\011366

RETURN IN FIVE DAYS TO
OFFICE OF
CITY CLERK
R.M. 395, 200 N. SPRING STREET
LOS ANGELES, CA 90012
GIN'S
"ON EQUAL EMPLOYMENT OPPORTUNITY -
AFFIRMATIVE ACTION EMPLOYER"



Maynard Brittan
P.O. Box 36622
Los Angeles, CA 90036



BS

Calumbas



CITY OF LOS ANGELES

CALIFORNIA



J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

01-1366

CDs 1,4,5,
10&13

September 25, 2001

City Planning Commission (with file)
Councilmember Reyes
Council District 4
Councilmember Weiss
Councilmember Holden
Councilmember Garcetti
Director of Planning
City Planning Department,
Community Planning Section
cc: Geographic Information Section
Attn: Fae Tsukamoto

ADDITIONAL NOTIFICATIONS ON FOLLOWING

RE: WILSHIRE COMMUNITY PLAN UPDATE AND
CHANGES

At the meeting of the Council held See
action was taken:

Attached resolution adopted.....
Motion adopted to approve attached report.....
Mayor failed to act - deemed approved.....
Findings adopted.....
Generally Exempt.....
EIR Certified.....

J. Michael Carey
City Clerk
bs

steno\011366

Office of the
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Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
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JAMES
M

RETURN IN FIVE DAYS TO
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"EQUAL EMPLOYMENT OPPORTUNITY -
AFFIRMATIVE ACTION EMPLOYER"



**NO FORWARDING
BOX CLOSED
ORDER ON FILE**

Jeff Fader
P.O. Box 36622
Los Angeles, CA 90036

Handwritten initials

Handwritten signature



CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

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HELEN GINSBURG
Chief, Council and Public Services Division

01-1366

CDs 1,4,5,
10&13

September 25, 2001

City Planning Commission (with file)
Councilmember Reyes
Council District 4
Councilmember Weiss
Councilmember Holden
Councilmember Garcetti
Director of Planning
City Planning Department,
Community Planning Section
cc: Geographic Information Section
Attn: Fae Tsukamoto

Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections
Department of Building & Safety
c/o Zoning Coordinator
Bureau of Street Lighting,
"B" Permit Section
Fire Department

ADDITIONAL NOTIFICATIONS ON FOLLOWING PAGES

RE: WILSHIRE COMMUNITY PLAN UPDATE AND ASSOCIATED PLAN AMENDMENTS AND ZONE CHANGES

At the meeting of the Council held September 19, 2001, the following action was taken:

Attached resolution adopted.....	_____X_____
Motion adopted to approve attached report recommendation(s)....	_____X_____
Mayor failed to act - deemed approved.....	_____
Findings adopted.....	_____X_____
Generally Exempt.....	_____
EIR Certified.....	_____X_____

J. Michael Carey
City Clerk
bs

steno\011366



OK 01-1366

CP 01-12

Use computer for...

CPC-1997-0051

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~~Walter Becker~~
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MAIL STOP 201

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Councilman Feuer's Office

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Los Angeles, CA 90028-5223

01-1366

Use complete for 3.2

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Owner
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AGENDA ON 8-30-01
BY [Signature] 901

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Rita Ellsberg
5051 W. Pico
Los Angeles, CA 900

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 01-1366

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

Public Comments Yes No
XX —

ENVIRONMENTAL IMPACT REPORT, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and RESOLUTION relative to the Wilshire Community Plan Update and associated plan amendments and zone changes.

Recommendations for Council action:

1. CERTIFY that the Environmental Impact Report (EIR No. 97-0245; State Clearing House No. 97081033) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the lead agency, City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 01-1366 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Environmental Impact Report.
2. ADOPT the FINDINGS of the City Planning Commission as the Findings of the City Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the City Planning Commission, and the Director of Planning APPROVING the proposed Wilshire Community Plan Update plan amendments with associated zone changes, plan text and change maps (Exhibits A, B, C, D, and E), as part of the General Plan of the City of Los Angeles, as amended to:
 - a. Modify subarea 940B to reflect a maximum height of 45' as permitted by Code, and delete reference indicating "as measured from the sidewalk."
 - b. Clarify "Q" Conditions for subareas within the Miracle Mile relative to parking uses.

CPC 1997-0051 CPU

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within the Wilshire Community Plan as shown on the Symbol and Street Redesignation map and Matrix (Exhibits D and G).

5. INSTRUCT Planning Department to:
 - a. Prepare and present for adoption the necessary ordinances changing the zones as shown on the Land Use Chang Map and Matrix (Exhibits C and F).
 - b. Redesignate Wilton Place, Subarea 631C, from a Secondary Highway to a Collector Street between Beverly Boulevard and Third Street.
 - c. Implement the Design Guidelines and Standards for the Wilshire Community Plan by undertaking the necessary steps to prepare Community Design Overlay Districts for the Miracle Mile and Beverly-Fairfax areas, including Streetscape Plans as appropriate.
 - d. Support efforts in Wilshire Center to promote commercial revitalization and additional housing through the creation of a Mixed Use Overlay District, generally including commercial land bounded by Western Avenue, 6th Street, Vermont Avenue, and 8th Street.
 - e. Update the Citywide General Plan Framework and appropriate maps pursuant to this action.
6. INSTRUCT the Department of Transportation to report to the Transportation Committee relative to redesignating Crescent Heights Boulevard from a Secondary Highway to a Collector Street between Melrose and Olympic Boulevards.

Fiscal Impact Statements: None submitted by the Planning Department. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

TIME LIMIT FILE - SEPTEMBER 24, 2001

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 21, 2001)

Summary:

At its meeting held on September 4, 2001, the Planning and Land Use Management Committee considered transmittal from the Mayor and Director of Planning relative to the recommendations of the City Planning Commission to approve the proposed Wilshire Community Plan Update as part of the General Plan of the City of Los Angeles. Representatives of the Planning Department stated

that several community meetings and workshops were held to discuss the CPU. A representative of the Fourth Council District spoke in favor of staff's proposal and urged the Committee to approve the CPU.

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The Committee recommended that Council approve the Wilshire CPU, as modified above. Committee members stated that re-classifying Crescent Heights Boulevard from a Secondary Highway to a Collector Street alone would not reduce traffic congestion. The Committee stated traffic calming measures may have a greater impact. The Committee further recommended that Council direct the Department of Transportation to report to the Transportation Committee relative to reclassifying Crescent Heights Boulevard.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



ADOPTED

MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATION
SEP 19 2001

JAW:ys
9/14/01
Enc: CPC 1997-0051 CPU
CDs 1, 4, 5, 10, 13
Attachment: Resolution

LOS ANGELES CITY COUNCIL
EIR CERTIFIED
FINDINGS & RESOL ADOPTED

#011366

RESOLUTION

WHEREAS, the Wilshire Community Plan was adopted by the City Council on May 17, 1976, and amended in December, 1988 through the General Plan/Zoning Consistency Program, and by limited amendments through the Periodic Plan Review Program; and

WHEREAS, the Community Plan Update consists of amendments to the Wilshire Community Plan map and text with associated zone and height district changes; and

WHEREAS, the Hearing Examiner, as a representative of the City Planning Commission held public hearings on the preliminary plan on January 30 and 31, 2001; and

WHEREAS, a notice of public hearing was published in the "Metropolitan News-Enterprise" on January 5, 2001, mailed to property owners and distributed through the Council Offices, in accordance with Section 12.32-C1 of the Los Angeles Municipal Code; and

WHEREAS, the City Planning Commission conducted a limited public hearing on May 10, 2001; and

WHEREAS, notice of the limited public hearing was published in the "Metropolitan News-Enterprise" and mailed to all interested parties on Monday, April 16, 2001, in accordance with Section 12.32-C1 of the Los Angeles Municipal Code; and

WHEREAS, evidence, both written and oral, was duly presented to and considered by the City Planning Commission at the aforesaid public hearing, including but not limited to a staff report, exhibits, appendices, and public testimony; and

WHEREAS, the amendments to the Wilshire Community Plan reflect changes in land use policies that have occurred in the community since the current plan was adopted; and

WHEREAS, the City Council has reviewed and considered the Environmental Impact Report (EIR) No. 97-0245 in its determination of adopting the proposed plan; and

WHEREAS, pursuant to the City Charter and ordinance provisions, the Mayor and the City Planning Commission have transmitted their recommendations.

NOW, THEREFORE, BE IT RESOLVED, that the Wilshire Community Plan with associated zone and height district changes be amended.

BE IT FURTHER RESOLVED that the Environmental Impact Report has been found adequate to comply with the California Environmental Quality Act and the State and City Guidelines relating thereto and, that the City Council hereby certifies the Environmental Impact Report and instructs that a "Notice of Determination" be filed with the Los Angeles County Clerk and the Los Angeles City Clerk, in accordance with Article VI, Sections 11b and 11d of the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970, as amended.

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF SEP 19 2001
BY A MAJORITY OF ALL ITS MEMBERS.



J. MICHAEL CAREY,
CITY CLERK

[Handwritten Signature]

PROTEST

Cal Hrg - 9/19/01

cf 01-1366

STATEMENT of J. H. McQUISTON
on WILSHIRE COMMUNITY PLAN UPDATE
September 19, 2001

PLS
RECEIVED
CITY CLERK'S OFFICE
2001 SEP 19 AM 9:59
CITY CLERK
BY Mrs. [unclear] EPURV

Mr President and Members of the City Council:

As the Planning Representative of the East Hollywood Community Association and a State-recognized professional, I must oppose the Wilshire Plan Update because it is inherently supportive of segregation and productive of Civil unrest.

The Plan has been skewed so that "they" will be kept apart from "those who count". Note that the bulk of the densification and the promotion of walkups occur East of Western Avenue, which is not even halfway into the Plan. Although the Framework supposedly preserves "single-family housing", the only preservation in the Update occurs West of Western Ave. "They" on the Eastern side are recognized by the Housing Plan as being "non-white", so "they" will be deprived of their single-family housing. I beg to differ. Los Angeles should not continue this form of segregation.

Moreover, in order to jam more bodies into the Wilshire Ghetto, the Plan has eliminated all the prior-designated park areas in the Update. Where are the overpopulated areas supposed to find recreation? In graffiti? In gangs? Without recreational parks those are the only options left.

And, with all the high-density buildings and multiple-use edifices, where can there be schools? Where will there be child-care? Where will there be fire and police stations necessary when the unrest becomes expressed?

Clearly Los Angeles could and should do better. Just because the resident population in the overpopulated Wilshire area is afraid to speak out against the unjust Plan Update doesn't relieve this Council from doing the right thing by them.

I pray that the Council will reject the Wilshire Plan Update in its present form.

Respectfully submitted,

J. H. McQuiston
6212 Yucca St
Los Angeles, CA 90028-5223
(323) 464-6792

J. H. McQuiston
J. H. McQuiston, P.E.

COPIES SENT TO ALL
COUNCIL MEMBERS

**PLANNING AND LAND USE MANAGEMENT COMMITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION**

Council File No. 01-1366

sign

Applicant/Appellant/Owner	Representative
	<i>see attached</i>

Council Member(s) 1, 4, 5, 10 & 13

Office of the Mayor (w/file) - Section _____

City Attorney-Attn: _____ - ICO; CA;

City Administrative Officer (CAO)

Chief Legislative Analyst (CLA)

City Planning Department:

City Planning Commission (w/file) - (ZC; HD; BL; HE; HPOZ; GPA; SPE; CPU; CPR; CA; ICO; TOD; SP; CDO)

Director of Planning - (same as Comsn.)

Office of Zoning Administration - (All ZA cases; CU; ZV;)

Advisory Agency - (PM; TT; CPU; CPR; CA; ICO; TOD; SP; CDO)

Community Planning Section - (DRB; CPU; CPR; SPE; TT; PM; CA; ICO; CDO; HE)

Geographic Information Section - Attn: Fae Tsukamoto - (same as Comsn.)

Information Technology Agency - (large projects)

Bureau of Engineering, Land Development & Mapping Division - (generally most cases)

Department of Transportation, Traffic/Planning Sections - (generally most cases)

Department of Building & Safety c/o Zoning Coordinator - (generally most cases)

Bureau of Street Lighting, "B" Permit Section - (all zoning cases)

Department of Water and Power - (DB & large projects)

Fire Department - (all zoning and hillside cases)

Police Department - (beer & wine; adult entertainment, revocations)

Community Development Department

Los Angeles County Assessor - (CU appeals & large projects)

CITY OF LOS ANGELES SPEAKER CARD

Date 9/18/01

#13

Council File No., Agenda Item, or Case No. WIL Comm Plan Approval

I wish to speak before the City Council Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal (X) Against proposal (X) General comments

Name: JEFFREY FADER

Business or Organization Affiliation: Miracle Mife Owners Assoc

Address: 719 N. Fairfax Ave L.A CA 90046

Business phone: 323-8520126 Representing: My Self

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: []

Client Name: Phone #:

Client Address: Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

3

CITY OF LOS ANGELES SPEAKER CARD

Date 9-19-01

Council File No., Agenda Item, or Case No. 01-1336 (Item 13)

I wish to speak before the City Council Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (X) For proposal () Against proposal () General comments

Name: Pam Schmidt

Business or Organization Affiliation: Jeffer Mangels Butler & Marzano

Address: 2121 Avenue of the Stars L.A CA 90067

Business phone: 310 203 8080 Representing: Hayper Partnership

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: [X]

Client Name: Hayper Partnership / Reliable Properties Phone #:

Client Address: 6399 Wilshire Blvd #604 L.A 323 653 3777

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER BOARD

Date 9/19/01

Council File No., Agenda Item, or Case No. 01-1366 # 1377

I wish to speak before the LA CITY COUNCIL Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (X) For proposal () Against proposal () General comments

Name: LAUREL SYLVANUS

Business or Organization Affiliation: CRESCENT HEIGHTS

Address: 459 N. Crest Hts LA CA 90048 Street City State Zip

Business phone: 323 651-2070 Representing: CRESCENT HT RESIDENTS

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: []

Client Name: Phone #:

Client Address: Street City State Zip

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CITY OF LOS ANGELES SPEAKER BOARD

Date 9/19/01

Council File No., Agenda Item, or Case No. ITEM 13 CF 01-1366

I wish to speak before the City Council Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal (X) Against proposal () General comments

Name: JIM MEQUISTON, PLANNING REP.

Business or Organization Affiliation: EAST HOLLYWOOD COMMUNITY ASSN.

Address: 6212 YUCCA ST LOS ANGELES CA 90028-5223 Street City State Zip

Business phone: 323-464-6792 Representing: EHOCA

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: []

Client Name: Phone #:

Client Address: Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.



COMMUNITY PLANNING BUREAU

City Hall • 200 N. Spring Street, Room 667 • Los Angeles, CA 90012

LOS ANGELES CITY
PLANNING
DEPARTMENT

5

September 4, 2001

To: Councilmember Ed Reyes
Chair, Planning and Land Use Management Committee

From: Robert H. Sutton
Deputy Director, Planning

Subject: **SUGGESTED MODIFIED ACTIONS - COUNCIL FILE 01-1366 -
WILSHIRE COMMUNITY PLAN UPDATE**

In response to the recent re-adoption of the Citywide General Plan Framework Element by City Council on August 8, 2001, the actions before the Committee regarding the Wilshire Community Plan Update, Council File 01-1366, need to be amended as follows to provide consistency between the Wilshire Community Plan and the Citywide General Plan Framework Element.

INSTRUCT the City Planning Department to update the Citywide General Plan Framework and appropriate maps pursuant to this action.

EXHIBIT B

PROPOSED

WILSHIRE

COMMUNITY PLAN

June 1, 2001

Los Angeles
Department of City Planning

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WILSHIRE COMMUNITY PLAN

CHAPTER I INTRODUCTION

PLANNING AREA

The majority of the Wilshire Community Plan Area consists of gently sloping plains and includes about 8,954 acres (about 14 square miles), which is approximately 3 percent of the total land in the City of Los Angeles.

The Wilshire Community Plan Area is often spoken of as the Mid-City section of Los Angeles. The eastern edge of the approximately 2.5-mile wide by 6-mile long plan area is about 6 miles west of downtown Los Angeles, while the western edge abuts the City of Beverly Hills.

The plan area is bounded by Melrose Avenue and Rosewood Avenue to the north; 18th Street, Venice Boulevard and Pico Boulevard to the south; Hoover Street to the east; and the Cities of West Hollywood and Beverly Hills to the west.

Wilshire is surrounded by the City of Los Angeles community plan areas of Hollywood to the north; South Central Los Angeles and West Adams-Leimert-Baldwin Hills to the south; Silverlake-Echo Park and Westlake to the east; and West Los Angeles to the west.

The plan area is generally southwest of the Hollywood Freeway (U.S. 101), which is oriented northwest-southeast across the northeast corner of the Plan Area at Vermont and Rosewood Avenues.

The Hollywood Freeway is the only freeway within the Wilshire plan area. The Harbor Freeway (I-110) is located one mile to the east; the Santa Monica Freeway (I-10) is located one mile to the south; and the San Diego Freeway (I-405) is approximately five miles to the west of the community boundaries.

The Metro Red Line subway also serves the Wilshire Community Plan area, running along portions of Wilshire Boulevard and Vermont Avenue.

The Wilshire Community Plan Area has a pattern of low density residential uses interspersed with areas of higher density residential uses. Long narrow corridors of commercial activity can be found along major boulevards including Wilshire, Pico, La Cienega, Western and Vermont. The plan area east of Western Avenue contains large concentrations of higher-density residential neighborhoods surrounding the regional commercial area known as Wilshire Center.

Existing residential land use totals 4,568 acres, including approximately 116,575 dwelling units. The Wilshire Community Plan designates 4,592 acres for residential land uses, accommodating a projected 134,300 dwelling units.

Existing commercial land uses comprise 1,054 acres. There is approximately 40,004,300

square feet of existing commercial development. Planned commercial land use as determined in the Community Plan totals 1,129 acres, with a projected developed commercial total of 41,833,820 square feet.

Existing industrial land use is 50 acres. There is approximately 1,527,800 square feet of existing industrial development. Planned industrial land use designated in the Community Plan is 38 acres, with a build-out projection equal to current conditions.

There are 191 acres of land designated as open space. This category represents 2.1 percent of total land acreage in the Wilshire Community.

The street pattern in the Wilshire area is primarily a grid. Most of the street network is oriented on primary compass points with few exceptions. Notably, south of Wilshire Boulevard and west of Wilton Place, the street grid shifts uniformly towards a northeast/southwest alignment, while east/west streets shift somewhat to a northwest/southeast orientation.

WILSHIRE DEMOGRAPHICS

The 2000 Census recorded a Wilshire Community Plan Area population of 292,101. This includes an ethnic mix of 8.8 percent African American, 23.3 percent Asian, 23.7 percent Caucasian (non-Latino), 41.3 percent Latino, and less than one percent Native American.

The Wilshire area is one of the most ethnically and economically diverse areas in the City of Los Angeles. Population make-up varies dramatically from block to block and historically many neighborhoods are

ethnically and racially integrated.

A multitude of cultures, ethnicities, and activities together define this diverse area of Los Angeles. For example, Fairfax Avenue itself runs through a district of Ethiopian restaurants, crosses museum row, then arrives at a thriving Orthodox Jewish. Established high-end residential districts abut first generation immigrant neighborhoods, creating dynamic, intricate, and vibrant social patterns, interaction, and community.

The Koreatown area loosely overlaps a collection of neighborhoods including many primarily Latino areas in the eastern portion of the plan area. Koreatown is centered around Olympic Boulevard between Western and Vermont Avenues.

The Southern California Association of Governments (SCAG) projects a 2010 population of 337,144 persons, a 25 percent increase over the 1990 Census total of 271,620. The Community Plan provides capacity to meet this projection. Population density in 1990 averaged 30.6 persons per gross acre, the second highest for community plan areas in the City of Los Angeles.

W I L S H I R E NEIGHBORHOODS AND ACTIVITY CENTERS

Residential

The Wilshire District contains an overwhelming majority of multi-family units (86 percent of total housing units). The remaining single family units comprise 42 percent of the total residential land area, with

an average net single family density of eight units per acre.

The Wilshire Community Plan Area includes several neighborhoods that consist almost exclusively of duplexes, most notably areas between La Brea Avenue and Fairfax Avenue from Melrose to Third Street, between Olympic and Pico Boulevards from Rimpau Boulevard to Redondo Boulevard, and along Crescent Heights.

A combination of low to mid-rise multi-family units and areas containing a mix of mid to high-rise buildings are concentrated along the Wilshire corridor between Vermont Avenue and Wilton Place, in aggregate forming the area known as Wilshire Center.

Residential areas with a mix of high and medium densities are generally found adjacent to commercial corridors in the area bounded by Third Street on the north and Eighth Street on the south. The remainder of the area is largely low-rise residential homes and apartments.

Scattered mid-rise residential areas are located throughout the plan area, with building heights exceeding eight stories in Park La Brea and along Rossmore Avenue. The average net multi-family density is 42 units per acre, one of the highest in the city, with the average net density for all housing types at 25 units per acre.

Commercial

Wilshire Boulevard between Hoover Street and Western Avenue includes a substantial number of mid-rise buildings, generally with minimal setbacks or setbacks that increase the sidewalk width along the boulevard and some

with ground floor shops and services. This highly urbanized section of the boulevard experiences considerable pedestrian activity and is supported by Metro Red Line subway service. The urban character along Wilshire Boulevard moving west from Wilton Place to Highland Avenues changes to predominantly low-rise freestanding buildings with landscaped setbacks and limited ground floor retail use. The Park Mile Specific Plan governs development in this area.

Many fine mid-rise examples of Art Deco architecture line Wilshire Boulevard along the Miracle Mile, from La Brea Avenue to Fairfax Avenue, complemented with a consistent urban streetscape and low-rise commercial storefronts. Mid-rise buildings occur more frequently from Fairfax Avenue to San Vicente Boulevard, similarly interspersed with low-rise buildings. The Wilshire Corridor continues west from San Vicente Boulevard through Beverly Hills.

Low-rise commercial buildings consisting of a mix of building types occur along most of the major arterials except within Hancock Park.

Corridors east of Hancock Park include the following: Pico Boulevard; Olympic Boulevard east of Crenshaw Boulevard; Eighth Street east of Western Avenue which includes higher commercial intensities in Koreatown; Sixth Street; Third Street; Beverly Boulevard and Melrose Avenue between Hoover Street and Western Avenue; Temple Street, consisting of largely zero-setback blank wall buildings; Vermont Avenue; and Western Avenue.

Corridors west of Hancock Park include the following: Third Street; Beverly Boulevard; Melrose Avenue, Robertson Boulevard, and

La Brea Avenue, consisting primarily of one-story pedestrian-oriented streetfronts; and La Cienega and Pico Boulevards which include a mix of building types.

Larchmont Boulevard is a three-block shopping district within Windsor Square of which the southernmost block consists of pedestrian-oriented storefronts; Larchmont Boulevard includes one mid-rise medical tower north of Beverly Boulevard.

Industrial

Most of Wilshire's low intensity industrial land uses are located around the intersection of Beverly Boulevard and Virgil Avenue, and along Pico Boulevard between Vermont and Western Avenues. These business park-style developments provide limited employment bases. They consist of small and medium scale automobile repair businesses, wholesale/retail distribution outlets, and storage operations.

C O M M U N I T Y P A R T I C I P A T I O N

The State of California requires citizen participation in the preparation of the General Plan. Government Code Section 65351 reads, "During the preparation or amendment of the General Plan, the planning agency shall provide opportunities for involvement of citizens, public agencies, public utility companies, and civic, education, and other community groups, through public hearings and any other means the city or county deems appropriate".

In 1997 and 1998, Community participation

was initiated through more than 40 focus group meetings. During 1999 and 2000, additional community participation was encouraged during five public workshops and two open houses. In 2001, two open houses followed by public hearings were held. The City Planning Commission reviewed the plan on May 10, 2001 and the City Council gave its approval on September 19, 2001.

The public hearing served as a forum for the public review of the Final Environmental Impact Report (EIR), and of the Transportation Improvement and Mitigation Program (TIMP), both of which were prepared for the update of the Wilshire Community Plan.

Community members continue to assist in the identification of major issues and with the formulation of land use policies and objectives in the Wilshire Community Plan Area.

COMMUNITY ISSUES AND OPPORTUNITIES

The following summarizes planning and land use issues and opportunities identified by residents, property owners, and business owners in the Wilshire Community Plan Area.

RESIDENTIAL

ISSUES

- Need to maintain low density character of single family neighborhoods, avoiding encroachment from other uses, commercial off-street parking, and

“spillover” traffic from adjacent development.

- Need to preserve the existing character of residential neighborhoods while accommodating more affordable housing and child care facilities.
- Improved land use transitions in scale, density and character are needed between multiple family and adjacent single family neighborhoods.
- Improved land use transitions are needed between commercial uses and single family and multiple family areas.
- Increased off-street parking areas and facilities, open space, and recreational facilities are needed, particularly in multiple family residential areas.
- Non-conforming residential units exist in areas zoned and designated for commercial land use.
- New development needs to be coordinated with the availability of public infrastructure.

OPPORTUNITIES

- The Wilshire Community Plan Area includes large, ethnically diverse neighborhoods which are economically vibrant, and which have unique architectural and historic characteristics.
- Proximity to cultural and intellectual resources such as museums, theaters and educational institutions, as well

as to recreational and ocean amenities, and to the Los Angeles Airport.

- Public transit access to employment centers within the Wilshire Community as well as to Hollywood, Central City, West Los Angeles, Westwood, Century City, and Santa Monica.
- Potential for additional mixed-use commercial and residential boulevards, along Beverly, Olympic, Pico, Robertson, and La Cienega Boulevards, and along 3rd Street, Fairfax, Vermont and Western Avenues.

COMMERCIAL

ISSUES

- Need to plan for better cohesiveness, diversity, and continuity of complementary uses along commercial frontages.
- Improved appearance of strip commercial developments is needed, with concise, clear signage, better visual identity, adequate parking, and convenient access.
- Out-of-scale, cluttered signs including billboards, very large murals, wall signs, and flashing signs have proliferated. Signage is perceived by residents as visually blighting.
- Improvements to the appearance of new construction is needed through additional landscaping and more

imaginative architecture to offset an otherwise severe industrial appearance along some major thoroughfares.

- New commercial development needs to be compatible with existing buildings in terms of architectural design, bulk and building heights.
- Adequate street furniture, lighting, and street trees, as well as extensive repairs to City sidewalks, parking strips, curbs and gutters, and driveways, are needed to promote a more pedestrian friendly environment.

OPPORTUNITIES

- Potential for mixed-use development in Wilshire Center, along Beverly, Olympic, Pico, Robertson, and La Cienega Boulevards; and along 3rd Street, Fairfax, La Brea, Vermont and Western Avenues, to encourage pedestrian activity, reduce traffic circulation and congestion, and invigorate commercial areas.
- Designated Scenic Highways along Wilshire and San Vicente Boulevards, Highland Avenue, and Burton Way encourage the enhancement of the visual environment, and pedestrian amenities.
- Through the Park Mile Specific Plan, potential to establish appropriate neighborhood and pedestrian-oriented land uses, building intensity, lot coverage, setbacks, landscaping, signage controls, and design and parking requirements for Wilshire

Boulevard.

- Existing Park Mile Specific Plan regulates land uses according to vehicle trip generation rates by land use type, and thereby provides for some traffic mitigation.
- Shuttle bus systems which connect major activity centers (e.g., Miracle Mile, Park Mile, Wilshire Center, Koreatown, Beverly Center, Farmer's Market).
- Existing neighborhood commercial uses (e.g., furniture and general goods stores, ethnic restaurants, plant nurseries, resident hotels, etc.) need to be preserved and enhanced along Beverly, Olympic, Pico, Robertson, and La Cienega Boulevards, and along 3rd Street, Fairfax, Vermont and Western Avenues.

INDUSTRIAL

ISSUES

- The need exists to utilize limited industrial and industrial commercial manufacturing designated land for commercial and retail purposes, to provide a larger, more diverse employment base.
- Improved buffering and landscaping are needed in industrial areas adjacent to residential development.
- Non-conforming residential units need to be discouraged from areas zoned and designated for industrial land uses.

- Aesthetic improvements of Major Class II and Secondary Highways (e.g., Beverly and Pico Boulevards and Virgil Avenue) are needed adjacent to industrial designated areas.

OPPORTUNITIES

- Land presently zoned and designated for industrial uses may be convertible to commercial uses to provide additional employment base, while also being more compatible with adjacent multiple family residential uses.
- Urban design policies and standards are needed to visually improve converted industrial areas.
- Entertainment and related high technology uses need to be encouraged in the converted industrial areas.

TRANSPORTATION

ISSUES

- Severe traffic congestion along most major transportation corridors and intersections, with many streets functioning in excess of full capacity.
- Overflow of traffic from congested commercial corridors negatively impacts the quality of life in residential neighborhoods.
- Inadequate transportation linkages exist between residential areas and commercial, retail and recreation facilities.

- Frequent violation of on-street peak-hour parking restrictions which effectively reduces available traffic lanes for automobiles and buses.
- Insufficient off-street parking areas and structures, resulting in spillover parking from commercial areas into adjacent residential areas.
- Due to the existing level of traffic congestion, the impact of new large projects on traffic circulation will continue to be a major concern in the community.
- There is a limited number of north-south Major Class II Highways which provide continuity through the Plan Area (e.g., Crenshaw Boulevard ends at Wilshire Boulevard).
- Many Collector Streets are lined with fronting residential land uses (single family homes and duplexes) with high volumes of traffic.
- The Plan Area includes some of the most heavily patronized and crowded bus routes in the MTA system.
- Many Secondary Highways and Collector Streets have not been built to current design standards and there is limited potential for widening due to existing development patterns.

OPPORTUNITIES

- The Wilshire Transportation Improvement and Mitigation Program (TIMP), identifies measures to mitigate some impacts of new

developments on the transportation system, primarily through measures funded by traditional transportation revenue sources (e.g., Proposition A & C, MTA Call For Projects, gasoline taxes) and coordinated through project phasing.

- The rise of mass-transit alternatives include three MTA Red Line subway stations on Wilshire Boulevard at Vermont, Normandie, and Western Avenues; and a fourth station at Beverly Boulevard and Vermont Avenue. Metro Bus, Metro Rapid, Metro Rail, DASH shuttles, Smart Shuttles, and designated bikeways all provide access from residential areas to major employment and activity centers, and to community schools and recreation areas.
- Expansion of Intelligent Transportation Systems (ITS) strategies such as Automated Traffic Surveillance and Control (ATSAC) and Adaptive Traffic Control Systems (ATCS) on Major Class II and Secondary Highways, may improve traffic flow in some areas.
- Implementation of local area-specific traffic mitigation measures are required for major projects to be completed in the Wilshire Plan Area.
- Provide high-capacity bus lane corridors along selected Major Class II and Secondary Highway bus routes, with signal priority treatment for buses

and enhanced bus stops. A Rapid Bus system is operating currently along Wilshire Boulevard, with further improvements planned.

- Implementation of Neighborhood Traffic Management Plans in residential areas, developed cooperatively between LADOT and residents can lessen the negative effects of pass-through traffic.

RECREATION AND PUBLIC FACILITIES

ISSUES

- Severe shortage of public parks and open spaces in reasonable proximity to high-density, multiple family residential neighborhoods.
- Poorly designed or maintained parks and public facilities can become focal points for criminal activity and create negative impacts on surrounding neighborhoods.
- Critical need to provide additional school facilities to meet current and projected enrollment levels.
- Major need for additional recreation and public facilities, including neighborhood, community, and regional parks; branch libraries; and neighborhood community centers.

OPPORTUNITIES

- Construction of small pocket parks, local neighborhood libraries, community centers or day-care

facilities as possible development incentives required in large, mixed-use projects.

- Conversion of small public and private parcels, and streets and alleyways for utilization as pocket parks and open space areas.
- Conversion of alleyways into

neighborhood open space as outlined under the City's Nuisance Alley Conversion Project.

- Increased joint-use of public play fields, classrooms, and auditoriums for shared public recreation.

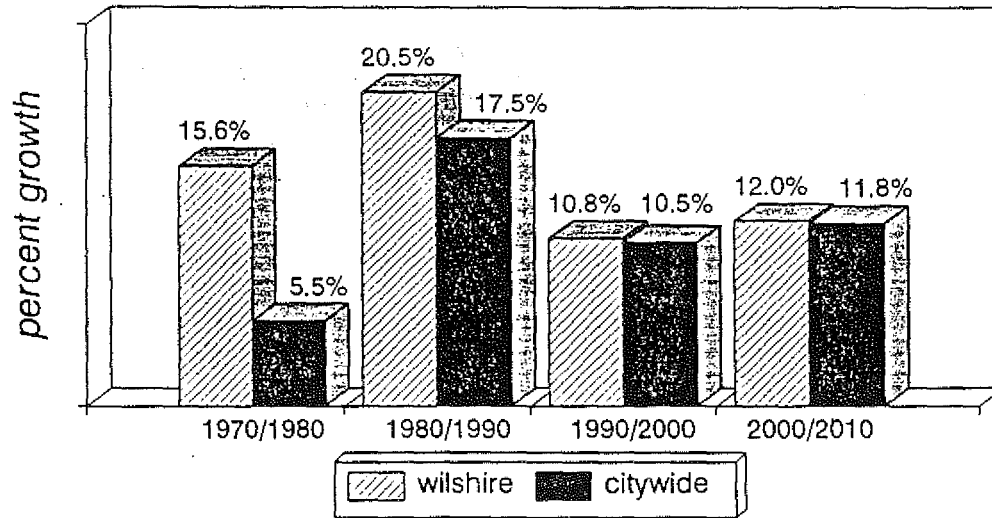
COMMUNITY PROFILE

The community profile provides an overview of population, housing, and socio-demographics for the Wilshire Community Plan Area as compared to the rest of the City. The following tables contain the statistical data for previous census dates and rates of growth.

WILSHIRE COMMUNITY PROFILE

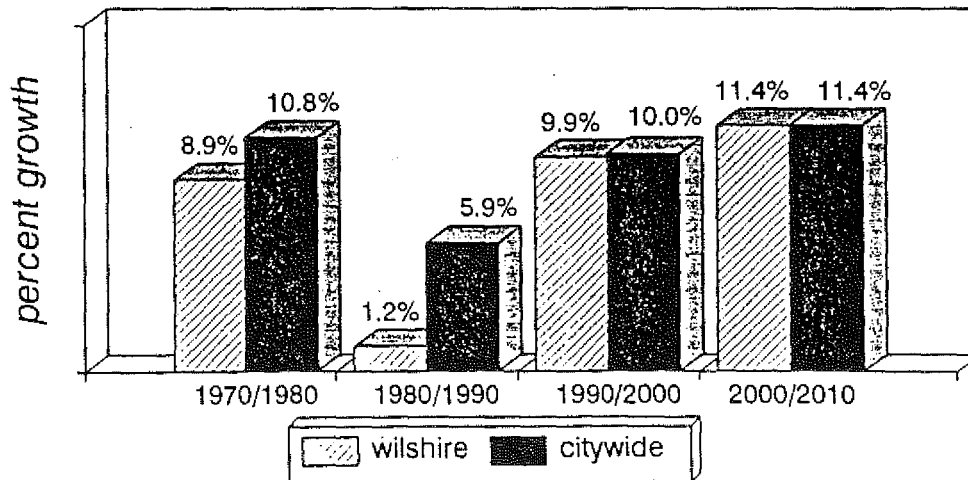
	estimated data (from U.S. Census)			projections (from SCAG) *	
	1970	1980	1990	2000	2010
total population					
wilshire	194996	225400	271620	300945	337144
citywide	2811801	2966250	3485398	3852993	4306564
growth rate		1970 to 1980	1980 to 1990	1990 to 2000	2000 to 2010
wilshire		15.6%	20.5%	10.8%	12.0%
citywide		5.5%	17.5%	10.5%	11.8%

population growth rate comparison
(includes group quarters population) **



	1970	1980	1990	2000	2010
total households					
wilshire	96465	105012	106233	116765	130098
citywide	1024873	1135491	1203052	1323882	1474514
growth rate		1970 to 1980	1980 to 1990	1990 to 2000	2000 to 2010
wilshire		8.9%	1.2%	9.9%	11.4%
citywide		10.8%	5.9%	10.0%	11.4%

household growth rate comparison
(occupied dwelling units only)

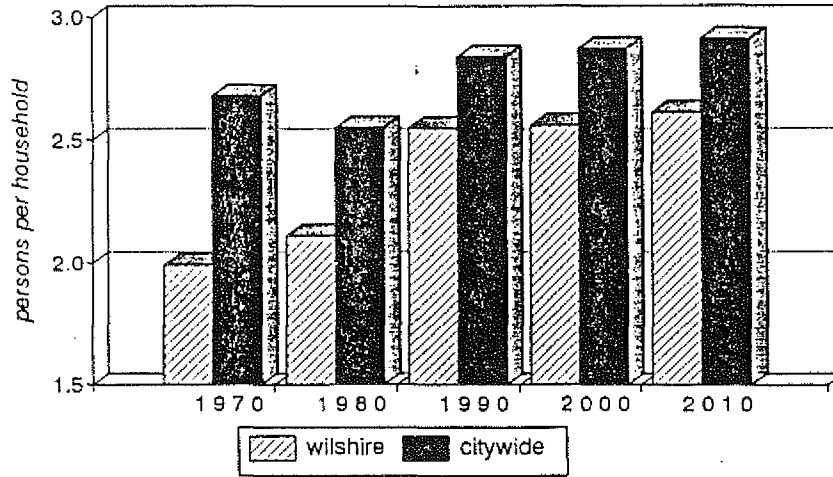


* Southern California Association of Governments; a regional council of county and municipal governments that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

** Population in group quarters includes institutionalized individuals, students in dormitories, and persons in emergency shelters, migrant worker housing, halfway houses, nursing homes, military quarters, etc.

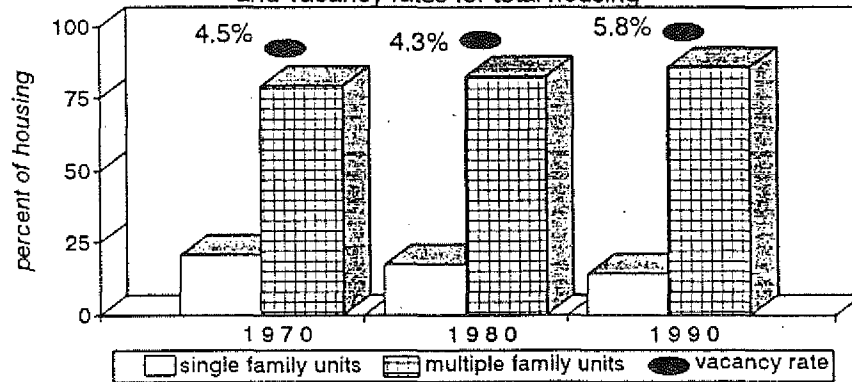
household size (persons per dwelling unit) *	estimated data (from U.S. Census)			projections (from SCAG)	
	1970	1980	1990	2000	2010
wilshire	1.99	2.11	2.55	2.56	2.61
citywide	2.68	2.55	2.84	2.87	2.91

household size comparison



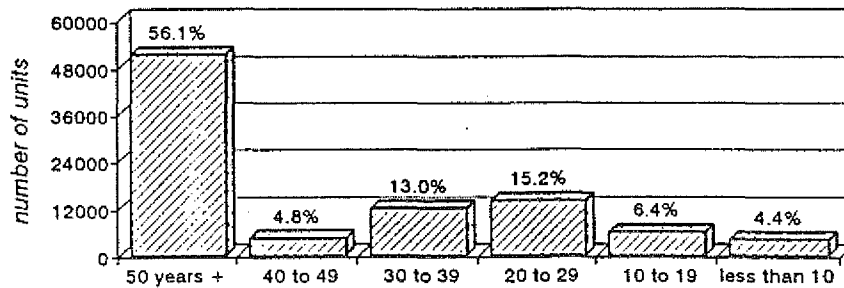
housing splits / vacancy factors ** (wilshire only)	1970	1980	1990
single family dwellings	21%	17%	14%
multiple family dwellings	79%	83%	86%
vacancy rate (total housing)	4.5%	4.3%	5.8%

single family dwelling units, multiple family dwelling units, and vacancy rates for total housing



age of housing as of 1994 ***
total dwellings in
wilshire
(includes vacant and occupied units).

age of housing



* Count of all persons in occupied dwellings. Does not include group quarters population.
 ** Housing splits are defined by the presence of a common wall between two or more dwelling units. Typical multiple family units include condominiums and apartments. Typical single family units include detached structures.
 *** Source of this information is the Los Angeles County Assessor. Data derived from the Assessor's LUPAMS (Land Use Planning and Management Subsystem) file. File date is mid 1994.

WILSHIRE – COMMUNITY PROFILE HOUSING and OCCUPANCY FACTORS

1990 census data;

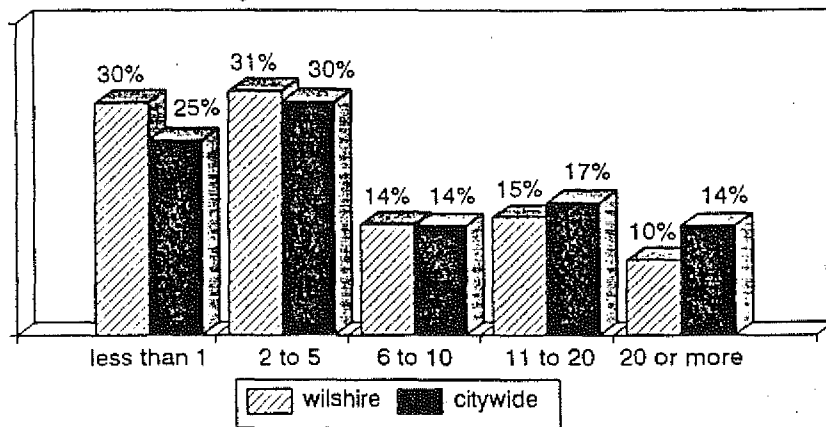
<u>cost of housing (as a percent of income) *</u>	20% or less	20% to 29%	30% or more
owner occupied housing units	51.8%	17.1%	31.1%
renter occupied housing units	23.3%	24.0%	52.7%

<u>cost of housing (owner occupied units)</u> (value estimated by owner)	under \$100,000	\$100,000 to \$200,000	\$200,000 to \$300,000	\$300,000 to \$500,000	\$500,000 or more
wilshire	4.2%	11.4%	18.9%	36.3%	29.2%
citywide	8.4%	28.5%	25.9%	21.4%	15.8%

<u>cost of housing (renter occupied units)</u> (monthly cost estimated by resident)	under \$300	\$300 to \$500	\$500 to \$750	\$750 to \$1,000	\$1,000 or more
wilshire	6.8%	32.6%	40.4%	12.8%	7.5%
citywide	10.9%	29.9%	38.3%	13.1%	7.9%

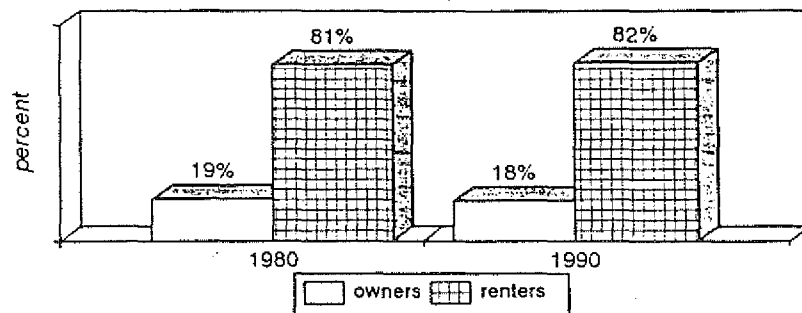
<u>stability indicator (percent) **</u> (length of time in the community)	less than 1 year	2 to 5 years	6 to 10 years	11 to 20 years	20 years or more
wilshire	29.8%	31.3%	14.2%	15.1%	9.6%
citywide	25.1%	30.3%	13.7%	16.9%	14.1%

years at same address



residential tenure
(ownership status)

owners/renters
1980 and 1990



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.
 * Sums to 100% by type of housing. This is a distributed calculation of all householders who responded to census questions about cost of housing. Approximately 90% of all householders responded.
 ** Describes length of time living at the same location. Owners and renters combined.

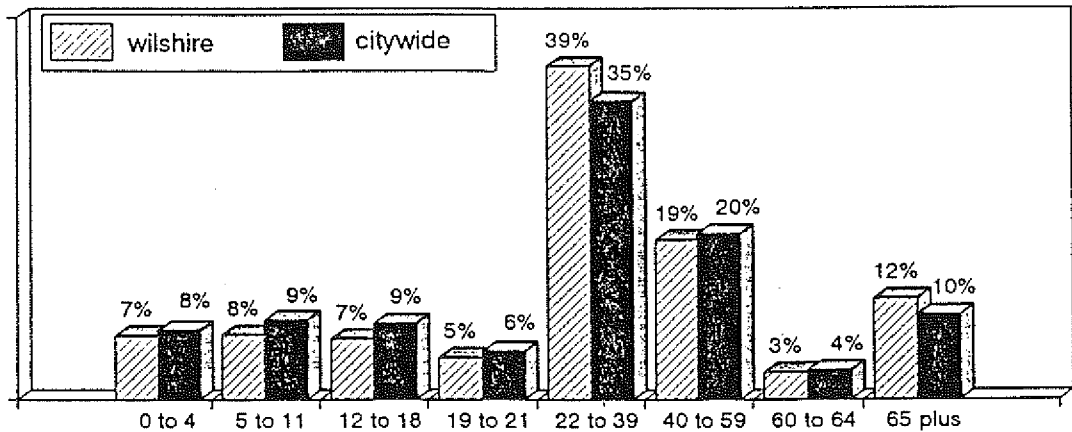
1990 census data;

employment (percent) *	
females employed	44.4%
males employed	55.6%
employment participation rate (citywide rate)	68.3% 67.3%

household income (1989) **	
average (citywide)	\$38,244 \$45,701
poverty (percent) (citywide)	20.6% 18.9%

education (percent) ***	high school	beyond high school	college graduate
wilshire	68.7%	49.6%	26.5%
citywide	67.0%	47.8%	23.0%

age of the general population

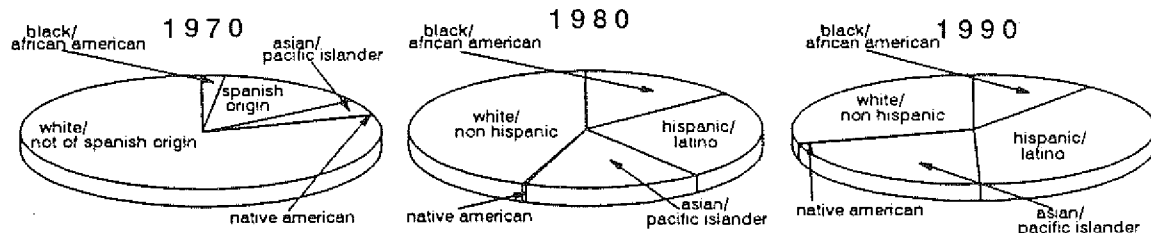


language and citizenship (percent) ****	foreign language spoken at home			foreign born
	spanish	asian	other language	
wilshire	33.1%	19.7%	8.2%	61.5%
citywide	24.3%	6.0%	5.6%	44.9%

means of transportation to work (percent) *****	drive alone	vanpool/ carpool	public transit	other means
	wilshire	56.7%	14.0%	20.7%
citywide	65.2%	15.4%	10.5%	10.5%

head of household *****	live alone	married with children	married no children	single parent	single non family
	wilshire	39.0%	20.5%	18.6%	11.2%
citywide	31.0%	24.3%	22.0%	12.7%	10.0%

race/ethnicity (percent) *****	1970	1980	1990
asian/pacific islander	4.3%	16.2%	21.1%
black/african american	2.0%	14.5%	11.1%
hispanic/latino	13.8%	24.8%	38.5%
native american	0.3%	0.4%	0.2%
white-non hispanic	79.6%	44.1%	29.2%



NOTE: All information included on this sheet calculated on basis of householders response to census questionnaire.
 * Civilian persons 16 years or older. Employment participation measures only persons eligible to work; therefore, students, retirees, housewives, military personnel, etc. are not included in this calculation.
 ** See the note above. Poverty is calculated on the basis of all persons surveyed (98% of citywide population).
 *** Only persons 25 years or older are included in this calculation.
 **** Persons 5 years or older (except for foreign born which excludes anyone under the age of 18).
 ***** Total workers 16 years of age or older. Includes military personnel.
 ***** Adult person acknowledged as representing the household in response to census questionnaire. Household may consist of any number of persons or families.
 ***** Census definition of hispanic/latino persons changed after 1970. Previously described as "spanish origin".

CHAPTER II

FUNCTION OF COMMUNITY PLAN

INTRODUCTION

A Community Plan is an integral part of the General Plan, the fundamental policy document of the City of Los Angeles. The General Plan defines the framework by which the City's physical and economic resources are to be managed and utilized over time. Decisions by the City are all guided by the plan with regard to the intended use of its land, design and character of buildings and open spaces, conservation of existing housing stock and provision of new housing, provision of supporting infrastructure and public and human services, protection of environmental resources, and protection of residents from natural and human-caused hazards.

The General Plan clarifies and articulates the City's intentions with respect to the rights and expectations of the general public, property owners, prospective investors, and business interests.

STATUTORY REQUIREMENTS

California State law (Government Code Section 66 65300), and the City of Los Angeles City Charter (Section 554) require that the City prepare and adopt a comprehensive, long- term General Plan for its development.

It must contain seven elements including land use, circulation, housing, conservation, open space, and noise and safety. California State law requires that the land use element be

prepared as part of a City's General Plan and that it correlate with the circulation element.

In the City of Los Angeles, 35 Community Plans, including the Wilshire Community Plan, comprise the Land Use Element of the City's General Plan.

The Land Use Element has the broadest scope of the State-required General Plan elements, since it regulates how land is to be utilized. It correlates with many of the issues and policies contained in all other General Plan elements.

Government Code Section 65302(a) requires a land use element which designates the proposed general distribution and general location and extent of the following land uses: housing, business, industry, open space, agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private land uses.

The land use element is also required to include a statement of the standards of population density and building intensity recommended for the various communities and other territory covered by the General Plan.

ROLE OF THE COMMUNITY PLANS

The General Plan is the fundamental planning

policy document of the City of Los Angeles. It defines the framework by which the City's physical and economic resources are to be managed and utilized over time.

The General Plan guides the City in the use of public and private land, the design and character of buildings and open spaces, the conservation of existing housing and provision of new housing, commercial development, the provision of supporting infrastructure and public services, the protection of environmental resources and the protection of residents from natural and other known hazards.

The General Plan expresses the City's intentions with respect to the rights and expectations of the general public, property owners, and prospective investors and business interest.

The Community Plans further refine the General Plan, and are intended to promote an arrangement of land uses, streets and services which will 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 Community Plans are intended to coordinate development among the 35 communities of the City of Los Angeles and among adjacent municipalities for the benefit of all residents.

The Community Plans also guide development by informing the general public of the City's planning goals, policies and development standards with the objective of creating a healthy and pleasant environment.

Planning goals, objectives, policies and

programs are created to meet the existing and future needs of the community through the year 2010.

The Community Plan identifies and provides for economic opportunities, and for the maintenance of significant environmental resources within the community. It also seeks to enhance the distinctive community identity and recognize and promote the unique character of neighborhoods within the Community Plan Area.

PURPOSE OF THE WILSHIRE COMMUNITY PLAN

The last comprehensive review of the Wilshire Community Plan was completed in 1976, and revised in 1988 through the General Plan Consistency Program. Since that time, considerable growth and change has occurred and continues to occur in the Wilshire Community Plan Area.

New planning issues, concepts, and policies have arisen along with the emergence of new community objectives and goals regarding the management of development and neighborhood preservation.

Consequently, it is necessary to update the Wilshire Community Plan to not only reflect current conditions, but to accurately synthesize the prevailing visions and objectives of the area's residents, property owners, and business owners.

The Wilshire Community Plan sets forth planning goals and objectives to maintain the community's distinctive character by:

- Enhancing the positive characteristics

of residential neighborhoods while providing a variety of housing opportunities.

- Improving the function, design and economic vitality of commercial areas.
- Preserving and enhancing the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.
- Maximizing development opportunities around existing and future transit systems while minimizing adverse impacts.
- Preserving and strengthening commercial developments to provide a diverse job-producing economic base.
- Improving the quality of the built environment through design guidelines, streetscape improvements, and other physical improvements which enhance the appearance of the community.

ORGANIZATION AND CONTENT OF THE WILSHIRE COMMUNITY PLAN

The Wilshire Community Plan sets forth planning goals, objectives, policies, and programs that pertain to the Wilshire Community. Broader planning issues, goals, objectives and policies are provided by the Citywide General Plan through its Framework Element.

The Wilshire Community Plan is organized and formatted to facilitate periodic updates. The State of California recommends that local land use elements be comprehensively reviewed every five years to reflect new conditions, local issues, and technological advances.

The principal method for the implementation of the Wilshire Community Plan Maps, particularly the land use map, is the City Zoning Code. The City's zoning maps are updated periodically to remain consistent with the adopted land use map.

Together, the City Zoning Code and the City Zoning Maps identify the specific types of land use and development standards applicable to specific areas and parcels of land within the Wilshire Community Plan Area.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of Los Angeles has the responsibility to revise and implement the City's General Plan. Since State law requires that the City's General Plan have internal consistency, the Wilshire Community Plan as a component of the City's Land Use Element must be consistent with the other elements and components of the General Plan.

The General Plan Framework is a long range, citywide comprehensive growth strategy. It is a special element of the General Plan which looks to the future and replaces Concept Los Angeles and the Citywide Plan adopted in 1974.

The Framework provides a citywide context within which local planning takes place. Both

the benefits and challenges of growth are shared. Because of its citywide scale, the Framework cannot anticipate the detail of planning at the local community level. Therefore the community plans must be looked to for final determinations as to boundaries, land use categories, intensities and heights that fall within the ranges described by the Framework.

The Citywide General Plan Framework Element neither supersedes nor is subservient to the community plans. It guides the city's long range growth and development policy, establishes citywide standards, goals, policies, and objectives for citywide elements and community plans. The Framework is flexible, suggesting a range of uses within its land use definitions. Precise determinations are made in the community plans.

The General Plan Framework forecasts the following population, housing, and employment levels for the Wilshire Community Plan in the year 2010:

Population (persons):	337,144
Housing (units):	138,330
Employment (jobs):	197,959

These population, employment, and housing numbers are provided as reference during the community plan update. It needs to be recognized, however, that these figures are only best estimates and are derived from regional data disaggregated to the city and community level. Population, jobs and housing may grow at a faster or slower rate than anticipated depending on economic trends.

Regional forecasts do not always reflect the adopted community plan land use capacity or

buildout as estimated from planned land use. Plan capacity or buildout is an estimate and depends on specific assumptions about future density of development and household size which may be greater or smaller than that which actually occurs. It should also be noted that the community plan capacity does not include housing in commercial districts nor does it adjust for the current residential vacancy rate.

In addition to the seven state mandated elements, the city's General Plan includes a service system element, a cultural element, a major public facilities element and an air quality element. All provisions and requirements of these elements apply to the Wilshire Community Plan.

Additional working tools within the Wilshire Community Plan include specific plans, business improvement districts (BIDs), historical preservation overlay zones (HPOZs), community design overlay districts (CDOs), Streetscape programs, Streetscape plans, Neighborhood Traffic Mitigation Plans (NTMP), mixed use (MU) districts, and community redevelopment areas under jurisdiction of the Community Redevelopment Agency (CRA). These districts and zones combine planning policy and specific implementation tools to address detailed issues specific to local neighborhoods.

The community plan also includes appropriate policies generated from mitigation measures relating to the Environmental Impact Report (EIR) and Transportation Improvement and Mitigation Program (TIMP) prepared as part of the plan.

PLAN CONSISTENCY

The City of Los Angeles has the responsibility to maintain and implement the City's General Plan. Since state law requires that the General Plan have internal consistency, the Wilshire Community Plan must be consistent with the other elements and components of the General Plan.

Each plan land use category indicates the corresponding zones permitted by the plan, unless further restricted by the plan text, footnotes, specific plans, or other limitations established by discretionary approval. The plan recognizes that the residential densities and industrial densities depicted on the plan map are theoretical and may not occur due to plan and zone regulations, economic conditions and design limitations.

For each plan category, the plan permits all identified corresponding zones, as well as those zones which are more restrictive as referenced in Section 12.23 of the Los Angeles Municipal Code (LAMC). Any subsequent action that modifies the plan or any monitoring review that results in changes to the plan must make new plan consistency findings at the time of that decision.

City actions on most discretionary projects require a finding that the action is consistent or in conformance with the General Plan. In addition to the required general finding, decision makers acting on certain projects in the Wilshire Community Plan area shall refer to each of the applicable additional findings that the plan identifies as programs, policies, or objectives contained in Chapter III. To further substantiate the consistency findings, decision makers may cite other programs, policies or objectives that would be furthered

by the proposed project. In addition, Chapter V of the Plan requires a decision-maker to make a finding of conformance with applicable design standards for discretionary projects.

PLAN MONITORING

In order to accommodate changes in anticipated population growth, The Wilshire Community Plan has a theoretical maximum land use and population capacity greater than the projected development likely to occur during the Community Plan period. The Framework Element of the General Plan commits the Department of City Planning to develop a monitoring system and prepare an annual report on growth and infrastructure, to be submitted to the City Planning Commission, Mayor and City Council.

In the fifth year following plan adoption (and every five years thereafter), the Director of Planning shall report to the commission on the relationship between population, employment, housing growth and plan capacities. If growth has occurred faster than projected, a revised environmental impact analysis will be prepared and appropriate changes recommended to the community plan. These plan and zoning changes shall be submitted to the Planning Commission, Mayor and City Council as specified in the Los Angeles Municipal Code.

CHAPTER III

LAND USE POLICIES AND PROGRAMS

INTRODUCTION

Chapter III of the plan text contains goals, objectives, policies, and programs relating to all land use issues including residential, commercial and industrial, as well as public and institutional designations. The Planning Department has responsibility for the goals, objectives, policies, initiation, and implementation of the programs contained in this chapter.

RESIDENTIAL

The quality of life and stability of neighborhoods throughout the Wilshire Community Plan Area critically depend on the adequate provision of infrastructure resources (e.g., transportation, police, fire, water, sewerage, parks, etc.) commensurate with the needs of the population.

If population growth occurs faster than projected, and without needed infrastructure improvements to keep pace with that growth, the quality of life within the Wilshire Community would be adversely affected.

Accordingly, with regard to residential land use planning, the proposed Wilshire Community Plan has three fundamental premises.

- 1) A general limitation of residential densities in various neighborhoods to the prevailing existing density of development within these

neighborhoods.

- 2) The monitoring of population growth and infrastructure improvements through the City's Annual Report on Growth and Infrastructure, with a report to the City Planning Commission every five years on the Wilshire Community following Plan adoption.
- 3) If this monitoring finds that population in the Plan area is occurring faster than projected; and that infrastructure resource capacities are threatened in relation to user need, particularly critical ones such as water and sewerage, but also including public schools, police and fire services, and transportation infrastructure; and, that there is not a clear commitment to at least begin the necessary improvements within twelve months; then building controls would be put into effect for the affected portions of the Wilshire Community until land use designations for the Community Plan and corresponding zoning are revised to more appropriately limit new development.

The Community Plan includes appropriate policies and implementation measures generated from the mitigation measures which are listed in the Environmental Impact Report (EIR) and Transportation Improvement and Mitigation Program (TIMP). In many instances these measures also encompass the

policies contained in the General Plan Framework Element.

The following table depicts the reasonable expected population and dwelling unit count for the year 2010, using a mid-point range for the dwelling-units-per-acre category. The mid-point represents a reasonable factor, since new development within each land use category is unlikely to occur at the extremes of the range, but more likely, throughout the range.

**WILSHIRE
PLAN POPULATION AND DWELLING UNIT CAPACITY**

RESIDENTIAL LAND USE CATEGORY	DU'S PER NET ACRE MIDPOINT-RANGE	NET ACRES	NUMBER OF DWELLING UNITS	PERSONS PER DWELLING UNIT (2010)	REASONABLE EXPECTED POPULATION (2010)
VERY LOW I	2 (1 to 3)	24	48	2.98	143
VERY LOW II	3.5 (3 to 4)	287	1,004	2.98	2,992
LOW I	4.5 (4 to 9)	111	499	2.98	1,487
LOW II	7 (4 to 9)	1,494	10,458	2.98	31,164
LOW MEDIUM I	13.5 (9 to 18)	550	7,425	2.53	18,785
LOW MEDIUM II	23.5 (18 to 29)	291	6,838	2.53	17,300
MEDIUM	42 (29 to 55)	1061	44,562	2.45	109,177
HIGH MEDIUM	82 (55 to 109)	773	63,386	2.45	155,296
TOTALS	----	4,592	134,300	2.51	336,344

GOAL 1

Provide a safe, secure and high-quality residential environment for all economic, age and ethnic segments of the Wilshire Community.

OBJECTIVE 1.1

Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area to the year 2010.

POLICIES

1-1.1 Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential uses and other uses that are incompatible as to scale and character, or would otherwise diminish quality of life.

Program: The Community Plan Map identifies lands where only single family residential development is permitted. These areas are protected by designating appropriate densities for each land use category designation and for each corresponding zone, to minimize incompatible uses.

1-1.2 Promote neighborhood preservation in all stable residential neighborhoods.

Program: With the implementation of the Wilshire Community Plan, all discretionary actions, Specific Plans, and any community and neighborhood residential projects must be consistent with Wilshire Community Plan recommendations.

Program: The Neighborhood Preservation Program administered by the City's Housing Department provides financial assistance rehabilitating Single Family homes and Multiple Family housing.

Program: Provide loans to owners of small residential buildings (one to four units) to correct code violations through the Homeowners Encouragement Loan Program (HELP), administered by the City's Housing Department.

1-1.3 Provide for adequate Multiple Family residential development.

Program: The Community Plan Map, identifies land where Multiple Family residential development is permitted.

1-1.4 Provide for housing along mixed-use boulevards where appropriate.

Program: Create Mixed Use Districts along targeted boulevards identified in the General Plan Framework to support the construction of mixed use development

Program: Implement a Mixed Use District in the Wilshire Center Area,

including the area generally bounded by Third Street, Hoover Street, Olympic Boulevard, and Western Avenue.

of existing residential neighborhoods.

OBJECTIVE 1.2

Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops.

Program: Develop Community Design Overlays (CDO) and companion Streetscape Plans for the Miracle Mile Regional Center (generally from Highland on the east to La Cienega on the west); for Third Street (between Fairfax and La Cienega); for Fairfax Avenue (between Third and Rosewood, and between Olympic and Pico); and Melrose Avenue (between Van Ness and Hoover). Design Guidelines for corresponding Multiple Family Residential Development are listed in Chapter V.

POLICIES

1-2.1 Encourage higher density residential uses near major public transportation centers.

Program: To accommodate the anticipated population increase to the Wilshire Community Plan Area by the year 2010, the Plan designates a number of increased residential density city blocks, in close proximity to the City's highest number of major public transit corridors, major bus route stops, and subway stations.

1-3.2 Support historic preservation goals in neighborhoods of architectural merit and/or historic significance.

Program: Develop Historic Preservation Overlay (HPOZ) districts for the Windsor Square and Hancock Park neighborhoods, and other neighborhoods as appropriate including the Miracle Mile and Beverly-Fairfax neighborhoods, with community involvement and support.

OBJECTIVE 1.3

Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Program: In recognition of the historic and intended park-like settings of many neighborhoods such as Hancock Park and Windsor Square, facilitate and support application and enforcement of existing regulations that establish minimum setbacks and limit fences, walls and hedges.

POLICIES

1-3.1 Promote architectural compatibility and landscaping for new Multiple Family residential development to protect the character and scale

1-3.3 Promote the preservation and

rehabilitation of individual residential buildings of historic significance

Program: Facilitate the declaration of Historic-Cultural Monuments through the Cultural Affairs Department on a building-by-building basis. Raise awareness within the community of this and other resources available, public and private, to protect and rehabilitate historic structures.

Program: Inventory neighborhoods in the Pico/Normandie area and identify possible candidates for Historic-Cultural Monument status, and neighborhoods for possible inclusion in an Historic Preservation Overlay District as a means to preserve architectural diversity and built history.

1-3.4 Monitor the impact of new development on residential streets. Locate access to major development projects so as not to encourage spillover traffic on local residential streets.

Program: Incorporate Neighborhood Traffic Mitigation Plans (NTMP) for major development and provide LADOT assistance to neighborhoods in design of NTMP's.

OBJECTIVE 1.4

Provide affordable housing and increased accessibility to more population segments, especially for students, the handicapped and

senior citizens.

POLICIES

1-4.1 Promote greater individual choice in type, quality, price and location of housing.

Program: The plan promotes greater individual choice by allocating adequate lands in the Plan Area for a variety of residential densities, and for the promotion of housing in mixed-use projects.

1.4-2 Ensure that new housing opportunities minimize displacement of residents.

Program: Decision-makers should adopt displacement findings in any decision relating to the construction of new housing.

1.4-3 Encourage multiple family residential and mixed use development in commercial zones.

Program: The community plan identifies areas for mixed use development in commercial zones, as illustrated on the General Plan Framework Map.

Program: Create and implement mixed-use districts along boulevards as designated in the General Plan Framework.

COMMERCIAL

Commercial land uses designated in the Wilshire Community Plan consist of 1,129 acres or 12 percent of the total plan acreage. In 1996, the Wilshire area contained approximately 40,004,300 million square feet of commercial development. Approximately 20,520,100 million square feet (51 percent) was devoted to office use and 19,484,200 million (49 percent) to retail use.

Most of the commercial development can be categorized within four concentrations based on the general orientation of uses: Regional, Community, General, and Neighborhood. The General Plan Framework Element identifies and sets forth criteria of these designations.

REGIONAL COMMERCIAL

Four major areas designated in the Plan as Regional Commercial include:

Wilshire Center Regional Commercial Center; the Miracle Mile Regional Commercial Center; the Beverly Center-Cedars Sinai Regional Commercial Center; and the Koreatown Regional Commercial Center. They total approximately 270 acres.

Wilshire Center Regional Commercial Center

The Wilshire Center Regional Commercial Center is approximately 100 acres in size. It includes a dense collection of high rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, and both high-rise and low-rise apartment buildings.

The Regional Commercial Center includes

Wilshire Boulevard in the eastern central portion of the Plan Area and is generally bounded by 3rd Street on the north, 8th Street on the south, Hoover Street on the east, and Wilton Place on the west.

The Regional Commercial Center includes the Vermont, Normandie, and Western Metro Red Line subway stations along Wilshire Boulevard.

Wilshire Center is designated in both the General Plan Framework Element and on the Community Plan Land Use Diagram as a Regional Commercial Center.

Miracle Mile Regional Commercial Center

The Miracle Mile Regional Commercial Center is approximately 100 acres in size. It is centered around Wilshire Boulevard in the western central portion of the plan area, and is generally bounded by 6th Street on the north; 8th Street on the south; Sycamore Avenue on the east; and San Vicente Boulevard on the west.

Miracle Mile is characterized primarily by numerous high rise office buildings, mid to low rise apartments, single-family areas south of 8th Street, entertainment centers, museums, and regional shopping complexes. Both the General Plan Framework Element and the Community Plan Land Use Diagram designate the Miracle Mile as a Regional Commercial.

Beverly Center-Cedars Sinai Regional Commercial Center

The Beverly Center-Cedars Sinai Regional Commercial Center is approximately 60 acres in size. It is centered around Alden Drive and San Vicente Boulevard in the northwestern

portion of the Plan Area, and is generally bounded by Beverly Boulevard on the north, 3rd Street on the south, La Cienega Boulevard on the east, and Robertson Boulevard on the west.

The Beverly Center-Cedars Sinai Regional Commercial Center is primarily improved with high-rise medical and office buildings, hotels, apartment towers, entertainment centers and regional shopping complexes.

It is designated in the General Plan Framework Element, and on the Community Plan Land Use Diagram as a Regional Commercial Center.

Koreatown Regional Commercial Center

The Koreatown Regional Commercial Center runs along Olympic Boulevard, directly south of Wilshire Center. The intersection of Western Avenue and Olympic Boulevard is the core of this center. It is in the southwestern portion of the Plan Area, and is generally bounded by Eighth Street on the north, Twelfth Street on the south, Western Avenue on the west, and continues east towards Vermont Avenue.

The Regional Center includes low to mid-rise office and retail uses along Olympic Boulevard, with adjoining multiple family apartment blocks. The area is a cultural meeting place and nucleus of Korean American businesses, restaurants, and shops in addition to a wide range of community serving commercial uses and large shopping centers.

COMMUNITY COMMERCIAL

There are four main areas designated as Community Commercial Centers in the Wilshire Community Plan.

These include: the Crenshaw Community Center; the Pico Community Center; the Beverly-Fairfax Community Center, and the Vermont Community Center .

Crenshaw Community Commercial Center

The Crenshaw Community Center is approximately 34 acres in size. It is centered around Crenshaw and Olympic Boulevards in the southeastern portion of the Plan Area, and is generally bounded by 9th Street on the north, Country Club Drive on the south, Bronson Avenue on the east, and Victoria Avenue on the west.

The Community Center includes the Crenshaw Shopping Center. The area has been developed with commercial land uses ranging from one and two-story retail uses to high-rise office buildings and large shopping centers.

Olympic Boulevard between Crenshaw Boulevard and Wilton Place is designated as a Mixed Use Boulevard on the Community Plan Land Use Diagram. The majority of this segment is shown as Community Commercial on the Plan Map.

Pico Community Commercial Center

The Pico Community Center is approximately 34 acres in size. It is centered around Pico, San Vicente and Venice Boulevards in the south central portion of the Plan Area, and is generally bounded by Pico Boulevard on the

north; Venice Boulevard on the south; West Boulevard on the east; and Mansfield Avenue on the west.

The Community Center includes a supermarket and shopping area, and the Santa Monica-Metro Bus Customer Service Center Station. The area has been developed with commercial land uses ranging from one and two-story retail to high-rise office buildings and large shopping centers. The entire length of Pico Boulevard is designated as a Mixed Use Boulevard on the Community Plan Land Use Diagram. This segment is shown as Community Commercial on the Plan Map.

Beverly-Fairfax Community Commercial Center

The Beverly-Fairfax Community Center is approximately 34 acres in size. It is in the northwestern portion of the Plan Area, and is generally bounded by Beverly Boulevard on the north, 3rd Street on the south, Gardener Avenue on the east, and Fairfax on the west.

The Community Center includes the Farmer's Market shopping complex; CBS Television City Studios; and the Pan Pacific Regional Park. The area has been developed with commercial land uses ranging from one and two-story retail to high-rise office, multiple apartment towers, wholesale nurseries, and large shopping centers.

Beverly Boulevard and Fairfax Avenue are designated as Mixed Use Boulevards on the Community Plan Land Use Diagram. The majority of these segments are shown as Community Commercial on the Plan Map.

Vermont Community Commercial Center

The Vermont Community Center is approximately 34 acres in size. It is centered around Vermont Avenue and Beverly Boulevard in the northeastern portion of the plan area. It is generally bounded by the Hollywood 101 Freeway to the north; Council and 1st Streets to the south; Hoover Street to the east; and New Hampshire Street to the west.

The Community Center includes the Vermont-Beverly Metro Red Line station. A Station Neighborhood Area Plan (SNAP) for this area as well as along portions of Vermont Avenue and Hollywood Boulevard has been created to regulate development in conjunction with the Metro Red Line subway.

NEIGHBORHOOD DISTRICTS

There are four areas within the Wilshire Community Plan Area that are designated as Neighborhood Districts by the Community Plan Land Use Diagram. The four Neighborhood Districts total approximately 150 acres.

The Larchmont Neighborhood District includes commercial frontage along Larchmont Boulevard from Beverly Boulevard on the north to 1st Street on the south. Uses permitted in this unique neighborhood district are limited by special zoning regulations intended to protect and promote Larchmont Boulevard as a neighborhood serving shopping district.

Other neighborhood districts include: the Fairfax-Beverly Neighborhood District (Fairfax Avenue frontage from Rosewood Avenue on the north, to Beverly Boulevard on the south); the 3rd Street Neighborhood

District (3rd Street frontage from Fairfax Avenue on the east, to La Jolla Avenue on the west); and the Fairfax-Olympic Neighborhood District (Fairfax Avenue frontage from Olympic Boulevard on the north, to Pico Boulevard on the south).

These areas are primarily developed into small commercial village arrangements, with one to four-story retail and office uses, and a mix of residential units.

GENERAL COMMERCIAL

The remaining commercial areas, designated as General Commercial, consist of approximately 325 acres and are located on portions of Wilshire, Pico, and Olympic Boulevards.

Land uses on Pico and Olympic Boulevards include one to three-story retail and office buildings. The south side of Olympic Boulevard is predominantly improved with retail and office uses, but also supports several older low-density apartment buildings, motels and auto-oriented establishments. It is identified as a Mixed Use Boulevard on the Community Plan Land Use Diagram.

MIXED USE BOULEVARDS

The Mixed Use Boulevard concept encourages cohesive commercial development integrated with housing.

These structures incorporate retail, office and/or parking on the lower floors and residential units on the upper floors. The mixed use concept also accommodates separate commercial and residential structures in the same block.

The intent of mixed use development is to provide housing in close proximity to jobs and services, to reduce vehicular trips, traffic congestion and air pollution, to provide rental housing, and to stimulate vibrancy and activity in pedestrian-oriented areas.

Mixed use development may also provide community facilities such as libraries, meeting rooms, post offices, senior centers, or child day care facilities.

The Wilshire Community Plan aims to encourage well planned and integrated mixed use developments in designated commercial areas which have the potential to benefit from pedestrian oriented development. To that end, the plan calls for the creation of Mixed-Use Districts (MUs) and the policies, incentives, and design standards contained therein.

The plan supports applicable commercially zoned portions of the following as mixed-use boulevards and districts, as shown on the General Plan Framework map:

3rd Street (La Cienega-Fairfax,
Western - Vermont)
8th Street (Western-Vermont)
Beverly Blvd (Fairfax-Gardner,
Western-Vermont)
Fairfax Ave (Wilshire-Beverly)
La Brea Ave (La Brea-Beverly)
La Cienega (18th-Olympic)
Larchmont Blvd (Melrose-Beverly)
Olympic Blvd (Crenshaw-Hoover)
Pico Blvd (Crest-Hoover)
Robertson Blvd (Gregory-18th)
Vermont Ave (Beverly-Pico)
Western Ave (Melrose-Pico)
Wilshire Center (commercial areas
within the area bounded by 6th Street,
Vermont Avenue, 8th Street, and

Western Avenue)

GOAL 2

Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire Community through well-designed, safe and accessible areas, while preserving historic and cultural character.

OBJECTIVE 2-1

Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

POLICIES

- 2-1.1 New commercial uses should be located in existing established commercial areas or shopping centers.
- 2-1.2 Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by stand alone residential development by adhering to the community plan land use designations.
- 2-1.3 Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

Program: Coordinate with the City

Clerk's Office to assist businesses in obtaining technical and financial assistance for the formation of Business Improvement Districts (BID) and of other programs from the City of Los Angeles.

OBJECTIVE 2-2

Promote distinctive commercial districts and pedestrian-oriented areas.

POLICIES

- 2-2.1 Encourage pedestrian-oriented design in designated areas and in new development.

Program: Establish Community Design Overlay Districts (CDOs), and Pedestrian Oriented Districts (PODs), which have design policies in designated areas to ensure the creation of pedestrian-friendly commercial development. Develop a CDO for the Miracle Mile area.

Program: Implement the Design Guidelines in Chapter 5, as they apply to commercial projects and projects located within Neighborhood Districts.

- 2-2.3 Encourage large mixed use projects to incorporate facilities beneficial to the community such as libraries, child care facilities, community meeting rooms, senior centers, police substations, and/or other appropriate human service facilities as part of the project.

- 2-2.4 Encourage the incorporation of retail, restaurant, and other neighborhood serving uses in the first floor street frontage of structures, including mixed use projects located in Neighborhood Districts.

OBJECTIVE 2-3

Enhance the visual appearance and appeal of commercial districts.

POLICIES

- 2-3.1 Improve streetscape identity and character through appropriate controls of signs, landscaping, and streetscape improvements; and require that new development be compatible with the scale of adjacent neighborhoods.

Program: Prepare Streetscape Plans for commercial corridors to coordinate and improve the public streetscape as funds become available for implementation and construction.

Program: Work with the Wilshire Center BID to formally adopt existing streetscape plans for that portion of Wilshire Boulevard between Western and Hoover Street.

Program: Create a Streetscape Plan for the Miracle Mile, in conjunction with the proposed Community Design Overlay to coordinate and improve the

public realm in conjunction with private urban design and facade improvements.

Program: Encourage the application of the Design Standards in Chapter 5 of the Plan by other City Departments, public agencies, and the private sector regarding improvement of public spaces and rights-of-way in commercial areas, especially in Community Commercial and Regional Commercial Centers.

Program: Promote assistance from the City of Los Angeles in the creation and implementation of Business Improvement Districts (BID).

INDUSTRIAL

The Wilshire area includes only minimal light industrial uses. In 1990, there were approximately 1.5 million square feet of industrial development in the Wilshire Community Plan Area, representing 0.05 percent of the total industrial square footage in the City of Los Angeles.

A total of 38 acres, or .43 percent of the total Plan Area is designated for industrial use. The largest such area is located along Beverly Boulevard, from Oakwood Avenue on the north, to Council and 1st Streets on the south, to Hoover Street on the east, to Juanita Avenue on the west, and is occupied by various business park type uses.

The Raleigh Studio site, between Melrose Avenue, Clinton Street, Van Ness Avenue and Bronson Avenue, is also designated as industrial land use in the Plan.

Some of these areas have been developed with two story retail and medium-rise office buildings (two to four stories); however, the majority of the area has been developed with retail/wholesale businesses and light manufacturing uses.

GOAL 3

Provide sufficient land for light industrial uses with employment opportunities that are safe for the environment and workers, and which have minimal adverse impact on adjacent uses.

OBJECTIVE 3-1

Retain existing industrial uses and promote future development, especially in entertainment and high technology applications, which contribute to job opportunities and minimize environmental impacts.

POLICIES

3-1.1 Designate and preserve lands for the continuation of existing industry and for the development of new industrial parks, research and development uses, light manufacturing and similar uses.

3-1.2 Encourage compliance with environmental protection standards and health and safety requirements.

Program: Continue to enforce

environmental protection standards and health and safety requirements, through the appropriate Federal, State, County, and City agencies.

OBJECTIVE 3-2

Improve the aesthetic quality and design of industrial areas, eliminate blight and detrimental visual impact, and mitigate noise and air quality impacts generated by industrial uses on nearby residential neighborhoods.

POLICIES

3-2.1 Encourage new industrial development designs to be compatible with adjacent land uses.

Encourage appropriate building orientation and scale, landscaping, buffering and increased setbacks in the development of new industrial properties.

Program: Require new industrial development located adjacent to residential neighborhoods to conform with the Industrial/Residential Design Guidelines in Chapter 5 of this Plan.

Program: Study the creation of a Community Design Overlay District (CDO) to resolve issues of visual blight along Pico and Venice Boulevard industrial areas.

3-2.2 To buffer residential/industrial land uses, promote a transition of industrial uses, from intensive uses to less intensive

uses, in those areas in close proximity to residential neighborhoods.

OBJECTIVE 3-3

Continue to promote light industrial uses and accompanying employment bases in locations which are in close proximity to public transportation facilities and are compatible with surrounding land uses.

POLICIES

3-3.1 Minimize environmental impacts of industrial uses from other uses by highways and other physical barriers.

Program: Implement this policy according to the land use designations on the Plan Maps, Map Footnotes, and the corresponding zoning.

RECREATION AND PARK FACILITIES

The Public Recreation Plan of the City of Los Angeles provides an official guide for considering minimum needs of neighborhoods and communities for recreational sites. It sets forth standards for the size, service areas, and types of facilities needed as recreation sites.

The City of Los Angeles Recreation and Parks Department operates 20 public parks and recreational facilities in the Wilshire Community Plan area. Parks are classified as Regional, Community, and Neighborhood. The Wilshire Community Plan designates approximately 191 acres of park land, including about 100 acres of private golf

course (Wilshire Country Club). There are 10 Neighborhood Parks and Recreation Centers, 9 Community Parks and Recreation Centers, and one Regional Park.

The public parks and recreational facilities in the Wilshire Community Plan area are seriously inadequate by all Federal, State, and local standards to meet the needs of residents in the Wilshire Community Plan Area.

GOAL 4

Provide adequate recreation and park facilities to meet the needs of residents in the Wilshire Community Plan Area.

OBJECTIVE 4-1

Conserve, maintain and better utilize existing recreation and park facilities which meet the recreational needs of the community.

POLICIES

4-1.1 Preserve and improve the existing recreational facilities and park spaces.

Program: Maintain all open space designations within the Wilshire Community Plan. Designate open space parkland as acquired by the Department of Recreation and Parks.

4-1.2 Encourage the shared use of other public facilities for recreational purposes.

Program: The Planning Department encourages the Los Angeles Unified School District and the City's Department of Recreation and Parks to

continue to develop and implement programs to fully utilize the shared use potential of each of their respective sites.

OBJECTIVE 4-2

Provide facilities for specialized recreational needs by utilizing existing public lands such as utility easements, Department of Water and Power properties, and unused or underutilized rights-of-way.

POLICIES

4-2.1 Underutilized public lands should be considered for open space and recreational purposes.

Program: Implement walking and jogging trails within the landscaped median portions of Designated Scenic Highways including San Vicente Boulevard and Highland Avenue, as land and funding become available; and if compatible with use as a transportation corridor.

OBJECTIVE 4-3

Ensure the accessibility, security and safety of parks by their users, particularly families with children and senior citizens.

POLICY

4-3.1 Ensure that parks are adequately policed, monitored, maintained and illuminated for safe use at night, as appropriate.

Program: Continue the management,

design, construction and maintenance of public parks, by the Department of Recreation and Parks.

Program: Continue the provision of security and patrols of public parks and recreational facilities by the Los Angeles Police Department.

OBJECTIVE 4-4

Expand and improve Neighborhood, Community, and Regional Parks, and Recreation Centers and Senior Citizen Centers throughout the Wilshire Community Plan Area on an accelerated basis, as funds and land become available.

POLICIES

4-4.1 Develop new Neighborhood and Community parks to help offset the Wilshire Community's parkland deficit for both its current population, and for the projected year 2010 population.

Program: Continue the location of development opportunities for new park sites, by the Department of Recreation and Parks, utilizing community input and available funds.

Program: Facilitate the creation of small neighborhood serving pocket parks within highly urbanized areas as potential parcels and funding become available.

Program: Develop City or private funding programs for the acquisition

and construction of new recreation and park facilities.

Program: Establish joint-use agreements with the Los Angeles Unified School District and other public and private entities which could contribute to the availability of recreational opportunities in the community plan area.

Program: Implement the Wilshire Community Plan recommendations for new Pocket Parks and Neighborhood Park expansions along all Boulevards, within public right-of-ways, and on unused and underutilized public properties, particularly as expansions of existing facilities, as land and funding become available; and if compatible with uses as transportation corridors, where applicable.

Program: Encourage the expansion of the Queen Anne Park and Recreation Center, at West Boulevard, 12th Street, and Queen Anne Place, southerly to Pico Boulevard, through joint agency efforts among the Community Redevelopment Agency (CRA), the Metropolitan Transportation Authority (MTA), and the Department of Recreation and Parks.

OPEN SPACE

There are two classifications of open space: publicly-owned and privately-owned.

Open Space is broadly defined as land which is essentially free of structures and buildings

or is natural in character, and is categorized by one or more of the following functions:

1. Recreational and educational opportunities.
2. Scenic, cultural, and historic values.
3. Public health and safety.
4. Preservation and creation of community identity.
5. Right-of-ways for utilities and transportation facilities.
6. Preservation of physical resources or ecologically important areas.
7. Preservation of scenic resources including topographic features.

Lands designated as Open Space in the Wilshire Community Plan include the private Wilshire Country Club and Golf Course, as well as all public parklands.

GOAL 5

Provide sufficient open space in balance with development to serve the recreational, environmental, health and safety needs of the Wilshire Community, and to protect environmental and aesthetic resources.

OBJECTIVE 5-1

Preserve existing open space resources and where possible develop new open space.

POLICIES

- 5-1.1 Encourage the retention of passive and visual open space to provide a balance to urban development.

Program: The land use plan map

designates areas to be preserved as open space.

- 5-1.2 Encourage continuous efforts by Federal, State and County agencies to acquire additional vacant land for open space.

Program: Encourage the utilization of the Open Space and parkland purchase programs available through Federal, State and County agencies.

- 5-1.3 Convert and upgrade underutilized publicly-owned property.

Program: Improve available rights-of-way throughout the Wilshire Community Plan area with landscaping, benches, picnic sites, walkways, for low-intensity recreational uses.

Encourage this improvement separately, and in combination with transit center or busway improvements, currently under study by the MTA.

- 5-1.4 Unused or underutilized public lands should be considered for open space and recreational purposes.

Program: Encourage the development of Neighborhood Parks and Pocket Parks along public right-of-ways and vacant public parcels.

SCHOOLS

The Los Angeles Unified School District (LAUSD) administers the planning, location, design, development, and operation of all public schools in the Wilshire Community Plan Area.

There are 21 Public Elementary Schools, three Public Middle Schools, and one Public High School within the Wilshire Community Plan Area, all of which are operating above capacity. Many of the public schools are among the oldest in the City of Los Angeles. They are all in need of substantial repairs and improvements

The Plan encourages shared use of existing public school facilities for the general public after hours, on weekends, and on holidays, as class schedules allow. School grounds should be made available so as to facilitate after school hour recreational uses.

GOAL 6

Facilitate the provision of public schools and adequate school facilities to serve every neighborhood in the Wilshire Community Plan Area.

OBJECTIVE 6-1

Locate schools in areas complimentary to existing surrounding land uses with buffering, convenient to local neighborhoods, and with access to recreational opportunities.

POLICIES

- 6-1.1 Encourage compatibility between school locations, site layouts, architectural designs,

and local neighborhood character.

Program: Require decision-makers in discretionary review actions for a proposed public school, to adopt findings which support this policy.

- 6-1.2 Encourage public school design that buffers classrooms from noise sources.

Program: Implement appropriate provisions of the City's Noise Element of the General Plan, specific for application of daytime school use, which requires noise measurements be made over the typical hours of use, instead of a 24-hour measurement.

Program: Incorporate noise mitigation measures to reduce adverse environmental impacts in compliance with California Environmental Quality Act (CEQA) Guidelines.

- 6-1.3 Expansion of existing public school facilities should be considered prior to acquisition of new sites.

Program: Coordinate Wilshire Community Plan Area possible school site locations with the Los Angeles Unified School District (LAUSD), the responsible agency for providing public school facilities.

- 6-1.4 Encourage cooperation between the LAUSD and the Department of Recreation and Parks to provide shared use of schools and recreation

facilities for the entire Wilshire Community.

Program: Continue to assist the LAUSD and the Department of Recreation and Parks with the shared-use program where both public schools and parks are utilized for recreational and instructional purposes.

OBJECTIVE 6-2

Continue to work constructively with the LAUSD to promote the siting and construction of adequate public school facilities phased with anticipated population growth in the Wilshire Community Plan Area.

POLICIES:

- 6-2.1 Explore creative alternatives for providing new public school sites in the Wilshire Community Plan Area, where appropriate.

Program: Develop plans to work to resolve issues of siting and joint use of facilities, especially including strategies for school expansions in close proximity to major public transit routes.

Program: Utilize the City's Annual Report On Growth & Infrastructure to monitor locations for growth and potential new public school sites.

OBJECTIVE 6-3

Maximize the use of public schools for neighborhood use, and of local open space

and parks for public school use.

development that would incorporate school facilities.

POLICIES

6-3.1 Continue to encourage the siting of neighborhood facilities (e.g., libraries, parks, schools and auditoriums) together as shared-use facilities.

Program: Formulate and update plans to work to resolve issues relating to siting and the joint use of such neighborhood facilities.

Identify strategies for the expansion of public school facilities including:

1. Encourage siting of public schools and other neighborhood facilities within a transit station, center, or mixed-use area to maximize the most efficient use of the land provided for these services.
2. Locate public middle schools and public high schools where possible, close to transit stations, centers and mixed-use districts, to allow students to use the transit system to get to and from school.
3. Encourage public and private redevelopment of existing public school sites in the immediate vicinity of transit stations and centers, so that the existing low intensity use would be replaced by a high intensity mixed-use

OBJECTIVE 6-4

Encourage the provision of charter schools, especially in the Wilshire Center area, as an effective method of delivering quality public education facilities at the neighborhood level.

POLICIES

6-4.1 Recognize the ability of charter schools to effectively provide classroom space in impacted urban areas

6-4.2 Encourage the location of charter schools within the Wilshire Center area as a means to alleviate overcrowded school conditions.

Program: Prepare information for distribution at the Department of City Planning public counter outlining the permitting process for charter schools and identifying suitable land use designations and zones.

6-4-3 Support the construction of charter schools as being desirable to public convenience and welfare.

LIBRARIES

Public libraries serve as a center of community activity by providing information, research materials, books, journals, and newspapers, and services for students and meeting places. The Public Libraries Plan of

the City of Los Angeles serves as a guide for the construction, maintenance, and operation of public library facilities.

There are six Community Branch Libraries within the Wilshire Community Plan Area: Felipe de Neve, Memorial, Mid-City, Pio Pico-Korea Town, Robertson, and Wilshire.

GOAL 7

Ensure that adequate library facilities are provided for the Wilshire Community.

OBJECTIVE 7-1

Encourage the City's Library Department to continue to provide adequate library service to the Wilshire Community Plan Area.

POLICIES

7-1.1 Support construction of new libraries and rehabilitation and expansion of existing libraries.

Program: Provide for the retention, rehabilitation and expansion of existing library sites.

7-1.2 Encourage flexibility in siting libraries in mixed-use projects, shopping malls, pedestrian-oriented areas, office buildings and similarly accessible facilities.

Program: Continue to support such joint-use opportunities, when the Library Department and decision-makers review and approve new libraries sites.

POLICE PROTECTION

The Los Angeles Police Department (LAPD) provides police protection within the Wilshire Community Plan Area.

LAPD facilities include: the Wilshire Area Police Station, and four additional Police Department Stop-In Sites.

There are no further facilities expansion plans at this time.

GOAL 8

Continue to provide the Wilshire Community with adequate police facilities and services to protect its residents from criminal activity, reduce the incidence of crime, and provide other necessary law enforcement services.

OBJECTIVE 8-1

Provide adequate police facilities, personnel and protection to correspond with existing and future population and service demands.

POLICIES

8-1.1 Consult with the LAPD in the review of development projects and land use changes to determine law enforcement needs and requirements.

OBJECTIVE 8-2

Improve the ability of the community and police department to minimize crime and provide adequate security for all residents.

POLICIES

8-2.1 Support and encourage community based crime prevention efforts (such as Neighborhood Watch) through regular interaction and coordination with existing policing, foot and bicycle patrols, community watch programs and regular communication with neighborhood and civic organizations.

Program: Continue to support community-oriented law enforcement programs, as administered by the LAPD.

Program: Encourage Business Improvement Districts to supplement patrol services with private services through training and coordination programs administered by the LAPD.

8-2.2 Provide adequate lighting around residential, commercial and industrial buildings, and park, school, and recreational areas to improve security.

Program: Coordinate discretionary land use reviews by the Department of City Planning in consultation with the LAPD, and include implementation of the principles of the City of Los Angeles Crime Prevention Through Environmental Design (CPTED) Guidelines.

8-2.3 Ensure that landscaping around buildings does not impede visibility and provide hidden places which could foster criminal activity.

Program: Continue to apply and require CPTED standards in discretionary land use approvals, in consultation with the LAPD.

FIRE PROTECTION

The City of Los Angeles Fire Department provides fire protection within the Wilshire Community Plan Area.

There are six fire stations within the Wilshire Community Plan Area.

The Fire Protection and Prevention Plan of the City of Los Angeles Fire Department provides an official guide to City Departments, other governmental agencies, developers, and interested citizens for the construction, maintenance, and operation of fire facilities.

It is intended to promote fire prevention by maximizing fire safety education and minimizing loss of life through fire prevention programs. Pursuant to this Plan, it may be necessary to expand or relocate existing facilities as land patterns change.

GOAL 9

Protect the residents of the Wilshire Community Plan Area through a comprehensive fire and life safety program.

OBJECTIVE 9-1

Maintain fire facilities and protective services that are sufficient for the existing and future population and land use.

POLICIES

9-1.1 Coordinate with the City of Los Angeles Fire Department during the review of significant development projects and General Plan amendments affecting land use to determine the impacts on service demands.

Program: Decision-makers should continue to include findings on the impacts on fire service demands of a proposed project or Plan Amendment.

Program: Encourage the continued consultation with the City of Los Angeles Fire Department, which is currently in effect for projects subject to the subdivision process.

9-1.2 Assist the City of Los Angeles Fire Department in locating fire service facilities at appropriate locations throughout the Wilshire Community Plan Area.

Program: Identify locations of existing fire service facilities, and assist in the location of future sites, as determined by the City of Los Angeles Fire Department.

TRANSPORTATION

A number of local, state and regional plans and ordinances, prepared by various public agencies, work to implement transportation improvements in the Wilshire Community Plan Area. These include:

The Los Angeles County Congestion Management Program (CMP); the Long Range Plan prepared by the Los Angeles County Metropolitan Transportation Authority (LACMTA); the Regional Transportation Plan (RTP) prepared by the Southern California Association of Governments (SCAG); and the Statewide Transportation Improvement Program (STIP) prepared by the California Department of Transportation (CALTRANS).

LADOT also implements pedestrian-oriented arterials, bikeways, and transit-priority streets.

TRANSPORTATION IMPROVEMENT AND MITIGATION PROGRAM (TIMP)

A Transportation Improvement and Mitigation Program (TIMP) was prepared for the Wilshire Community Plan Area that analyzes land use impacts on transportation, projected to the year 2010.

The TIMP analysis is part of the Environmental Impact Report and is prepared to analyze the environmental impacts of implementation of the Wilshire Community Plan.

The TIMP establishes a program of specific measures to reduce land use impacts on transportation to be undertaken during the life of the Wilshire Community Plan. It also takes into account and incorporates the local, state and regional programs noted above.

The Wilshire TIMP provides an implementation program for the circulation needs of the Wilshire Community Plan Area, which consist of recommendations as follows:

- A. Street Reclassifications
- B. Transit Improvements
- C. Non-Motorized Transportation
- D. Transportation Demand Management Strategies (TDM)
- E. Transportation Systems Management Strategies (TSM)
- F. Residential Neighborhood Protection Plans
- G. Parking
- H. Capital Improvements

- 7 Westmoreland Ave.- Local Street
From Wilshire Bl. to 7th St.
- 8 June St. - Local Street
From Melrose Ave. to 3rd St.
- 9 Rosewood Ave. - Local Street
From Serrano Ave. to Normandie Ave.
- 10 Stanley Ave. - Collector Street
Beverly Bl. to 3rd St.
- 11 Virgil Ave. - Secondary Highway
From Beverly Bl. to Wilshire Bl.
- 12 Edgewood Place - Collector Street
From Redondo Bl. to La Brea Ave.

A. STREET RECLASSIFICATIONS

Highway and Street Classifications

Highways and Streets in the Wilshire Community Plan Area are classified as: Major Class II Highways and Divided Major Class II Highways; Secondary Highways and Divided Secondary Highways; Collector Streets and Local Streets.

The following reclassifications are made in this plan:

- 1 Lucerne Bl. - Local Street
From Third St. to Wilshire Bl.
- 2 Commonwealth Ave.- Collector St.
From Beverly Bl. to Wilshire Bl.
- 3 Wilton Place - Collector Street
From Beverly Bl. to Third St.
- 4 Venice Bl. - Major Class II Highway
From West Bl. to Highland Ave.
- 5 8th St. - Collector St
From Fairfax Ave. to Crenshaw Bl.
- 6 Redondo Bl. - Modified Collector St.
From La Brea Ave. to Venice Bl.

Alternate Standards

In addition, the Wilshire Community Plan maintains the following alternate standards for the development of certain streets due to environmental and urban design considerations:

- 1 Robertson Blvd.
Minimum Secondary Highway Standard - 80 foot right-of-way, 60 foot roadway
- 2 Highland Ave. (Between Melrose and Wilshire)
Trees to be preserved; no improvements beyond the existing right-of-way.
- 3 Wilshire Blvd.
No widening in excess of existing roadway.
- 4 Beverly Blvd.
No widening of roadway west of Western Avenue.

- 5 Fairfax
Secondary Highway
- 6 Crescent Heights Blvd.
No widening to increase capacity of Crescent Heights Boulevard north of San Vicente Boulevard for the life of the plan.
- 7 Redondo Blvd.
Modified Collector - 70 foot right-of-way, 50 foot roadway to accommodate Class II Bikeway
- 8 Oxford Avenue
Minimum Secondary Highway standard - 80 foot right-of-way, 60 foot roadway

systems, and additions of new public transit systems.

GOAL 10

Develop additional public transit services which improve mobility with efficient, reliable, safe, convenient alternatives to automobile travel.

OBJECTIVE 10-1

Continue to encourage improved and additional local and express bus service and neighborhood shuttles throughout the Wilshire Community Plan Area.

POLICIES

10-1.1 Continue to coordinate with the Metropolitan Transportation Authority (MTA) and the Los Angeles Department of Transportation (LADOT) with plans to improve local and express bus service serving Wilshire.

B. TRANSIT IMPROVEMENTS

Opportunities exist within the Wilshire Community Plan Area to increase the use of public transit. While it is anticipated that the private automobile will remain the primary mode of private transportation within the time frame of the Plan (2000-2010), bus service, community bus and van shuttles, and the Red Line subways will provide alternative public transit modes.

Public transit services in Wilshire are currently provided by the Metropolitan Transportation Authority (MTA), the Los Angeles Department of Transportation (LADOT), and by buses from nearby cities.

The City of Los Angeles continues to work with other public agencies in evaluating travel needs and recommending modifications and improvements to existing public transit

Program: Increase, expand and implement additional bus service along high travel demand routes, especially east-west along Melrose Avenue, Beverly Boulevard, 3rd Street; Wilshire, Olympic, and Pico Boulevards; and Western and Vermont Avenues; and 3rd Street, La Brea, La Cienega, and Fairfax Avenues.

Program: Enhance and optimize public transit alternatives to the Westside, working with the recommendations made as part of the Westside Transit Restructuring Study,

as prepared by the MTA, with support from LADOT.

The Transit Restructuring Study area includes connections between the major activity centers in the Wilshire Community Plan Area and commercial corridors along Wilshire, and Olympic Boulevards.

Program: Finalize the demonstration project to evaluate the effectiveness of the "Bus Rapid Transit" concept, as proposed by the MTA for the Wilshire Boulevard - East Los Angeles corridor and the Pico/Rimpau - Downtown - East Los Angeles corridor.

LADOT should participate in this evaluation project and seek to identify one or more north-south Rapid Bus corridors in Wilshire. One such corridor that should be investigated is Western Avenue to provide improved access to the MTA Red Line Subway Stations on Wilshire and Hollywood Boulevards.

Program: Continue to provide Smart Shuttles as "feeder" services for public transit among residential areas along Collector Streets and Local Streets; and provide convenient access to bus services, Subway Stations or activity centers, such as, Farmers Market, Beverly Center/Cedars-Sinai, Wilshire Center, the Miracle Mile, and Park La Brea.

These Shuttles, with 20-passenger seating capacity, complement existing bus services in approximately 20-minute full-circle routes in areas not currently served by larger buses.

10-1.2 Encourage the expansion, wherever feasible, of programs aimed at enhancing the mobility of senior citizens, disabled people, students, and low-income, transit-dependent populations.

Program: Expand the existing LADOT City Ride Program.

Program: Expand Shuttle routes to supplement other paratransit services for senior citizens, disabled people, students, and low-income, transit-dependent populations.

OBJECTIVE 10-2

Increase work trips and non-work trips made on public transit.

POLICIES

10-2.1 Develop coordinated intermodal public transit plans to implement linkages to future public transit services.

Program: Continue the implementation of the MTA Preliminary Planning Study recommendations for the Wilshire Boulevard Corridor, connecting the Westside to the Wilshire Community Plan Area.

Program: Encourage development of "Public Transit Transfer Centers", including public transit stations, located at convenient locations to allow easy transfers to other routes and public services, employment areas, and shopping centers.

10-2.2 Implement Transit Priority Treatments (such as signal coordination or replacement, public transit signal priority, queue jumpers, signing and striping placement and color modification).

Program: The Transit Priority Treatments implement bus speed improvement measures, according to the General Plan Transportation Element, on all Major Class II Highways in the Wilshire Community Plan Area with scheduled bus service.

Program: Provide enhanced amenities at major transit stops including such facilities as widened sidewalks, pedestrian waiting areas, transit shelters, enhanced lighting, improved crosswalks, information kiosks, and advanced fare collection mechanisms.

C. NON-MOTORIZED TRANSPORTATION

The City's Bicycle Plan provides for non-motorized circulation in the Wilshire Community Plan Area, including Bikeway Study Corridors, and two Class II Bikeways. These include one along San Vicente Boulevard, from La Cienega Boulevard to Venice Boulevard; and one along Redondo Boulevard, from San Vicente Boulevard to Venice Boulevard. A Commuter Bikeway is also designated along Pico Boulevard, from San Vicente Boulevard to Hoover Street.

The Transportation Element Non-Motorized Transportation Map also depicts potential areas with a high degree of pedestrian

orientation: along Fairfax Avenue, from Beverly Boulevard to Rosewood Avenue; along 3rd Street, from Fairfax Avenue to San Vicente Boulevard; along Larchmont Boulevard, from Beverly Boulevard to 1st Street; in the Vermont Community Commercial Center, and around Beverly Boulevard and Vermont Avenue.

It is the intent of the Wilshire Community Plan to facilitate the development of a Bikeway system which will complement other transportation modes, and encourage the use of bikeways as a commuter option, in accordance with the Transportation Element.

GOAL 11

Encourage a system of safe, efficient and attractive bicycle and pedestrian routes.

OBJECTIVE 11-1

Promote an adequate system of Bikeways for commuter, school and recreational use.

POLICIES

11-1.1 Encourage funding and construction of Bikeways to connect residential neighborhoods to schools, open space areas, and employment centers.

Program: The City's Bicycle Plan proposes the expansion of bicycle usage through further development of bikeways and improvement of appropriate support programs.

11-1.2 Provide Bikeways along Major

Class II and Secondary highways in the Wilshire Community Plan Area.

schools, and transit centers.

Program: Continue to implement the Citywide Bicycle Plan for the Wilshire Community Plan Area, which includes the following proposed bikeways:

Class II Bikeway along San Vicente Boulevard, from Beverly Boulevard to Venice Boulevard.

Class II Bikeway along Redondo Boulevard.

Commuter Bikeway along Pico Boulevard, from Hoover Street to San Vicente Boulevard.

11-1.3 Assure that local bicycle routes are linked with the routes of neighboring areas of the City.

11-1.4 Support the provision of bicycle facilities in all new development.

Program: Continue to enforce the Los Angeles Municipal Code (LAMC 12.21-A16), which requires the provision of changing rooms, showers and bicycle storage at all new non-residential developments and public places.

OBJECTIVE 11-2

Promote pedestrian mobility, safety, amenities, and access between employment centers, residential areas, recreational areas,

POLICIES

11-2.1 Encourage the safe utilization of public utility easements and other public rights-of-way along streets wherever feasible for the use of pedestrians.

Program: Continue implementation of the Citywide Land Use/Transportation Policy (Guide to Decisions on the Design of Public Rights-of-Way) and the City's discretionary project approval process.

11-2.2 Require sidewalks with new roadway construction and substantial reconstruction of existing roadways.

Program: Continue to coordinate with the City's Capital Improvement Program (CIP), Public Works construction projects and the City's discretionary project approval process.

11-2.3 Protect and improve existing pedestrian oriented street segments.

Program: Develop precise guidelines to develop, protect, and foster the pedestrian oriented nature of these areas.

Program: Encourage pedestrian-oriented streetscape design, as part of DOT's Neighborhood Traffic Management program, especially in regards to mitigating some of negative impacts of secondary highways through residential neighborhoods

(including Wilton Place and Crescent Heights Boulevard).

D. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES (TDM)

The estimated increase in vehicle trips which will be generated by future development in the Wilshire Community Plan Area calls for the implementation of a Transportation Demand Management Program (TDM).

TDM measures encourage people to change their travel mode from single-occupancy vehicles (SOV) to other transportation modes, including public transit.

Incentives are given to utilize TDM measures such as all forms of public transit, ridesharing, modified work schedules, van pools, telecommuting; and non-motorized transportation modes, such as bicycles and walking.

Transportation Demand Management (TDM) Program

1. Transportation Management Association Formation/Coordination

Continue to encourage the formation of Transportation Management Associations (TMA's) to assist employers in creating and managing trip reduction programs, particularly in and around Wilshire Regional Commercial Centers, Community Commercial Centers, and along major commercial corridors.

2. TMA Coordinating Council

Establish a coordinating council to coordinate data among various TMAs in the Wilshire Community Plan Area, and within adjacent communities and jurisdictions. This council may also serve to coordinate and publicize alternatives to automobile use.

3. Participation in Regional Transportation Management Programs

Continue to participate in local and regional TDM programs and coordinate the Wilshire TDM program with those of other communities, agencies and adjacent jurisdictions.

4. TDM Ordinance

Continue to implement the Citywide TDM and Trip Reduction Measures Ordinance (LAMC 12.26-J) in the Wilshire Community Plan Area, which require trip reduction.

5. Monitoring

LADOT has the responsibility to monitor the Citywide TDM ordinance.

6. Bikeways

Continue to implement the Citywide Bicycle Plan, which includes a future bikeway system in the Wilshire Community Plan Area, as part of an overall Transportation Demand Management Strategy.

7. Telecommuting

Encourage large employers to provide teleconferencing facilities.

Encourage large residential developments to incorporate "Local Work Centers" for telecommuting purposes.

GOAL 12

Encourage alternative modes of transportation to reduce single-occupancy vehicular trips.

OBJECTIVE 12-1

Pursue Transportation Demand Management Strategies that maximize vehicle occupancy, minimize average trip length, and reduce the number of vehicle trips.

POLICIES

12-1.1 Encourage non-residential developments to provide employee incentives for using alternatives to the automobile (car pools, van pools, buses, shuttles, subways, bicycles, walking) and provide flexible work schedules.

Program: The Citywide Ordinance on TDM and Trip Reduction Measures should continue to be implemented and monitored by LADOT.

12-1.2 Encourage the use of Multiple-Occupancy Vehicle programs for shopping and other non-work activities to reduce midday, evening, and special event traffic.

Program: Continue to provide park-and-ride shuttle services to activity centers and special events, through

LADOT.

Program: Design and implement a public education program to promote ridesharing.

12-1.3 Require that proposals for major non-residential development projects include submission of a TDM Plan to the City.

Program: Decision-makers and LADOT shall require a TDM plan as condition of approval of projects. Such programs should include telecommuting, flexible work schedules, and teleconferencing.

12-1.4 Promote the development of transportation facilities and services that encourage higher transit ridership, increased vehicle occupancy, and improved pedestrian and bicycle access.

Program: Pursue measures such as locally-based Transportation Management Organizations, merchant incentives, preferential parking areas, bicycle access and parking, and lighting for pedestrian, vehicular, bicycle, and public transit uses.

E. TRANSPORTATION SYSTEMS MANAGEMENT STRATEGIES (TSM)

Transportation Systems Management (TSM) is the optimization of the transportation system by improving the traffic flow with low capital cost projects and minimal construction,

implemented in a short time frame.

TSM strategies include: synchronization of traffic signals; localized intersection improvements; traffic light cameras for enforcement at high-risk intersections; prohibition of on-street parking on Major Class II and Secondary Highways and during peak travel times on Collector Streets; establishment of Preferential Parking Districts; and implementation of rapid bus programs with signal preemption and queue jumping.

TSM improvements also entail the application of new technologies through the use of Intelligent Transportation Systems (ITS) technologies. These include traveler information systems (e.g., changeable message signs, highway advisory radio), traffic management systems (e.g., enhanced signal systems, closed circuit TV for monitoring), incident management, and transit priority systems.

GOAL 13

Provide a well-maintained, safe, efficient freeway, highway and street network.

OBJECTIVE 13-1

Increase traffic capacity on existing freeways, highways, and streets, through policy changes, and minor physical improvements to existing highways and streets.

POLICIES

13-1.1 Install Automated Traffic Surveillance and Control (ATSAC) equipment at all signalized intersections in the Wilshire Community Plan

Area.

LADOT estimates that implementation of this system improves intersection capacity by as much as 7%.

Program: Expand Adaptive Traffic Control Systems (ATCS), which are currently on line along two corridors of signal-controlled intersections, to improve intersection capacity in the Wilshire Community Plan Area.

13-1.2 Install an Adaptive Traffic Control System (ATCS) at all intersections along Major Class II and Secondary Highways, and some Collector Streets to improve intersection capacity by an additional 3%. This upgrade of the existing ATSAC system provides an additional capacity enhancement beyond that of ATSAC.

Program: Install ATCS along all Major Class II and Secondary Highways, and along selected Collector Streets, throughout the Wilshire Community Plan Area.

13-1.3 Implement or enhance "Smart Corridors" to coordinate Caltrans' freeway traffic management system, with the ATSAC/ATCS highway and street traffic signal management system to enhance incident management and motorist information, and thereby reduce traffic delays.

Program: Implement ATSAC along the Hollywood Freeway (I-101) Corridor, along all Major Class II and Secondary Highways, and some Collector Streets to the north and south, (e.g., Beverly Boulevard, and Vermont, Melrose, and Rosewood Avenues) to create a "Smart Corridor" along the Hollywood Freeway Corridor similar to the Santa Monica Freeway.

- 13-1.4 Improve the strict and constant enforcement of all parking restrictions in the Wilshire Community Plan Area, including tow-away responses.

Program: Substantially expand peak-hour parking restrictions for more restrictive days and times along all Major Class II and Secondary Highways, and along all Collector Streets currently operating at a Level of Service (LOS) of "D" or below, to maximize vehicle utilization of all available lanes in all directions.

- 13-1.5 Identify and implement intersection improvements (channelization, turn lanes, signal modifications) on all Major Class II and Secondary Highways, and along some Collector Streets, throughout the Wilshire Community Plan Area.

Program: Study / prepare implementation plans within the community to look at off center striping, emphasizing traffic on pairs

of arterials, particularly in the north/south direction.

OBJECTIVE 13-2

Ensure that adequate maintenance of the street system is provided to facilitate the movement of the current and future traffic volumes, as well as emergency services.

POLICIES

- 13-2.1 Set aside additional funds for the maintenance and rehabilitation of all Highways and Streets.

Program: Continue operating and refining the City's Pavement Management System to develop optimum street maintenance strategies, with an emphasis on full-width resurfacing.

Revise maintenance strategies to ensure that all on-street work is conducted only during non-peak days and hours and that no vehicles, equipment, materials, supplies, etc., are parked or stored on any Major Class II and Secondary Highways during weekdays.

F. RESIDENTIAL NEIGHBORHOOD PROTECTION PLANS

Within the Wilshire Community Plan Area, Residential Neighborhood Protection Plans are being developed and implemented by the Department of Transportation.

These Plans include traffic control measures

which regulate, warn, and guide movement of pedestrians and vehicular traffic in a safe, efficient and compatible manner.

They include such measures as stop signs and other traffic control signs, speed humps, traffic circles, semi-traffic diverters and right or left turn only lanes. Stronger enforcement of turn restrictions, stop sign adherence and speed limits is also goal of the LAPD traffic enforcement unit.

Acceptable traffic conditions on local residential streets may include elements beyond capacity or local congestion, including speed, safety and the maximum traffic volume that is compatible with a livable neighborhood environment. Response on a case-by-case basis without analyses of the entire cause of the problems has been ineffective to minimize such "unwanted traffic" intrusion into the residential neighborhoods.

Furthermore, implementation of neighborhood traffic controls on one street can cause intruding traffic and spill-over parking to shift to adjacent residential neighborhoods.

In order for Residential Neighborhood Protection Plans to be effective, traffic control measures should be clearly understood by motorists and pedestrians. Traffic control measures should convey clear, advanced warning, and unambiguous messages, be justified, and should appropriately regulate the traffic for which they are intended.

Effective Residential Neighborhood Protection Plans should be implemented on an area-wide basis, and must involve all affected parties, including Planning staff, LADOT staff, LAPD, City Council Representatives, and neighborhood residents.

GOAL 14

Discourage non-resident traffic flow on residential local streets, and encourage community involvement in determining neighborhood traffic and parking controls.

OBJECTIVE 14-1

Initiate and continue existing Residential Neighborhood Protection Plans to mitigate traffic and parking impacts throughout the Wilshire Community Plan Area.

POLICIES

14-1.1 The City Planning Department and LADOT should continue to work closely with the Wilshire Community Plan Area residents to identify existing and anticipated "cut-through" traffic and spillover parking from adjacent commercial areas. Through neighborhood community meetings, strategies and traffic calming programs should be developed for effective Residential Neighborhood Protection Plans.

Program: Implement Residential Neighborhood Protection Plans to include traffic control monitoring programs to accomplish the following:

- Installation of proper traffic control devices.
- Analysis of effectiveness.
- Ensure that undesirable impacts on established residential neighborhoods are minimal.

- Examination of the need for additional controls.

14-1.2 Support and research emerging traffic calming techniques as potential traffic mitigation factors in impacted residential neighborhoods.

Program: Create neighborhood streetscape plans to coordinate and implement traffic calming measures, maintaining openness and connectivity while improving safety, appearance, and control.

G. PARKING

The Wilshire Community Plan supports the City's continuing effort to develop City-owned (off-street) parking facilities so that an adequate supply of parking can be provided to meet demand.

City-owned parking lots and structures should be located in or near all commercial areas, with highest priority given to all Regional and Community Commercial Centers in a phased program, and to Major Class II and Secondary Highways in the Wilshire Community Plan Area.

GOAL 15

Provide a sufficient supply of well-designed and convenient off-street parking lots and facilities throughout the Plan area.

OBJECTIVE 15-1

Provide off-street parking in appropriate locations in accordance with Citywide standards and community needs.

POLICIES

15-1.1 Minimize the number of ingress and egress points to and from all Major Class II and Secondary Highways in the Wilshire Community Plan Area.

Program: The City Planning Department with LADOT should develop a phased, coordinated parking management strategy to implement this policy.

15-1.2 Develop off-street parking resources, including parking structures and underground parking in accordance with design standards.

Program: Continue to apply the Urban Design Chapter guidelines for parking facilities.

Program: Promote the provision of shared parking facilities in appropriate centers and districts.

15-1.3 Manage the supply of on-street parking to provide convenient parking for customers of commercial land uses and to encourage employees to park in off-street lots or garages or use alternate modes of transportation.

Program: LADOT should periodically review the supply and allocation of on-street parking and adjust time limits, hours of parking restrictions and meter rates to maximize the availability of on-street

parking for customers of commercial land uses.

H. CAPITAL IMPROVEMENTS

Highway and Street Improvements

The Plan Area includes four Designated Scenic Highways:

1.) Highland Avenue, north-south from Rosewood Avenue to Wilshire Boulevard; 2.) Wilshire Boulevard, east-west from La Brea Avenue to Fairfax Avenue; 3.) Burton Way, east-west from La Cienega Boulevard to Oakhurst Drive (City of Los Angeles boundary); and 4.) San Vicente Boulevard, southeast-northwest from Pico Boulevard to La Cienega Boulevard.

Designated Scenic Highways merit special controls and/or visual enhancement programs in order to protect scenic resources. The land contiguous to a scenic highway is known as a Scenic Corridor.

It is appropriate that protective land use controls be established for these Corridors, particularly with respect to signage and billboards.

San Vicente Boulevard and Burton Way are presently being studied by the Metropolitan Transportation Authority (MTA) to improve the rights-of-way with landscaping of medians and sidewalk areas, and provision of pedestrian amenities.

GOAL 16

Provide a community-wide circulation system of Freeways, Highways, and Streets which supports existing and planned land uses and anticipated traffic flow volumes,

while maintaining acceptable Levels of Service at all intersections.

OBJECTIVE 16-1

Comply with Citywide performance standards for acceptable Levels of Service (LOS) and ensure that necessary Freeway, Highway and Street access and improvements are provided to accommodate additional traffic anticipated from Wilshire Community Plan land use changes and/or by new development.

POLICIES

16-1.1 Maintain a satisfactory Level of Service (LOS) above LOS "D" for Class II Major Highways, especially those which serve Regional Commercial Centers and Community Commercial Centers; and above LOS "D" for Secondary Highways and Collector Streets.

Program: Improve to designated standard dimensions, substandard segments of Class II Major and Secondary Highways which are expected to experience additional heavy traffic congestion by the year 2010, with special consideration given to environmental issues and pedestrian-oriented street segments.

Program: Construct Stanley Avenue as a Collector Street between Beverly Boulevard and 3rd Street in conjunction with planned development at the adjacent Farmers Market site.

Program: Capital Improvement Program.

Widen Highways and Streets in those roadway segments listed in the Wilshire Transportation Improvement and Mitigation Plan.

The TIMP identifies the following specific nonstandard roadway segments for capacity improvement consistent with their roadway classification in response to congestion levels projected for the Year 2010:

- **Airdrome Street**, from La Cienega Boulevard to Robertson Boulevard: Widen and reconstruct to be consistent with Collector Street standards (2 lanes).

- **Normandie Avenue**, from Olympic Boulevard to Pico Boulevard: Reconstruct and widen to improve to Secondary Highway standards (4 lanes).

This improvement would continue and facilitate the provision of consistent Secondary Highway standard lanes, and realign Normandie Avenue at Olympic Boulevard with a larger radius curve to improve traffic flow.

- **Vermont Avenue**, from Beverly Boulevard to Council Street; Improve and widen within existing right of way, to be consistent with Major Class II Highway standards (6 lanes with parking prohibition) and

to provide adequate flow of traffic.

- **Vermont Avenue**, from Melrose Avenue to Oakwood Avenue; Improve and widen right of way, to be consistent with Major Class II Highway standards (6 lanes with parking prohibition).

This would improve traffic operations by increasing the capacity for turning movements (additional left-turn lanes) from Vermont Avenue on northbound and southbound 101 Hollywood Freeway on-ramps.

POLICIES

16-1.2

Highways and Streets should be developed in accordance with standards and criteria contained in the Transportation Element of the General Plan and consistent with the City's Standard Street Dimensions.

In some cases exceptions may exist where significant environmental issues and or sound planning practices may warrant alternate standards, consistent with street performance standards and traffic flow volume capacity requirements.

Program: Implement the Transportation Element.

Roadway widening along not fully improved streets is required under LAMC 12.37. (The ordinance requires owners of newly developed parcels to dedicate a portion of their property for street widening).

This method minimizes disruption to neighboring businesses and residents and will improve traffic circulation over the life of the plan as redevelopment occurs.

OBJECTIVE 16-2

Ensure that the location, intensity and timing of development is consistent with the provision of adequate transportation infrastructure.

POLICIES

- 16-2.1 No increase in density shall be effected by zone change, plan amendment, subdivision or any other discretionary action, unless the Decision-makers make the following findings or a statement of overriding considerations:

The transportation infrastructure serving the project site and surrounding area, specifically the Freeways, Highways, and Streets presently serving the affected area within the Wilshire Community Plan, have adequate capacity to accommodate the existing traffic flow volumes, and any additional traffic volume which would be generated

from projects enabled by such discretionary actions.

Program: Decision-makers shall adopt findings with regard to infrastructure adequacy as part of their action on discretionary approvals of projects which could result in increased density or intensity.

HISTORIC AND CULTURAL RESOURCES

CULTURAL AND HISTORIC MONUMENTS

The Wilshire Community Plan Area has a wealth of City-designated Historic-Cultural Monuments, with over 60 such monuments within the plan area. A complete listing of locations and descriptions can be found on the City website (www.lacity.org) within the Cultural Affairs Department. An appendix of all Historic-Cultural Monuments within the plan area has also been prepared as part of this community plan.

Some of the most notable Historic-Cultural monuments along Wilshire Boulevard include:

The Bullock's Wilshire Building, the I. Magnin & Company Building, the May Company Wilshire Building, the Wiltern Theater, the Farmer's Market, the First Congregational Church, the Wilshire Boulevard Temple, the Wilshire Boulevard Christian Church Building, the Wilshire United Methodist Church, the First Baptist Church of Los Angeles, the Ebell Club of Los Angeles Building, the El Rey Theater, and the Ambassador Hotel.

The Los Angeles Cultural Affairs Department in coordination with the California Institute of the Arts, has also identified Wilshire Boulevard as the Historic Wilshire Neon Corridor, home to LUMENS, a Living Urban Museum of Electric and Neon Signs, the most concentrated area of original Art Deco neon signs in the world, with over 150 recognized (over 40 have been relit), along the Wilshire Corridor.

These groups have produced "Neon at Night, A Guide to Neon Lights Along the Wilshire Corridor".

GOAL 17

Preserve and restore cultural resources, neighborhoods and landmarks which have historical and/or cultural significance.

OBJECTIVE 17-1

Ensure that the Wilshire Community's historically significant resources are protected, preserved, and/or enhanced.

POLICIES

17-1.1 Encourage the preservation, maintenance, enhancement and reuse of existing historic buildings and the restoration of original facades.

Program: Adhere to the City's Historic Properties Preservation Ordinances and City's Cultural Heritage Commission requirements for preservation and implementation of design standards.

Program: Seek City Historic and Cultural Monument designation for

appropriate sites, including those of Native Americans.

The Plan Maps identify sites designated by the City of Los Angeles as Historic-Cultural Monuments and as Cultural/Historical resources in the Wilshire Community Plan Area.

Program: Maintain and relocate if necessary, all historical street lighting standards. If feasible, restore old standards with newer illumination technology. If so desired, all efforts should be made to accommodate the re-introduction of authentic historic street lights and other fixtures.

OBJECTIVE 17-2

Preserve and enhance neighborhoods having a distinctive and significant historical character.

POLICIES

17-2.1 Continue to identify and document Wilshire Community Plan Area Cultural and Historical Monuments.

Program: Continue to apply the City's zoning regulations which provide for the documentation and establishment of Historic Preservation Overlay Zones (HPOZ).

Program: Encourage the preservation, maintenance, enhancement and return of neon signs, especially on historic buildings and the restoration of original neon sign facades.

OBJECTIVE 17-3

Encourage private owners of historic properties to preserve the integrity of such resources.

POLICIES

- 17-3.1 Assist private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Program: Continue to implement the Park Mile Specific Plan, and HPOZs at Carthay Circle, South Carthay, and Miracle Mile North.

Program: Support the creation and implementation of Hancock Park, Windsor Square, and other areas of architectural or historical significance as historic districts under the Planning Department's HPOZ program.

Program: Continue to adhere to the City's historic properties preservation ordinances and Cultural Heritage Commission requirements for preservation and implementation of design standards.

Program: Utilize City historic properties restoration programs which provide funding for renovating and/or reusing historic structures.

CHAPTER IV

COORDINATION OPPORTUNITIES FOR PUBLIC AGENCIES

INTRODUCTION

Chapter IV identifies actions which are recommended to be promoted by the City through the appropriate City Departments and through other agencies including Federal, State and private sector entities to further the goals of the Plan. These are objectives or goals of which the Planning Department does not directly have responsibility, but which involve issues that should be identified in the Wilshire Community Plan. Coordination of public agencies implements, achieves, and reinforces the goals and objectives found in Chapter III.

PUBLIC WORKS

1. Encourage awareness of the importance of streetscape components in the community-wide urban design policies as well as all adopted streetscape plans, among the agencies responsible for construction and maintenance on public property, especially rights-of-way.
2. Encourage cooperation between public works and utility agencies to maximize opportunities for undergrounding utilities.
3. Seek active involvement of those agencies regulating public property, especially rights-of-way, in the preparation of specific plans or overlay district ordinances to implement this Plan.

4. Coordinate a program for locating and phasing public facilities to meet existing and future needs.

CODE ENFORCEMENT

1. Promote more effective enforcement of all applicable government codes regulating the built environment and environmental quality.
2. Assist enforcement agencies in increasing community awareness of existing and proposed building, housing, and zoning regulations.
3. Encourage greater inter-agency cooperation in developing zone code amendments and other zoning tools to better define roles and responsibilities for review and enforcement.
4. Encourage cooperation in updating and disseminating zoning maps and data in a timely matter among regulatory agencies to ensure that regulations are applied consistently. Incorporate intranet and Internet information access models as dissemination tools.
5. Provide inter-departmental training opportunities on an on-going basis to respond to changing enforcement issues.

RECREATION AND PARK FACILITIES

1. Encourage the City Department of Recreation and Parks to continue to work with the Los Angeles Unified School District to develop a program for shared use of school sites for recreation and park sites for education.
2. Encourage continuing efforts by County, State and Federal agencies to acquire vacant land for publicly-owned open space.
3. Ensure that parks are adequately illuminated and policed for safe use at night, as appropriate.
4. Provide for the supervision of park activities and promote enforcement of codes restricting illegal activities.
5. Coordinate with the Department of Recreation and Parks and the Police Department to ensure adequate police patrols and the utilization of "defensible space" in the design of recreation and park facilities.
6. Improve the utilization and development of recreational facilities at existing parks.
7. Coordinate with City Departments, neighboring cities, and County, State and Federal agencies to interconnect open spaces and utilize existing public lands such as utility easements, vacant land adjoining freeways, and Department of Water and Power properties for such recreational uses as hiking, jogging, and biking.

8. Plan and design the expansion of existing facilities and the acquisition of new sites to minimize the displacement of housing and relocation of residents.
9. Target park and recreation projects for areas with the greatest deficiencies.
10. Pursue resources to clean up and activate land that can be used for public recreation.

SCHOOLS

1. Encourage the siting of new public schools on large vacant parcels as a first alternative, rather than acquiring sites with existing uses which may be displaced.
2. Maximize the accessibility of school facilities to neighborhood organizations.

LIBRARIES

1. Seek additional resources to maintain and expand library services to satisfy service demands.
2. Develop a Citywide policy for locating non-English language permanent collections.

POLICE PROTECTION

1. Ensure that an adequate number of police stations and properly equipped police personnel are maintained by periodically evaluating population growth, level-of-service (response time and staffing) and police service

within the Community.

2. Support and encourage community-based crime prevention efforts (such as Neighborhood Watch and Business Improvement District patrols) through coordination with existing community-based policing, foot and bicycle patrols and watch programs.
3. Identify neighborhoods most in need of police protection facilities.

FIRE PROTECTION

1. Ensure that an adequate number and type of fire stations and properly equipped fire service personnel are maintained by periodically evaluating population growth, level-of-service (response time and staffing) and fire hazards within the Wilshire Community.
2. Prioritize the development of fire station sites in neighborhoods deficient in fire facilities and services.

HISTORIC PRESERVATION

Assist private owners of historic resources to maintain, enhance and conserve their properties.

HOUSING

1. Encourage development of housing for senior citizens, the physically challenged, and low-income persons in close proximity to health and community service facilities, retail services and public transportation.

2. Maintain and preserve the character and integrity of existing neighborhoods and encourage participation in self-help preventive maintenance to promote neighborhood conservation, beautification and rehabilitation.
3. Encourage affordable housing programs in the Wilshire Community Plan Area for low-income persons.
4. Encourage new and alternative housing concepts, building materials and construction methods, which lower construction costs, and are compatible with City codes.

INDUSTRIAL

1. Encourage economic revitalization and reuse of older industrial properties for light manufacturing industrial uses, especially for high technology and entertainment-related industrial manufacturing centers, through available City, State and Federal incentive programs.
2. Assist in the aggregation of smaller, older sites into business park style areas, to facilitate revitalization or reuse, where appropriate.

UTILITIES

6. Install utilities underground, with an emphasis on combined cable internet communications services, through assessment districts, or other funding mechanisms, when possible.

EMPLOYMENT

1. Encourage businesses to participate in job-training programs for local residents.
2. Develop employment opportunities for a wide range of jobs, skills and wages.

PUBLIC TRANSPORTATION

1. Coordinate with the Los Angeles County Metropolitan Transportation Authority (LACMTA), LADOT, and other local agencies to improve local bus service, including Dash and Smart Shuttle feeder service to and within the Wilshire Community Plan Area.
2. Encourage the expansion of public rapid transit programs, including bus, rail, and , wherever feasible, aimed at enhancing the mobility of senior citizens, physically challenged, and low-income persons, and the transit-dependent population.

NON-MOTORIZED TRANSPORTATION

1. Encourage funding and construction of a bicycle network connecting neighborhoods to schools, parks and open space areas, and to employment and public transit routes, stops, stations, and centers.

CHAPTER V

URBAN DESIGN

INTRODUCTION

The Wilshire Community Plan Area consists of many neighborhoods with distinctive and varied characteristics. The purpose of this chapter is to define general policies and urban design standards for Commercial, Multiple Family Residential, and Limited Industrial development, and for overall community design.

This chapter identifies general Urban Design Standards to be required by Decision-makers when reviewing individual projects throughout the Wilshire Community Plan Area.

These policies establish the minimum level of design required in Commercial, Multiple Family Residential, and Limited Industrial private projects. In addition, the Community Design and Landscaping Guidelines section is directed at the use of streetscape improvements and landscaping in public spaces and rights-of-way.

The policies and standards found in this Chapter are and will be formalized by ordinance, with the establishment of Transit-Oriented Districts, (TODs), Community Design Overlay Districts (CDOs), or Pedestrian-Oriented Districts (PODs), per the Supplemental Use District Section of the Zoning Code LAMC (Section 13.00), and per the Park Mile Specific Plan Design Standards and Procedures, adopted for specified areas within the Park Mile Specific Plan Area.

Transit Oriented Districts

The Vermont/Western Station Neighborhood Area Plan (SNAP) has been developed in conjunction with the opening of the Metro Red Line subway stations along Vermont Avenue and Hollywood Boulevard.

The portion of the SNAP between 3rd and Melrose, along Vermont Avenue, is within the Wilshire Community Plan. The SNAP seeks to integrate recently developed mass transit stations into the local urban fabric while providing guidance for development along the corridor.

The SNAP is a document that describes the community's vision for the local built environment to the year 2020. It includes an ordinance that amends the City's Zoning Code to be consistent with the neighborhood vision, a developed streetscape program, a parking management strategy, and an economic strategy.

As enacted, the SNAP complements the Wilshire Community Plan and makes corresponding plan amendments and zone changes to the Wilshire Community Plan.

Community Design Overlay Districts

Ordinance 172,032, effective June 28, 1998, established the Community Design Overlay District enabling ordinance (CDO). The ordinance was designed to permit Community Design Overlay Districts in areas of the City where it is appropriate and desirable to improve the quality of building and site

design, and the functional and aesthetic quality of the community. It is intended to promote a stable and pleasant environment, with a desirable character.

A CDO provides visual continuity of the streetscape, creates a pedestrian-oriented environment, and stimulates economic activity. The CDO requires that all new developments or major exterior renovations to existing developments make an aesthetically compatible contribution to the existing built environment.

The CDO is limited to urban design concerns however, and may not be used to prohibit the type of land use otherwise allowed by right.

The establishment of a CDO can be initiated by local area property owners, by resolution of the City Planning Commission, or by the City Council. Precise boundaries of the area are required at the time of application or initiation of an individual Community Design Overlay District.

In establishing any individual CDO District, the Director of Planning shall submit Community Design Guidelines and Standards for the overlay area to the City Planning Commission for their approval. Within an adopted CDO area, no building permit shall be issued for any project, unless the project complies with the adopted Guidelines and Standards for the Community Design Overlay District.

1. GOAL AND PURPOSES

These Design Policies and Guidelines ensure that private Residential, Commercial, and Industrial projects, as well as public spaces and right-of-ways, incorporate specific elements of good design to promote a stable

and pleasant environment.

In Commercial areas, the emphasis is on the provision and maintenance of the visual continuity of streetscapes, and the creation of an environment that encourages both pedestrian and economic activity. The intent is to help establish identifiable neighborhoods fostered by commercial settings which contribute to the social life and economic vitality of the Wilshire Community Plan Area

In Multiple-Family Residential areas, the emphasis is on the promotion of architectural design that enhances the quality of life, living conditions, and neighborhood pride of the residents.

In Limited Industrial areas, the emphasis is on compatibility with adjacent, non-industrial uses, and economically viable, industrial development.

These Design Policies and Guidelines will assist the establishment of the Wilshire Community Plan Area as a vibrant and diverse business, residential, cultural and entertainment community.

Overall, they promote pedestrian activity, providing for a more livable community within a more livable city.

They encourage the principles of sustainable development. They provide some examples of practical design solutions which will help citizens, business owners and design professionals to positively contribute to the quality of commercial and residential neighborhoods in the Wilshire Community Plan Area.

2. DESIGN POLICIES FOR INDIVIDUAL PROJECTS

A. COMMERCIAL

1. Site Planning

Structures shall be oriented toward the main commercial street where a parcel is located and avoid pedestrian/vehicular conflicts by:

- a. Locate parking areas between commercial and residential uses, (to provide a buffer).

Parking must be separated from adjacent residential uses by a solid wall and/or landscaped setback.
- b. Minimize the number of driveways/curb cuts which provide access from Major and Secondary Highways.
- c. Maximize pedestrian oriented retail and commercial service uses along street grade level frontages along commercial boulevards.
- d. Provide front pedestrian entrances for businesses which front on main commercial streets, with building facades and uses designed to promote customer interest, such as outdoor restaurants, and inviting public way extensions.
- e. Prohibit driveway openings, or garage or parking lot entries in exterior frontage walls of buildings, or between frontage buildings, unless the Los Angeles Department of Transportation determines that driveways cannot be practically placed elsewhere.
- f. Encourage pedestrian-only walkway openings, or entries (require at least one ground floor pedestrian entry), in exterior frontage walls of buildings, or between frontage buildings to plazas or courtyards with outdoor dining, seating, water features, kiosks, paseos, open air vending, or craft display areas.
- g. Provide fully landscaped and maintained unused building setback areas, and strips between driveways and walkways which allow safe and inviting pedestrian access to the rear of properties.
- h. Provide speed bumps for driveways which parallel walkways, or which are longer than 50 linear feet.
- i. Provide underground new utility service, including Internet services.
- j. Screen all mechanical and electrical equipment from public view.
- k. Screen all rooftop equipment

and building appurtenances from public view.

- i. Require the enclosure of trash areas behind buildings for all projects.

2. **Pedestrian-Oriented, Building Height and Design**

In Regional Commercial Centers, Community Commercial Centers, Neighborhood Districts, and along Mixed-Use Boulevards, the mass, proportion and scale of all new buildings and remodels must encourage pedestrian orientation.

The design of all proposed projects must be articulated to provide variation and visual interest, and must enhance the streetscape and preclude opportunities for criminal activity and graffiti.

Building materials should provide relief to untreated portions of building facades.

The purpose of these provisions is to ensure that a project does not result in large sterile expanses of blank building walls, is harmonious with the surrounding neighborhood, and creates a stable environment with a pleasant and desirable character. This will be achieved by the following policies:

- a. For building frontages, require the use of offset building masses, recessed pedestrian entries, articulations, and surface perforations, or porticoes. Also require transparent windows (non-

reflective, non-tinted glass for maximum visibility from sidewalks into building interiors). Also require recessed doors, entryways or courtyards, decorative planters, pedestrian scale murals or public art, mosaic tiles, or other means of creating visual interest, to break up long, flat building facades and free-standing blank walls greater than ten feet wide.

- b. Require each new building to have a pedestrian-oriented ground floor, and maximize the building area devoted to ground level display windows and display cases, store front glass, doors, windows and other transparent elements on front facades to afford pedestrian views into retail, office, and lobby space, and those building surfaces facing rear parking areas.
- c. Require each new building to have building frontage on the floor immediately above the ground floor to be differentiated from the ground floor by recessed windows, balconies, offset planes, awnings, or other architectural details, but on buildings with pedestrian walkway openings, require continuity of an architectural feature on the facade, to retain continuity of the building wall at the ground floor.

- d. Provide color, lighting, and surface texture accents and complementary building materials to building walls and facades, consistent with neighborhood adjacent architectural themes.
- e. Maximize the applications of architectural features and articulations to building facades.
- f. Locate new structures to form common and semi-continuous building walls along street frontages and sidewalks of Major and Secondary Highways, and Collector Streets.
- g. Locate surface and above grade parking areas to the rear of buildings, with access driveways on side streets, or from rear streets where project buildings cover the majority of block areas.
- h. Integrate landscaping within pedestrian-friendly plazas, green space, pocket parks, and other open space compliments.

3. Parking Structures

Parking structures should be integrated with the design of buildings they serve.

- a. Design parking structure exteriors to match the style, materials, texture, and color of the main building(s).

- b. Landscape areas to screen parking structures and areas, which are not otherwise architecturally integrated with the main building(s).
- c. Utilize decorative walls and landscaping to buffer adjacent residential uses from parking structures.

4. Surface Parking Landscaping

- a. Devote 7% of total area of surface parking lots to landscaping.
- b. Provide a landscaped buffer along public streets and/or adjacent residential uses.

5. Light and Glare

- a. Install on-site lighting along all pedestrian walkways and vehicular access ways.
- b. Retail shops shall have well-lit entries with directly accessible pedestrian access from the sidewalk, located at frequent intervals, with well-lit exterior frontage.
- c. Shield and direct on-site lighting down onto driveways and walkways, away from adjacent residential uses.

6. Mixed Use

Maximize commercial uses on the ground floor by requiring 10% of commercial development to serve the

needs of the residential portion of the building.

awnings, and security fences and gates, into the design of building(s).

B. MULTIPLE RESIDENTIAL

1. Site Planning

Where feasible, Multiple Family Residential development of five or more units should be designed around a landscaped focal point or courtyard to serve as an amenity for residents.

- a. Provide a pedestrian entrance at the front of each project.
- b. Require useable open space for outdoor activities, especially for children.

2. Design

The design of all buildings should be of a quality and character that improves community appearance by avoiding excessive variety or monotonous repetition. Achievement of this can be accomplished via the following:

- a. Encourage the use of articulations, recesses, surface perforations and/or porticoes to break up long, flat building facades.
- b. Utilize complementary building materials on building facades.
- c. Incorporate variation in design to provide definition for each floor.
- d. Integrate building fixtures,

- e. Screen all roof-top equipment and building appurtenances from view.
- f. Encourage decorative masonry walls to enclose trash areas.

3. Parking Structures

Parking structures should be integrated with the design of buildings they serve.

- a. Design parking structure exteriors to match the style, materials, texture, and color of the main building.
- b. Landscape to screen parking structures not architecturally integrated with the main building(s).
- c. Use decorative walls and/or landscaping to buffer residential uses from parking structures.

C. INDUSTRIAL

1. Structures

Attractive buffers should be created along street frontages of Limited Industrial sites, to serve such purposes as security, sound attenuation, the separation of functional areas, and the screening of unsightly nuisances or unpleasant odors:

- a. Design the site and building(s).

to convey visual interest and to be visually compatible with adjacent uses.

- b. Treat large expanses of blank walls and tilt-up concrete walls visible from the public right-of-ways with contrasting complementary colors, building plane variation, planters, and other landscape elements to create visual interest.
- c. Screen mechanical and electrical equipment from public view.
- d. Screen all rooftop equipment and building appurtenances from public view.
- e. Require the enclosure of trash areas for all projects.
- f. Screen open delivery and storage areas from public view.
- g. Require freestanding walls to use articulations, surface perforations or other elements, and to include plantings of vines or tall shrubs or trees along exterior faces, to relieve long monotonous expanses and to discourage graffiti.
- h. Use landscaping to screen parking and delivery areas from roadways, and to screen storage areas, trash containers and utility equipment from public view.

- I. Locate loading and delivery facilities at the rear of industrial sites, or alternately, in areas where they can function efficiently yet be screened from the street or adjacent non-industrial uses, such as by landscaping.
- j. Provide on-site parking in areas which do not interfere with other site activities, and which are screened from public view by landscaping, berms, fencing and/or walls.
- k. Require on-site parking for new and/or expanded industrial sites, including additional space for trucks awaiting loading or unloading, to prevent the use of public sidewalks and streets for such purposes.

2. Lighting

Integrate exterior lighting with site design, directing exterior lighting down and onto the project site and the location of flood lights so as not to impact adjacent residential uses.

D. INDUSTRIAL/ RESIDENTIAL INTERFACE AREAS

In order to mitigate potential negative impacts generated by Limited Industrial uses when they are located adjacent to residentially-zoned neighborhoods, new development should incorporate the following

design guidelines.

1. Loading Areas

a. New development of Limited Industrial uses, which will be located across a Local Street, or Collector Street in a residentially-zoned area should be designed in such a manner such that truck deliveries, loading, and unloading will be restricted to the rear portion of the lot, and separated from the street by the building which surrounds the industrial use.

b. New development adjacent to residentially-zoned areas should be designed to restrict loading, unloading, and storage of materials and products on the project site and on the street frontage farthest from residentially zoned properties.

b. Walls/Landscaping

a. Where vehicle parking, loading, or storage for a new Limited Industrial development is located within 50 feet of a public street, which separates the industrial and residential zones, a minimum 3-foot, 6-inch high, solid decorative masonry wall in a front yard; or, a minimum 5-foot, 9-inch high solid decorative masonry wall in a side or rear yard should be provided.

A minimum 5-foot wide

landscaped setback buffer with an automatic sprinkler system should be located in front of said wall, along the street frontage.

b. New industrial development located directly across from a Local Street or a Collector Street in a residentially-zoned neighborhood should have a minimum 5-foot wide landscaped setback along any portion of the frontage not required for driveways, facing the residentially zoned properties.

Said landscaping should contain a minimum of one 24-inch box tree for every 20 linear feet of frontage (with a minimum trunk diameter of 2 inches, at a height of 8 feet, at the time of planting, and installed with an automatic sprinkler system).

c. On any other interior property line which separates an industrial use from an adjacent residential zone, a minimum 5-foot, 9-inch high solid decorative masonry wall should be provided.

c. Architectural Guidelines

a. New industrial development located directly across a Local Street or a Collector Street, or with a lot line adjoining a residentially-zoned area should have outdoor, on-site lighting designed and installed with

shielding, such that the light source is directed down and away from adjacent residentially zoned properties.

- b. New industrial development on Local Streets or Collector Streets which also front onto residentially-zoned areas should be designed with articulated facades facing the residentially-zoned areas (for example, facades that have architectural details, wall breaks, or other architectural features which provide at least 5 linear feet of relief to a minimum depth of 8 inches, every 20 feet of the building wall).
- c. New industrial development adjacent to residentially-zoned properties should be designed with no window openings facing residentially-zoned properties, and with a minimum 5-foot, 9-inch high, solid decorative masonry wall adjacent to these properties if no such wall exists. There should be no window openings higher than the adjacent wall.
- d. All exhaust fans and exterior or rooftop mechanical equipment should be enclosed, and sound-absorbing materials and shielding provisions should be incorporated in the design of the project. Such equipment should be setback as far as possible from adjacent residentially-zoned

property lines.

3. COMMUNITY DESIGN AND LANDSCAPING GUIDELINES

In addition to the establishment of Design Standards for individual projects, improvements to the streetscape and landscaping of public spaces, roadway medians, and other rights-of-way plays create an attractive and orderly public realm and contribute to the overall urban aesthetic of a community. It is the intent of this section to establish a set of guidelines that will serve to improve the environment, both aesthetically and physically, as opportunities in the Wilshire Community Plan Area occur which involve public improvements or other public and/or private projects that affect public spaces and right-of-ways.

A sense of entry and identity should be created for the Wilshire Community, and for individual commercial areas and neighborhoods within the Wilshire Community Plan Area, particularly where individual commercial areas and neighborhoods include distinctive cultural, historical origins, or ethnic characteristics or themes.

The Wilshire Community and the individual commercial areas and neighborhoods should be featured as unique and distinguishable from adjacent communities.

Cohesive visual identities should be developed for individual commercial areas at entry points at major intersections along Major Class II and Secondary Highways.

The presence of street trees is an important

ingredient in the aesthetic quality of an area. Consistent use of appropriate street trees, which soften aspects of solid urban design and development, and which provide shade during hot summer months, emphasizes sidewalk activity by separating vehicle and pedestrian traffic, and by creating an area-wide identity, which distinguishes the individual commercial areas and neighborhoods from each other.

The following improvements are recommended:

A. ENTRYWAY IMPROVEMENTS

1. Provide improvements along Major Class II and Secondary Highways, at major identified intersections and edges which clearly distinguish these as major entries to the individual commercial areas of the Wilshire Community. Such improvements should include elements such as signage, monuments, archways, landscaping, vertical pylons and other distinctive treatments.
2. Establish primary entry and individual commercial area identity improvements at the following locations:
 - a. **“Wilshire Center”**
On Wilshire Boulevard and Hoover Street at the eastern entry, and at Wilton Place at the western entry.
 - a. **“Miracle Mile”**
On Wilshire Boulevard and San Vicente Boulevard at the western entry, and at La Brea Avenue at the eastern entry.

- b. **“Museum Row”**
On Wilshire Boulevard and Fairfax Avenue at the western entry, and at Burnside Avenue at the eastern entry.
- c. **“Koreatown”**
On Olympic Boulevard and Vermont Avenue at the eastern entry; and at Western Avenue at the western entry.
- d. **“Park Mile”**
On Wilshire Boulevard and Wilton Place at the eastern entry, and at Highland Avenue at the western entry.
- e. **“Beverly-Fairfax”**
On Fairfax Avenue and Rosewood Avenue at the northern entry, and at Wilshire Boulevard at the southern entry.
- f. **“Cedars Sinai-Beverly Center”**
On San Vicente Boulevard and Burton Way at the southern entry, and at Beverly Boulevard at the northern entry.
- g. **“Farmer’s Market”**
On Fairfax Avenue and Third Street at the southern entry, and at Beverly Boulevard at the northern entry.
- h. **“Larchmont Village”**
On Larchmont Boulevard and First Street at the southern entry, and at Melrose Avenue at the northern entry.

- i. **“Vermont-Beverly”**
On Vermont Avenue and Melrose Avenue at the northern entry, and at Third Street at the southern entry.

3. Similarly, establish primary entry and individual neighborhood identity improvements, primarily with signage compatible with residential areas, at locations throughout the Wilshire Community Plan Area, in consultation with local neighborhood and homeowner associations, as appropriate.

B. STREETSCAPE

1. Provide for a coordinated streetscape design at identified entries to the Wilshire Community Plan Area, Regional and Community Commercial Centers, and to Neighborhood Districts to include: street lighting, street furniture, and sidewalk and crosswalk improvements in the public right-of-way.
2. Establish a comprehensive streetscape and landscape improvement program for identified corridors and districts that will set standards and priorities for the selection and installation of the following:
 - a. Street trees
 - b. Street lighting
 - c. Streetscape elements (sidewalk/crosswalk paving, street furniture)
 - d. Public signage

3. Identify locations for, and develop landscaped median strips on commercial streets provided there is adequate roadway, non-congested traffic flow, site access and the appropriate street cross-section.

C. STREET TREES

1. Select types of trees which;
 - a. Enhance the pedestrian character, and convey a distinctive high quality visual image for the streets.
 - b. Are drought and smog tolerant and fire resistant.
 - c. Complement the existing trees.
 - e. Do not have invasive root systems, do not require frequent maintenance and pruning, are not shallow-rooted and prone to lose limbs or topple, and do not create major amounts of leaf and seed litter.
2. Establish a hierarchy for street trees which include:
 - a. Major Accent Trees. These trees should be located at entry locations, intersections, and activity centers.
 - b. Street Trees. Select specific species to be the common tree for street frontages.

A single flowering species may be selected for all residential neighborhoods and

commercial districts or different species selected to distinguish one neighborhood, district, or street from another.

In residential neighborhoods, the trees should be full, to provide shade and color.

In commercial districts, the trees should provide shade, but be more transparent to promote views of store fronts and signs.

- c. Ornamental or Special Plantings. At special areas along the street frontages, such as linkages to pedestrian walkways and plazas and outdoor dining areas, ornamental trees providing shade and color should be utilized to emphasize and focus attention to those places.
- 3 Provide for the installation of street trees along public sidewalks defining the types and spacing.

D. STREET FURNITURE

Install street furniture that encourages pedestrian activity or physical and visual access to buildings and which is aesthetically pleasing, functional and comfortable, including such elements as bus and pedestrian benches, newspaper racks, bicycle racks, bus shelters, trash receptacles, kiosks, public telephones, landscaped planters, drinking fountains, and bollards. Priority should be given to pedestrian oriented areas.

E. STREET LIGHTING

1. Install new street lights in commercial districts, which are shielded, down directed, and pedestrian-oriented, attractively designed, compatible in design with facades and other street furniture, and provide adequate visibility, security, and a festive night-time environment.
2. Establish a consistent street lighting type utilizing a light standard that is compatible with the overall street furniture and graphics/signage program.
3. Any new street lighting or pedestrian lighting system built in the public right-of-way must be designed to currently adopted City standards. Equipment must be tested and approved by the Bureau of Street Lighting. If so desired, all efforts should be made to accommodate the re-introduction of authentic historic street lights and other fixtures.
4. New lighting systems should be designed to minimize glare and "light trespass".
5. No new or replacement street tree should be planted closer than 20 feet from an existing or proposed streetlight. Exceptions will be considered by the Bureau of Street Lighting after reviewing mature tree characteristics.
6. All new or replacement lighting systems require due process. Street lighting is installed through the formation of Special Assessment Districts. Where any increase in

special assessment is anticipated, public hearings are required.

7. Ornamental or historic poles cannot be removed without the prior approval of the City's Cultural Affairs Commission.

F. SIDEWALKS/PAVING

1. Re-pave existing sidewalks in pedestrian-oriented areas, with brick pavers, concrete, or other safe, non-slip materials to create a distinctive pedestrian environment.
2. Along some Collector Streets or Local Streets, develop sidewalk pull-out areas near intersections, where they do not adversely impact traffic flow, bus service or safety, by extending the sidewalk out to the width of a parking stall, to accommodate additional limited landscaping and street furniture and reduce the crosswalk width.

G. SIGNAGE

1. Throughout Commercial areas in the Wilshire Community Plan Area, require consistent design for all commercial signage, which prescribes numbers, sizes, and locations of signs on buildings, fixture types, lettering, colors, symbols, lighting, motion elements, and logos designed for specific areas or pathways. Require all signs to relate harmoniously to the building they reference.
2. Provide distinctive signage which identifies principal entries to unique neighborhoods, cultural centers,

ethnically identifiable areas, historic structures and districts, and public buildings and parks.

3. Ensure that public signage complements, and does not detract from adjacent commercial and residential uses
4. Require signage which uniquely identifies and enhances designated historic sites and districts.
5. Require principle identification signs to be in English, or alternatively to include additional informational subtitles in English.

H. PUBLIC OPEN SPACE AND PLAZAS

Establish public open space standards that will guide the design of new public plazas and open spaces. These standards should include the following:

1. The siting of open space to maximize pedestrian accessibility and circulation.
2. Solar exposure or protection.
3. Adjacent to pedestrian routes and other open spaces.
4. Appropriate landscape materials.

Proposed

Wilshire Community Plan

Footnotes

updated 4/12/01

1. RD6 Zone permits apartments and attached housing.
2. Local streets and freeway interchanges are shown for reference only.
3. Boxed symbol denotes the general location of a proposed public facility. It does not designate any specific private property for acquisition.
4. Circled symbol indicates proposed site expansion.
5. Height District No. 1.
6. Height District No. 2.
7. Includes associated parking.
8. Development of 8th Street in the Fremont Place area to Collector Street standards will be necessary if and when the area is redeveloped.
9. The high medium density housing between Third Street and Olympic Boulevard east of Wilton Place may be built to Height District No. 2.
10. The high medium density housing area on the west side of Commonwealth between Fourth and Fifth Streets includes parking rights for adjoining commercial uses.
11. This limited commercial is limited to Height District 1VL.
12. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, plan footnotes or other Plan map or text notations. Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.
13. The Public Facility (PF) land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zoned PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.

Proposed

Wilshire Community Plan Historic-Cultural Monuments Appendix

updated 1/8/01

Monument Number	Description
56	<u>Bullocks Wilshire Building</u> 3050-3070 Wilshire Boulevard (Westmoreland/Wilshire) Construction: 1929 Inclusion: 07/17/68
81	<u>Memorial Library</u> 4625 West Olympic Boulevard (Rimpau/Olympic) Construction: 1930 Inclusion 04/17/71
91	<u>The Korean Philadelphia Presbyterian Church</u> 401-407 South New Hampshire Avenue. (New Hampshire/ 4th) Construction: 1925; Inclusion: 11/17/71
94	<u>Palm Trees and Median Strip</u> Highland Avenue between Wilshire Boulevard and Melrose Avenue. Construction: 1928; Inclusion: 01/26/72
114	<u>Wilshire United Methodist Church</u> 4350-4366 Wilshire Boulevard. Lucerne/Wilshire Construction: 1924; Inclusion: 03/07/73
115	<u>Evans Residence "Sunshine Hall"</u> 419 South Lorraine Boulevard. Lorraine/4th Construction: 1910; Inclusion: 03/21/73
116	<u>Wilshire Boulevard Temple</u> 3641-3663 Wilshire Boulevard. Oxford/Wilshire Construction: 1929; Inclusion: 03/21/73
118	<u>Pellissier Building & Wiltern Theater</u> 3750-3790 Wilshire Boulevard. Western/Wilshire Construction: 1930; Inclusion: 08/16/73
120	<u>Saint Sophia Cathedral</u> 1324 South Normandie Avenue. Pico/Normandie Construction: ; Inclusion: 06/06/73
122	<u>Buck House</u> 805 South Genesee Avenue. Genesee/8th Construction: 1934; Inclusion: 03/20/74

- 169 William Grant Still Residence
1262 Victoria Avenue. Victoria/Pico
Construction: 1930; Inclusion: 12/01/76
- 183 Site of West Facade of Pan Pacific Auditorium
7600 Beverly Boulevard
Construction: 1935; Inclusion: 03/01/78
- 209 Wilshire Christian Church Building
3461 Wilshire Boulevard. Normandie/6th
Construction: 1923; Inclusion: 01/17/79
- 237 First Baptist Church of Los Angeles
760 South Westmoreland Avenue. Westmoreland/7th
Construction: 1927; Inclusion: 04/09/81
- 239 La Casa De Las Campanas
350-354 North June Street. June/Beverly
Construction: 1928; Inclusion: 04/09/81
- 250 The Ebell of Los Angeles Building
4400 Wilshire Boulevard. Lucerne/Wilshire
Construction: 1927; Inclusion: 08/25/82
- 272 Peet House
1139 South Harvard Boulevard. Harvard/11th
Construction: 1889; Inclusion: 09/21/83
- 275 Heinsbergen Building
7415 Beverly Boulevard. Gardner/Beverly
Construction: 1927; Inclusion: 01/04/84
280. Chapman Park Studio Building
3501-3519 West 6th Street. Alexandria/6th
Construction: 1929; Inclusion: 07/24/84
- 298 Crocker Bank Building
269-273 South Western Avenue. Western/3rd
Construction: 1931; Inclusion: 09/20/85
- 309 El Royale Apartments
450 North Rossmore Avenue. Rossmore/Rosewood
Construction: 1920; Inclusion: 09/02/86
- 310 Fire Station # 29
158 South Western Avenue. Western/2nd
Construction: 1913; Inclusion: 10/01/86
- 311 Los Altos Apartments

- 4117-4127 Wilshire Boulevard. Norton/Wilshire
Construction: 1925; Inclusion: 10/17/86
- 332 Wilshire Tower
5500-5522 Wilshire Boulevard. La Brea/Wilshire
Construction: 1929; Inclusion: 12/08/87
386. Chapman Park Market Building
3451 West 6th Street. Alexandria/6th
Construction: 1929; Inclusion: 08/30/88
- 403 Higgins/Verbeck/Hirsch Mansion
637 South Lucerne Boulevard. Lucerne/6th
Construction: 1902; Inclusion: 12/14/88
- 415 Wilshire Branch Library
149 North St. Andrews Place. St. Andrews/Council
Construction: 1926; Inclusion: 02/01/89
- 420 Milbank / McFie Estate
1100-1130 Arlington Avenue. Arlington/Country Club
Construction: 1913; Inclusion: 12/13/89
- 423 Apartment Building
607 Burnside Avenue. Burnside/6th
Construction: 1931; Inclusion: 03/31/89
- 424 Apartment Building
626 Burnside Avenue. Burnside/6th
Construction: 1930; Inclusion: 03/31/89
- 425 Apartment Building
636 Burnside Avenue. Burnside/6th
Construction: 1930; Inclusion: 03/31/89
- 426 Apartment Building
654 Burnside Avenue. Burnside/6th
Construction: 1933; Inclusion: 03/31/89
- 427 Apartment Building
364 Cloverdale Avenue. Cloverdale/3rd
Construction: 1930; Inclusion: 04/07/89
- 428 Villa Cintra
430 Cloverdale Avenue. Cloverdale/4th
Construction: 1928; Inclusion: 04/07/89
- 429 Apartment Building
601 Cloverdale Avenue. Cloverdale/6th

- Construction: 1928; Inclusion: 04/07/89
- 430 Cornell Apartments
603 Cochran Avenue. Cochran/6th
Construction: 1928; Inclusion: 04/07/89
- 436 Howard / Nagin Residence
146 South Fuller Avenue. Fuller/1st
Construction: 1929; Inclusion: 05/19/89
- 438 Apartment Building
445 South Detroit Avenue. Detroit/4th
Construction: 1932; Inclusion: 05/19/89
- 439 Apartment Building
450 South Detroit Avenue. Detroit/4th
Construction: 1926; Inclusion: 05/19/89
- 444 Octavius W. Morgan Residence
179-181 South Alta Vista Boulevard. Alta Vista/2nd
Construction: 1929; Inclusion: 06/20/89
- 451 The Darkroom Facade
5370 Wilshire Boulevard. Cloverdale/Wilshire
Construction: 1938; Inclusion: 08/01/89
- 452 Felipe De Neve Branch Library
2820-2830 West 6th Street. Commonwealth/6th
Construction: 1929; Inclusion: 10/17/89
- 473 Apartments
613 Ridgely Drive. Ridgely/6th
Construction: 1932; Inclusion: 12/08/89
- 520 El Rey Theater
5515 - 5519 Wilshire Boulevard. La Brea/Wilshire
Construction: 1936; Inclusion: 02/26/91
- 531 Wilshire Ward Chapel
1209 South Manhattan Place. Manhattan/12th
Construction: 1928; Inclusion: 05/10/91
- 534 I. Magnin & Company Building
3240 Wilshire Boulevard. New Hampshire/Wilshire
Construction: 1938; Inclusion: 06/11/91
- 543 Farmer's Market
3rd Street and Fairfax Avenue. Fairfax/3rd
Construction: 1852; Inclusion: 07/24/91

- 552 Einar C. Petersen Studio Court
4350 - 5352½ Beverly Boulevard. Wilton/Beverly
Construction: 1922; Inclusion: 11/13/91
- 566 Mav Company Wilshire
6067 Wilshire Boulevard, Wilshire Boulevard. Fairfax/Wilshire
Construction: 1939; Inclusion: 09/30/92
- 568 Thomas A. Churchill, Sr. Residence
215 South Wilton Place. Wilton/2nd
Construction: 1909; Inclusion: 10/27/92
- 576 Sheraton-Town House Hotel & Neon Roof Signs
2959-2973 Wilshire Boulevard. Commonwealth/Wilshire
Construction: 1929; Inclusion: 04/07/93
- 578 Emanuel Danish Evangelical Lutheran Church
4254-4260 3rd Street. Serrano/3rd
Construction: 1937; Inclusion: 05/25/93
- 588 Janss Investment Company Uptown Branch Office Building (Sokol Hall)
500-508 North Western Avenue. Western/Maplewood
Construction: 1928; Inclusion: 11/30/93
- 618 McDonnell Residence Founder's Home: Urban Academy
601 N. Wilcox Avenue. Wilcox/Clinton
Construction: 1920; Inclusion 11/22/95
- 619 Wolff-Fifield House
111 North June Street. June/First
Construction: 1929; Inclusion: 01/09/96
- 628 Jack Doyle Residence
620 South Irving Boulevard. South Irving/Sixth
Construction: 1919; Inclusion: 06/21/96
- 636 C. A. Fellows Residence
1215 Westchester Place. Westchester/West 12th
Construction: 1911; Inclusion: 03/18/97
- 639 Ruskin Art Club
800 South Plymouth Boulevard. Plymouth/Eighth
Construction: 1922; Inclusion: 03/18/97
- 641 Brynmoor Apartments Neon Roof Sign
432-436 South New Hampshire Avenue. New Hampshire/4th
Construction: 1925; Inclusion: 06/04/97
- 642 Embassy Apartments Neon Roof Sign

- 702-708 Mariposa Avenue. Mariposa/7th
Construction: 1926; Inclusion: 06/04/97
- 643 Superba Apartments Incandescent Roof Sign
335 South Berendo Street. Berendo/3rd
Construction: 1925; Inclusion: 06/04/97
- 646 Villa Serrano
930-940 South Serrano Avenue. Serrano/9th
Construction: 1936; Inclusion: 12/19/97
- 649 Cora B. Henderson House
132 South Wilton Place. Wilton/1st
Construction: 1912; Inclusion: 04/07/98
- 650 Mortensen House
103 South Wilton Drive. Wilton/1st
Construction: 1913; Inclusion: 04/07/98
- 658 Harry & Grace Wurtzel House
926 Longwood Avenue. Longwood/9th
Inclusion: 11/04/98
- 660 Rosenheim Mansion
1120 South Westchester Place. Westchester/12th
Construction: 1915; Inclusion: 06/22/99
- 661 Rives Mansion
1130 South Westchester Place. Westchester/12th
Inclusion: 06/22/99
- 677 Horatio Cogswell House
1244 South Van Ness Avenue. Van Ness/12th
Construction: 1911; Inclusion: 04/25/00
- 684 Heart House
112 North Harvard Boulevard. Harvard/1st
Construction: 1910; Inclusion: 10/03/00

WILSHIRE COMMUNITY PLAN UPDATE

EXHIBIT "F"

Proposed Land Use / Zone Change Matrix

(Matrix Revised: 07/19/01)

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
725	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Manhattan / 5 th / Block Split Line / 4 th	2.07	Provide Additional Housing for Population Increase, Near Public Transit
727A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Gramercy Dr / Block Split Line / 8 th / 7 th	1.46	Provide Additional Housing for Population Increase, Near Public Transit
728	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Gramercy Dr / 8 th / Block Split Line / 7 th	1.46	Provide Additional Housing for Population Increase, Near Public Transit
731A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	St. Andrew / Block Split Line / 9 th / 8 th	2.07	Provide Additional Housing for Population Increase, Near Public Transit
732	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Gramercy / 8 th / Gramercy / 7 th	4.1	Provide Additional Housing for Population Increase, Near Public Transit

*FOR "Q" QUALIFIED CONDITIONS, SEE Q APPENDIX AT REAR OF MATRIX

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
736A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	San Marino / Block Split Line / Manhattan / 9th	1.30	Provide Additional Housing for Population Increase, Near Public Transit
737	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Manhattan / San Marino / Block Split Line / 9 th	1.3	Provide Additional Housing for Population Increase, Near Public Transit
738	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Serrano / San Marino / Hobart / 9 th Commercial Line	1.94	Provide Additional Housing for Population Increase, Near Public Transit
739	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Hobart / San Marino / Harvard / 9 th Commercial Line	2.06	Provide Additional Housing for Population Increase, Near Public Transit
740	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Harvard / San Marino / Kingsley / 9 th Commercial Line	2.16	Provide Additional Housing for Population Increase, Near Public Transit
741	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Kingsley / San Marino / Ardmore / 9 th Commercial Line	2.16	Provide Additional Housing for Population Increase, Near Public Transit

*FOR "Q" QUALIFIED CONDITIONS, SEE Q APPENDIX AT REAR OF MATRIX

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
742	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Ardmore / San Marino / Irolo / 9 th Commercial Line	2.16	Provide Additional Housing for Population Increase, Near Public Transit
743	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Irolo / San Marino / Normandie / 9 th Commercial Line	2.18	Provide Additional Housing for Population Increase, Near Public Transit
744	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Normandie / San Marino / Mariposa / 9 th Commercial Line	2.20	Provide Additional Housing for Population Increase, Near Public Transit
745	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Mariposa / San Marino / Fedóra / 9 th Commercial Line	2.20	Provide Additional Housing for Population Increase, Near Public Transit
746	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Fedora / San Marino / Kenmore / 9 th	2.79	Provide Additional Housing for Population Increase, Near Public Transit
747	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Kenmore / San Marino / Catalina / 9 th	2.79	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
748	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Catalina / San Marino / Berendo / 9 th	2.79	Provide Additional Housing for Population Increase, Near Public Transit
749	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Berendo / San Marino / New Hampshire / 9 th	2.79	Provide Additional Housing for Population Increase, Near Public Transit
750	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	New Hampshire / San Marino / Vermont Commercial Line / 9 th	1.40	Provide Additional Housing for Population Increase, Near Public Transit
751	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Westmoreland / San Marino / Hoover / 9 th	6.45	Provide Additional Housing for Population Increase, Near Public Transit
759A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	St. Andrews Block Split Line / Olympic Commercial Line / Manhattan / San Marino	1.41	Provide Additional Housing for Population Increase, Near Public Transit

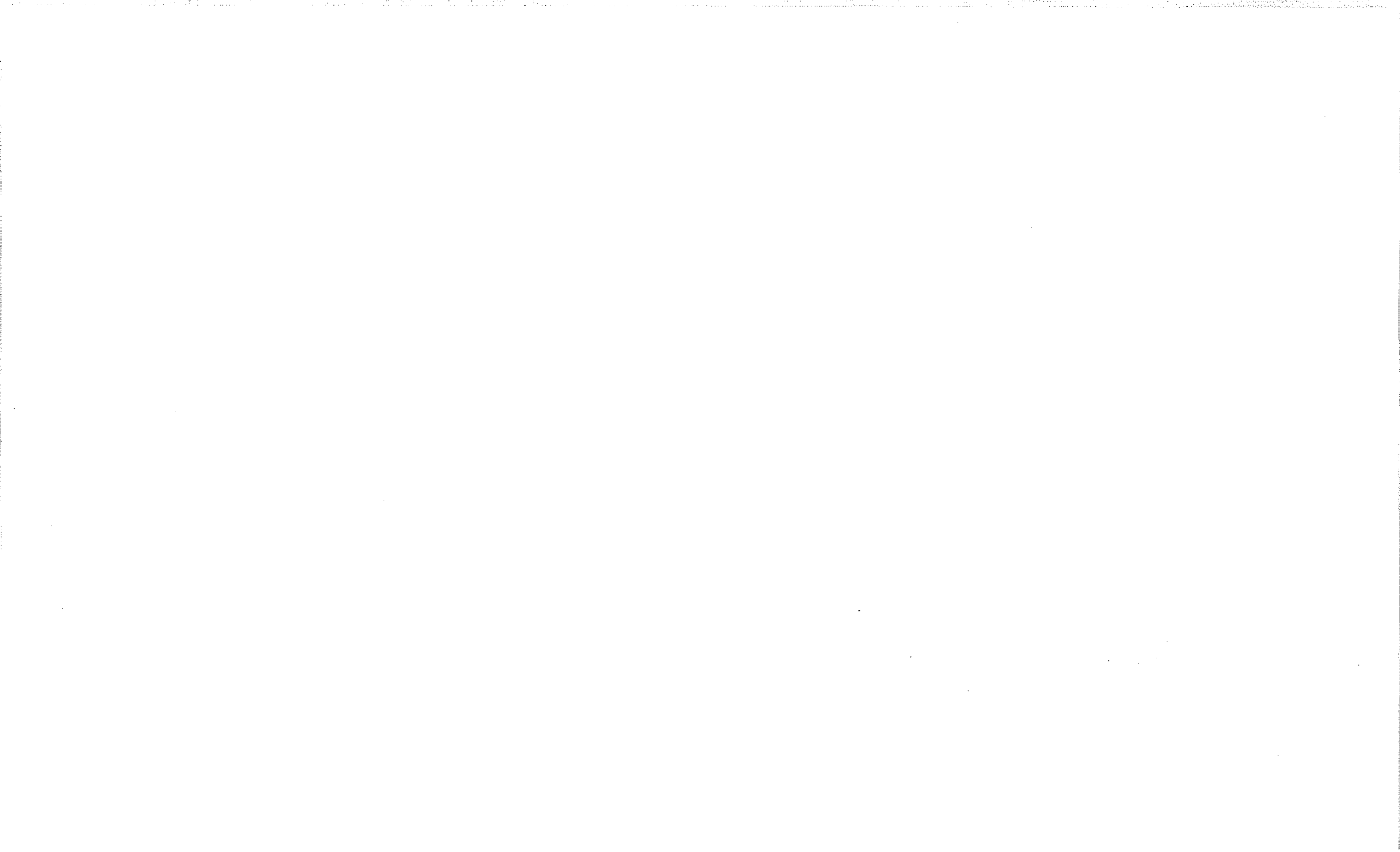
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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
760	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Manhattan / Olympic / St. Andrews / San Marino	1.40	Provide Additional Housing for Population Increase, Near Public Transit
761	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Western Commercial Line / Monette / Oxford / San Marino	.75	Provide Additional Housing for Population Increase, Near Public Transit
				[Q]R4-2			No Change		.35	
762	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Monette / Western and Olympic Commercial Lines / Oxford	1.07	Provide Additional Housing for Population Increase, Near Public Transit
763	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Oxford / Olympic Commercial Line / Serrano / San Marino	2.80	Provide Additional Housing for Population Increase, Near Public Transit
764	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Serrano / Hobart Elementary School / San Marino	.51	Provide Additional Housing for Population Increase, Near Public Transit
765	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Hobart Elementary School / Harvard / San Marino	.67	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
766	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Harvard / Olympic Commercial Line / Kingsley / San Marino	2.71	Provide Additional Housing for Population Increase, Near Public Transit
767	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Kingsley / Olympic Commercial Line / Ardmore / San Marino	2.71	Provide Additional Housing for Population Increase, Near Public Transit
768	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Ardmore / Olympic Commercial Line / Ardmore Park	1.08	Provide Additional Housing for Population Increase, Near Public Transit
769	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Irolo / Normandie / San Marino	1.61	Provide Additional Housing for Population Increase, Near Public Transit
770	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Normandie / Olympic Commercial Line / Mariposa / San Marino	1.61	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
771	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Mariposa / Olympic Commercial Line / Fedora / San Marino	2.64	Provide Additional Housing for Population Increase. Near Public Transit
772	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Fedora / Olympic Commercial Line / Kenmore / San Marino	2.64	Provide Additional Housing for Population Increase. Near Public Transit
773	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Kenmore / Olympic Commercial Line / Dewey / San Marino	2.64	Provide Additional Housing for Population Increase, Near Public Transit
774	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Dewey / Olympic Commercial Line / Catalina / San Marino	2.64	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
775	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Catalina / Olympic Commercial Line / Berendo / San Marino	2.64	Provide Additional Housing for Population Increase, Near Public Transit
776	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Berendo / Olympic Commercial Line / New Hampshire / San Marino	2.64	Provide Additional Housing for Population Increase, Near Public Transit
777	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	New Hampshire / Olympic / Vermont Commercial Lines / San Marino	1.43	Provide Additional Housing for Population Increase, Near Public Transit
778	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1/R4-1	High Medium Density Multiple Family Residential	R4	R4-1	Vermont / Olympic Commercial Lines / Menlo / San Marino	3.13	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
779	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R4-1	High Medium Density Multiple Family Residential	R4	R4-1	Menlo / Olympic Commercial Line / Westmoreland / San Marino	5.49	Provide Additional Housing for Population Increase, Near Public Transit
				R3-1 (small piece)			R4-1		.40	
780	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Elden / Olympic Commercial Line / Magnolia / San Marino	4.41	Provide Additional Housing for Population Increase Near Public Transit
781	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Magnolia / Olympic Commercial Line / Arapahoe / San Marino	2.65	Provide Additional Housing for Population Increase, Near Public Transit
				R4-1			R4-1		2.65	
782	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Arapahoe / Olympic Commercial Line / Hoover / San Marino	2.68	Provide Additional Housing for Population Increase, Near Public Transit
				R4-1			R4-1		2.65	
783	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Hoover / Carondelet / 9 th	.58	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
784	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-2 R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Western Commercial Line / 11 th / Oxford / Connecticut	1.74	Provide Additional Housing for Population Increase, Near Public Transit
785	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Oxford / 11 th / Serrano / Olympic Commercial Line	2.79	Provide Additional Housing for Population Increase, Near Public Transit
786	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Serrano / 11 th / Hobart / Olympic Commercial Line	2.79	Provide Additional Housing for Population Increase, Near Public Transit
787	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential, Private College	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Hobart / 11 th / Harvard / Olympic Commercial Line	2.79	Provide Additional Housing for Population Increase, Near Public Transit
788	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Harvard / 11 th / Kingsley / Olympic Commercial Line	2.79	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
789	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Kingsley / 11 th / Ardmore / Olympic Commercial Line	2.79	Provide Additional Housing for Population Increase, Near Public Transit
790	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Ardmore / 11 th / Irolo / Olympic Commercial Line	2.79	Provide Additional Housing for Population Increase, Near Public Transit
791	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Irolo / 11 th / Normandie / Olympic Commercial Line	2.79	Provide Additional Housing for Population Increase, Near Public Transit
792	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Normandie / 11 th / Mariposa / Olympic Commercial Line	2.30	Provide Additional Housing for Population Increase, Near Public Transit
793	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Mariposa / 11 th / Fedora / Olympic Commercial Line	2.70	Provide Additional Housing for Population Increase, Near Public Transit
794	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Fedora / 11 th / Kenmore / Olympic Commercial Line	2.70	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
795	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Kenmore / 11 th / Dewey / Olympic Commercial Line	2.70	Provide Additional Housing for Population Increase, Near Public Transit
796	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Dewey / 11 th / Catalina / Olympic Commercial Line	2.70	Provide Additional Housing for Population Increase, Near Public Transit
797	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Catalina / 11 th / Berendo / Olympic Commercial Line	2.70	Provide Additional Housing for Population Increase, Near Public Transit
798	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1	Berendo / 11 th / New Hampshire / Olympic Commercial Line	1.35	Provide Additional Housing for Population Increase, Near Public Transit
799	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R4-1	High Medium Density Multiple Family Residential	R4	R4-1	Menlo / 11 th / Westmoreland / Olympic Commercial Line	2.87	Provide Additional Housing for Population Increase, Near Public Transit

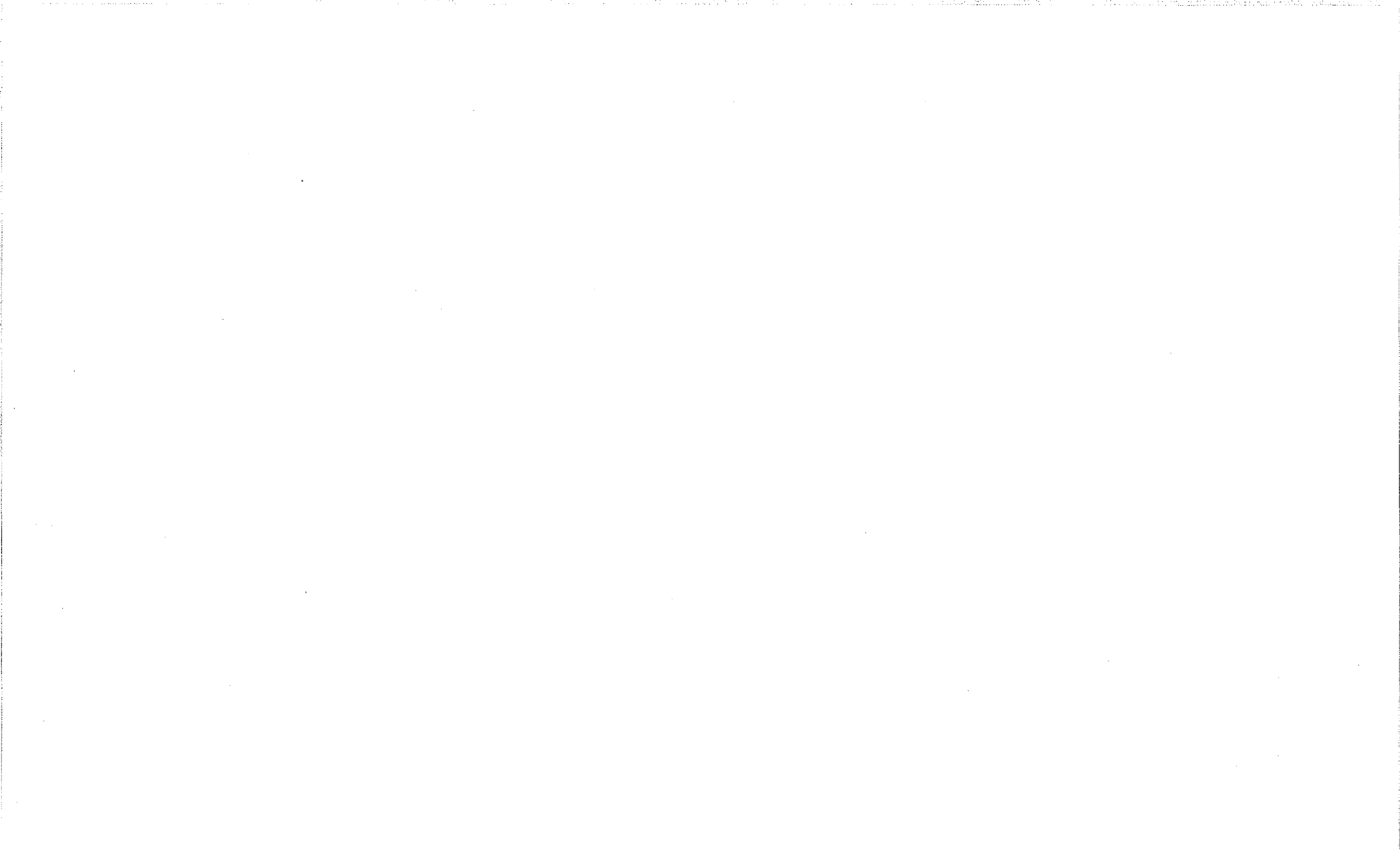
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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
800	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R4-1	High Medium Density Multiple Family Residential	R4	R4-1	Westmoreland / 11 th / Elden / Olympic Commercial Line	3.19	Provide Additional Housing for Population Increase, Near Public Transit
801	Medium Density Multiple Family Residential	R3	Public School	R4-1	Public Facility	PF	PF-1	Elden / 11 th / Magnolia / Olympic Commercial Line	2.62	To Provide Consistency with Existing Land Use
				R3-1			PF-1			
802	Medium Density Multiple Family Residential	R3	Public School	R3-1	Public Facility	PF	PF-1	Magnolia / 11 th / Arapahoe / Olympic Commercial Line	2.7	To Provide Consistency with Existing Land Use
803	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Western / Harrington / Oxford / 11 th	1.74	Provide Additional Housing for Population Increase, Near Public Transit
804	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Western / 12 th / Oxford / Harrington	1.74	Provide Additional Housing for Population Increase, Near Public Transit
805	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Oxford / 12 th / Serrano / 11 th	3.71	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
806A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Serrano / 12 th / Block Split Line / 11th	1.86	Provide Additional Housing for Population Increase, Near Public Transit
811A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Irolo Block Split Line / 12 th / Normandie / 11th	1.86	Provide Additional Housing for Population Increase, Near Public Transit
812A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Normandie 12 th / Mariposa Block Split Line/ 11th	1.77	Provide Additional Housing for Population Increase, Near Public Transit
815B	Medium Density Multiple Family Residential	R3	Public School	R3-1	Public Facility	PF	PF-1	Dewey / 12 th / Block Split Line / 11th	1.77	To Provide Consistency with Existing Land Use
816	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Berendo / 12 th / New Hampshire / 11th	3.54	Provide Additional Housing for Population Increase, Near Public Transit
817	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	New Hampshire / 12 th / Vermont / 11th	1.81	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
818	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Vermont and Pico Commercial Lines / Menlo / 11th	2.15	Provide Additional Housing for Population Increase, Near Public Transit
819	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential, Private Senior High School	R4-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Menlo / Pico Commercial Line / Westmoreland / 11th	10.10	Provide Additional Housing for Population Increase, Near Public Transit
820A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R4-1	High Medium Density Multiple Family Residential	R4	R4-1-XL	Westmoreland / Pico Commercial Line / Block Split Line / 11th	4.81	Provide Additional Housing for Population Increase, Near Public Transit
825A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Hoover / 12 th / Block Split Line / 11th	1.83	Provide Additional Housing for Population Increase, Near Public Transit
826A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Hoover / Pico Commercial Line / Block Split Line / 12th	1.47	Provide Additional Housing for Population Increase, Near Public Transit
827	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Western / 12 th / Serrano / 12 th	3.81	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
828A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Western / Pico / Serrano / 12th	1.42	Provide Additional Housing for Population Increase, Near Public Transit
828B	Medium Density Multiple Family Residential	R3	Public Elementary School	R3-1	Public Facility	PF	PF-1	Western / Pico / Serrano / 12th	0.70	To Provide Consistency with Existing Land Use
828C	Neighborhood and Office Commercial	CR, C1, C1.5, C2, C4, P	Public Elementary School	C2-1	Public Facility	PF	PF-1	Western / Pico / Serrano / 12th	0.70	To Provide Consistency with Existing Land Use
829	Medium Density Multiple Family Residential	R3	Public Elementary School	R3-1	Public Facility	PF	PF-1	Serrano / Pico Commercial Line / Hobart / 12th	2.79	To Provide Consistency with Existing Land Use
830A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Hobart / Pico Commercial Line / Harvard Block Split Line / 12th	1.40	Provide Additional Housing for Population Increase, Near Public Transit
832A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Ardmore / Pico Commercial Line / Kingsley Block Split Line / 12th	1.40	Provide Additional Housing for Population Increase, Near Public Transit

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
833A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Ardmore / Pico Commercial Line / Irolo Block Split Line / 12th	1.40	Provide Additional Housing for Population Increase, Near Public Transit
834A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Normandie / Pico Commercial Line / Irolo Block Split Line / 12th	1.40	Provide Additional Housing for Population Increase, Near Public Transit
835A	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	Normandie / Pico Commercial Line / Mariposa Block Split Line / 12th	1.40	Provide Additional Housing for Population Increase, Near Public Transit
842	Medium Density Multiple Family Residential	R3	Single and Multiple Family Residential	R3-1	High Medium Density Multiple Family Residential	R4	R4-1-VL	New Hampshire / Pico and Vermont Commercial Lines / Catalina / 12th	1.29	Provide Additional Housing for Population Increase, Near Public Transit
848	High Medium Density Multiple Family Residential	R4	Single and Multiple Family Residential	R4-1	Medium Density Multiple Family Residential	R3	R3-1	Normandie / Council / Normandie / Beverly	.48	Provide Transitional Lower Density to Adjacent Single Family Residential

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
849	High Medium Density Multiple Family Residential	R4	Single and Multiple Family Residential	R4-1	Medium Density Multiple Family Residential	R3	R3-1	Ardmore Block Split Line / 1 st / Normandie / Council	1.92	Provide Transitional Lower Density to Adjacent Single Family Residential
850	High Medium Density Multiple Family Residential	R4	Single and Multiple Family Residential	R4-1	Medium Density Multiple Family Residential	R3	R3-1	Ardmore Block Split Line / 2 nd / Normandie / 1st	3.06	Provide Transitional Lower Density to Adjacent Single Family Residential
851	High Medium Density Multiple Family Residential	R4	Single and Multiple Family Residential	R4-1	Medium Density Multiple Family Residential	R3	R3-1	Ardmore Block Split Line / 3 rd / Normandie / 2nd	1.53	Provide Transitional Lower Density to Adjacent Single Family Residential
852	High Medium Density Multiple Family Residential	R4	Single and Multiple Family Residential	R4-1	Medium Density Multiple Family Residential	R3	R3-1	Oxford / 1 st / Serrano Block Split Line / Beverly Commercial Line	2.40	Provide Transitional Lower Density to Adjacent Single Family Residential
853	High Medium Density Multiple Family Residential	R4	Single and Multiple Family Residential	R4-1	Medium Density Multiple Family Residential	R3	R3-1	Oxford / 2 nd / Serrano Commercial Line / 1st	2.98	Provide Transitional Lower Density to Adjacent Single Family Residential
869	High Medium Density Multiple Family Residential	R4	Multiple-Family Residential	R4-1	Medium Density Multiple Family Residential	R3	R3-1	Fairfax / Hayworth / Beverly / Oakwood	1.58	Provide Transitional Lower Density to Adjacent Single Family Residential

*FOR "Q" QUALIFIED CONDITIONS, SEE Q APPENDIX AT REAR OF MATRIX

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
870A	Limited Commercial	CR, C1, C1.5, P	Medical Center	C1-1-O [Q]C2-1VL-O	Regional Center Commercial	C2, C4, P, PB	No Change	Robertson / Beverly / George Burns Block Split Line / Aspen Block Split Line / Sherbourne / Third	8.37	To Provide Consistency with Current Land Uses
870B	Neighborhood & Office Commercial	CR, C1, C1.5, C2, C4, P	Medical Center	[T][Q]C2-2D-O [Q]C2-2D-O C2-1-O	Regional Center Commercial	C2, C4, P, PB	No Change	Beverly / San Vicente / Third / Sherbourne / Third Block Split Line / Third and Robertson Block Split Lines	25.11	To Provide Consistency with Current Land Uses
870C	Community Commercial	C2, C4, CR, P, PB	Shopping Mall	C2-1 C2-1-O	Regional Center Commercial	C2, C4, P, PB	No Change	San Vicente / Beverly / La Cienega / Third	12.55	To Provide Consistency with Current Land Uses
870D	Neighborhood & Office Commercial	CR, C1, C1.5, C2, C4, P	Shopping Center	[Q]C2-1VL-O [Q]C1.5-1VL-O	Community Commercial	C2, C4, CR, P, PB	No Change	La Cienega / Beverly / Croft Block Split Line / Third	16.74	To Provide Consistency with Current Land Uses

*FOR "Q" QUALIFIED CONDITIONS, SEE Q APPENDIX AT REAR OF MATRIX

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
937	Parking	P, PB	Parking	P-1-0	Regional Center Commercial	C2, C4, P, PB	No Change	San Vicente / Warner / La Jolla and Wilshire Commercial Block Lines	.51	To Provide Consistency with Adjacent Land Uses
938	Parking	P, PB	Parking	[Q]P-1-0	Regional Center Commercial	C2, C4, P, PB	No Change	San Diego Block Split Line / Warner / Fairfax / Wilshire Commercial Block Line	.37	To Provide Consistency with Adjacent Land Uses
939	Parking	P, PB	Parking	PB-2	Regional Center Commercial	C2, C4, P, PB	No Change	Fairfax / 8 th / Orange Grove / Wilshire Commercial Block Line	4.35	To Provide Consistency with Adjacent Land Uses
940A	Parking	P, PB	Parking	PB-2	Regional Center Commercial	C2, C4, P, PB	No Change	Masselin / 8 th / Hauser / Wilshire Commercial Block Line	3.56	To Provide Consistency with Adjacent Land Uses
940B	Parking	P, PB	Parking	[Q] P-1 PB-1	Multiple Family Residential High Medium Density	R4	[Q]R4-1*	Masselin / 8 th / Hauser / Wilshire Commercial Block Line	1.74	To Provide Consistency with Adjacent Land Uses

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
941	Parking	P, PB	Parking	P-1	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	La Brea / 8 th / Sycamore / Wilshire Commercial Block Line	1.31	To Provide Consistency with Adjacent Land Uses
942	Parking	P, PB	Parking	(Q)P-1	Community Commercial	C2, C4, CR, P, PB	[Q]C2-1*	Orange / 8th Mansfield / Wilshire Commercial Block Line	.34	To Provide Consistency with Adjacent Land Uses
943A	Parking	P, PB	Parking	[Q]P-1	Community Commercial	C2, C4, CR, P, PB	[Q]C2-1*	Mansfield / 8th / Citrus / Wilshire Commercial Block Line	.52	To Provide Consistency with Adjacent Land Uses
943B	Parking	P, PB	Parking	[Q]P-1	Community Commercial	C2, C4, CR, P, PB	[Q]C2-1*	Mansfield / 8 th / Citrus / Wilshire Commercial Block Line	.17	To Provide Consistency with Adjacent Land Uses
944	Parking	P, PB	Parking	P-1	Community Commercial	C2, C4, CR, P, PB	[Q]C2-1*	Citrus / Carling / Highland / 6th Low Density Residential Low II Block Line	.65	To Provide Consistency with Adjacent Land Uses

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
945A	Parking	P, PB	Parking	P-1	Low Density Residential Low II	R1	R1-1	Mansfield / Carling / Citrus / 6th Low Density Residential Low II Block Line	1.00	To Provide Consistency with Adjacent Land Uses
945B	Parking	P, PB	Parking	[Q]C4-2D	Community Commercial	C2, C4, CR, P, PB	No Change	Mansfield / Carling / Citrus / 6th Low Density Residential Low II Block Line	.24	To Provide Consistency with Adjacent Land Uses
946A	Parking	P, PB	Parking	P-1	Low Density Residential Low II	R1	R1-1	Orange / Carling / Mansfield / 6th Low Density Residential Low II Block Line	.69	To Provide Consistency with Adjacent Land Uses
946B	Parking	P, PB	Parking	[Q]C4-2D	Community Commercial	C2, C4, CR, P, PB	No Change	Orange / Carling / Mansfield / 6th Low Density Residential Low II Block Line	.24	To Provide Consistency with Adjacent Land Uses

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
947	Parking	P, PB	Parking	P-1	Community Commercial	C2, C4, CR, P, PB	[Q]C2-1*	Sycamore / Carling / Orange / 6th Low Density Residential Low II Block Line	.65	To Provide Consistency with Adjacent Land Uses
948	Parking	P, PB	Parking	P-1	General Commercial	CR, C1, C1.5, C2, P	[Q]C2-1*	La Brea Commercial Block Line / Carling / Sycamore / 6th Low Density Residential Low II Block Line / Sycamore 4 th	.30	To Provide Consistency with Adjacent Land Uses
949	Parking	P, PB	Parking	P-1	General Commercial	CR, C1, C1.5, C2, P	[Q]C2-1*	La Brea Commercial Block Line/6th Low Density Residential Low II Block Line / Sycamore / 4th	2.24	To Provide Consistency with Adjacent Land Uses
950	Parking	P, PB	Parking	P-1	General Commercial	CR, C1, C1.5, C2, P	[Q]C2-1*	La Brea Commercial Block Line / 6th Sycamore / 4 th	2.13	To Provide Consistency with Adjacent Land Uses

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
951	Parking	P, PB	Parking	P-1	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Orange Grove and 8 th Multiple Family Block Lines / Ogden / Wilshire Commercial Block Line	.30	Provide Additional Housing for Population Increase
952	Parking	P, PB	Parking	[Q]R3-1	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Stanley and 8 th / Curson and Wilshire Commercial Block Lines	.16	Provide Additional Housing for Population Increase
953	Parking	P, PB	Parking	P-1	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Ridgeley and 8 th / Burnside / Wilshire Commercial Block Line	1.17	Provide Additional Housing for Population Increase
954	Parking	P, PB	Parking	P-1-0	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1-O*	Dunsmuir / 8 th / Cochran / Wilshire Commercial Block Line	.50	Provide Additional Housing for Population Increase
955	Parking	P, PB	Parking	P-1	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Cochran / 8 th Cloverdale / Wilshire Commercial Block Line	.33	Provide Additional Housing for Population Increase

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
956	Parking	P, PB	Parking	P-1	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Cloverdale / 8 th / Detroit / Wilshire Commercial Block Line	.38	Provide Additional Housing for Population Increase
957A	Parking	P, PB	Parking	P-1	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Detroit / 8 th / La Brea / Wilshire Commercial Block Line	.20	Provide Additional Housing for Population Increase
957B	Parking	P, PB	Parking	P-1	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Detroit / 8 th / La Brea / Wilshire Commercial Block Line	.18	Provide Additional Regional Center Commercial
958	Parking	P, PB	Parking Garage and Retail	[Q]R4-1	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Cloverdale / Wilshire Commercial Block Line / Detroit / 6 th	1.07	To Make Plan Land Use Consistent with Zone
959	Parking	P, PB	Parking	[Q]R4-1	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Cochran / Wilshire Commercial Block Line / Cloverdale / 6 th	1.07	To Make Plan Land Use Consistent with Zone

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
960	Parking	P, PB	6-Story Parking Structure	[Q]R4-1	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Dunsmuir / Wilshire Commercial Block Line / Cochran / 6 th	.44	To Make Plan Land Use Consistent with Zone
961	Parking	P, PB	Parking	P-2	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Burnside / Wilshire Commercial Block Line / Dunsmuir / 6 th	.44	Provide Additional Housing for Population Increase
962	Parking	P, PB	Parking	P-2	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Ridgeley / Wilshire Commercial Block Line / Burnside / 6 th	.41	Provide Additional Housing for Population Increase
963	Parking	P, PB	Parking (Ralph's)	[Q] P-2	Regional Center Commercial	C2, C4, P, PB	No Change	Hauser / Wilshire Commercial Block Line / Ridgeley / 6 th	.35	To Provide Consistency with Existing Land Uses
964A	Parking	P, PB	Apartment Building	P-2	High Medium Density Multiple-Family Residential	R4	R4-1	Masselin / Wilshire Commercial Block Line / Hauser and 6 th	.44	To Provide Consistency with Existing Land Uses

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
964B	Parking	P, PB	Apartment Building	P-2	Regional Center Commercial	C2, C4, P, PB	[Q]C2-1*	Masselin / Wilshire Commercial Block Line / Hauser and 6 th	1.66	To Provide Consistency with Existing Land Uses
965	Parking	P, PB	4-Story Parking Structure	(Q)PB-2	Regional Center Commercial	C2, C4, P, PB	No Change	Curson / Wilshire Commercial Block Line / Masselin / 6 th Block Line	2.73	Provide Additional Regional Center Commercial
983	Industrial Commercial Manufacturing	CM, P	Mini Mall	[Q]C2-1	General Commercial	CR, C1, C1.5, C2, P	No Change	Magnolia / Pico / Arapahoe / 12th	.48	To Provide Consistency with Existing Land Uses
984	Industrial Commercial Manufacturing	CM, P	Retail	C2-1	General Commercial	CR, C1, C1.5, C2, P	No Change	Elden / Pico / Magnolia / 12th	.32	To Provide Consistency with Existing Land Uses
985	Industrial Commercial Manufacturing	CM, P	3-Story Mixed Use	[Q]C2-2	General Commercial	CR, C1, C1.5, C2, P	No Change	Berendo / Pico / New Hampshire Commercial Block Line / 12th	.38	To Provide Consistency with Existing Land Uses
986	Industrial Commercial Manufacturing	CM, P	Mixed Retail	[Q]C2-2	General Commercial	CR, C1, C1.5, C2, P	No Change	Catalina / Pico / Berendo / 12th	.77	To Provide Consistency with Existing Land Uses

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
987	Industrial Commercial Manufacturing	CM, P	Mixed Retail	CM-2	General Commercial	CR, C1, C1.5, C2, P	C2-1	Dewey / Pico / Catalina / 12th	.77	To Provide Consistency with Existing Land Uses
988	Industrial Commercial Manufacturing	CM, P	Mixed Retail, Mixed Use, Parking	CM-2	General Commercial	CR, C1, C1.5, C2, P	C2-1	Kenmore / Pico / Dewey / 12th	.77	To Provide Consistency with Existing Land Uses
989	Industrial Commercial Manufacturing	CM, P	Mixed Retail, Mixed Use, Auto Related, Church	[Q]C2-2 (165,331) SA 9330	General Commercial	CR, C1, C1.5, C2, P	No Change	Fedora / Pico / Kenmore / 12th	.77	To Provide Consistency with Existing Land Uses
990	Industrial Commercial Manufacturing	CM, P	Truck Rental, Restaurant	[Q]C2-2	General Commercial	CR, C1, C1.5, C2, P	No Change	Mariposa / Pico / Fedora / 12th	.77	To Provide Consistency with Existing Land Uses
991	Industrial Commercial Manufacturing	CM, P	Auto Supplies, Mixed Retail, Church	[Q] C2-2	General Commercial	CR, C1, C1.5, C2, P	No Change	Ardmore / Pico / Irolo / 12th	.76	To Provide Consistency with Existing Land Uses
992	Industrial Commercial Manufacturing	CM, P	Manufacturing	CM-2	General Commercial	CR, C1, C1.5, C2, P	C2-1	Kingsley / Pico / Ardmore / 12th	.77	To Provide Consistency with Existing Land Uses
993	Industrial Commercial Manufacturing	CM, P	Auto Repair, Retail, Parking	[Q]C2-2	General Commercial	CR, C1, C1.5, C2, P	No Change	Harvard / Pico / Kingsley / 12th	.76	To Provide Consistency with Existing Land Uses
994	Industrial Commercial Manufacturing	CM, P	Mixed Retail, Recreation Center	[Q]C2-2	General Commercial	CR, C1, C1.5, C2, P	No Change	Hobart / Pico / Harvard / 12th	.76	To Provide Consistency with Existing Land Uses

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SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				ACRES	REASON FOR CHANGE
	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	EXISTING LAND USE	ZONING	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SUBAREA LOCATION BOUNDARIES		
995	Industrial Commercial Manufacturing	CM, P	Elementary School	[Q]C2-2	Public Facility	PF	PF-1	Serrano / Pico / Hobart / 12th	.76	To Provide Consistency with Existing Land Use
996	Industrial Commercial Manufacturing	CM, P	Auto Repair and Supplies, Mixed Retail	[Q]CM-1-0	General Commercial	CR, C1, C1.5, C2, P	C2-1	Highland / Pico / Longwood Commercial Block Line / San Vicente	1.10	To Provide Consistency with Existing Land Use
997	Industrial Commercial Manufacturing	CM, P	Auto Repair and Supplies, Mixed Retail	CM-1-0	General Commercial	CR, C1, C1.5, C2, P	C2-1	La Brea / Pico / Highland and San Vicente	.87	To Provide Consistency with Existing Land Uses
998	Industrial Commercial Manufacturing	CM, P	Auto Repair and Supplies, Mixed Retail	CM-1-0	General Commercial	CR, C1, C1.5, C2, P	C2-1	La Brea / Venice Commercial Block Line / Highland / Pico	.87	To Provide Consistency with Existing Land Uses
999	Industrial Commercial Manufacturing	CM, P	Auto Repair and Supplies, Mixed Retail	CM-1	General Commercial	CR, C1, C1.5, C2, P	C2-1	Island: Ellesmere / Venice / Airdrome	1.16	To Provide Consistency with Existing Land Uses

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*FOR "Q" QUALIFIED CONDITIONS, SEE Q APPENDIX AT REAR OF MATRIX



Wilshire Community Plan

Proposed "Q" Qualified Conditions Appendix

<u>Subarea Number</u>	<u>Proposed "Q" Qualified Condition</u>
942, 943B, 944 947, 948, 949	The use of the property shall be limited to parking lots or residential development at the R1 density.
941	The use of the property shall be limited to parking lots or residential development at the R2 density.
943A, 950, 951, 952	The use of the property shall be limited to parking lots or residential development at the R3 density.
953, 954, 955, 956, 957A, 958, 959, 960, 961, 962, 964B	The use of the property shall be limited to parking lots or residential development at the R4 density.
940B	The uses of the property shall be subject to CPC-2000-1278-ZC/GPA/SPR if approved and ordinance published; otherwise, residential uses shall be permitted at a density not to exceed one dwelling unit per 600 square feet of lot area and building height shall not exceed 45 feet.

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Proposed Symbol and Street Designation Change Matrix

(Revised: 06/01/01)

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				LOCATION / COMMENTS
	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	
SCHOOLS									
4	None	Medium Density Multiple Family Residential	R3	R3-1	Public Elementary School	Public Facility	PF	PF-1	Los Angeles New Elementary School Number 3 (#216). Hobart/12th.
PARKS									
142	Proposed Neighborhood Park Symbol	Medium Density Multiple Family Residential	R3	R3-1	Delete Symbol	High Medium Multiple Family Residential	R4	R4-1-VL	Multiple and Single Family Residential and Vacant. Elden /12th

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				LOCATION / COMMENTS
	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	
143	Proposed Neighborhood Park Symbol	Medium Density Multiple Family Residential	R3	R3-1	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Berendo/Council
144	Proposed Neighborhood Park Symbol	High Medium Multiple Family Residential and Neighborhood and Office Commercial	R4, CR, C1, C1.5, C2, C4, P	C2-1	Delete Symbol	No Change	No Change	No Change	Multiple Family Residential and Parking Structure. Harvard/8th
145	Proposed Neighborhood Park Symbol	High Medium Multiple Family Residential	R4	[Q]R4-2	Delete Symbol	No Change	No Change	No Change	Multiple Family Residential. Harvard/5th
146	Proposed Neighborhood Park Symbol	Medium Density Multiple Family Residential	R3	R3-1	Delete Symbol	No Change	No Change	No Change	Multiple and Single Family Residential and Vacant. Serrano/Maplewood
147	Proposed Neighborhood Park Symbol	Medium Density Multiple Family Residential	R3	R3-1	Delete Symbol	No Change	No Change	No Change	Multiple Family Residential. Van Ness/5th
148	Proposed Neighborhood Park Symbol	Low II Single Family Residential	R1, RS, RD6	R1-1	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Westchester/9th
149	Proposed Neighborhood Park Symbol	Low II Single Family Residential	R1, RS, RD6	R1-1	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Lucerne/2nd
150	Proposed Neighborhood Park Symbol	Low II Single Family Residential	R1, RS, RD6	R1-1	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Highland/9th

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				LOCATION / COMMENTS
	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	
152	Proposed Neighborhood Park Symbol	Low II Single Family Residential	R1, RS, RD6	R1-1	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Orange/6th
153	Proposed Neighborhood Park Symbol	Low Medium II Multiple Family Residential	RD2, RD1.5	RD1.5-1-O	Delete Symbol	No Change	No Change	No Change	Multiple Family Residential. Curson/Oakwood
154	Proposed Neighborhood Park Symbol	Low II Single Family Residential	R1, RS, RD6	R1-1-HPOZ	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Formosa/1st
155	Proposed Neighborhood Park Symbol	Low II Single Family Residential	R1, RS, RD6	R1-1-O	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Genesee/Olympic
156	Proposed Neighborhood Park Symbol	Low II Single Family Residential and Low Medium II Multiple Family Residential	R1, RS, RD6, RD2, RD1.5	RD1.5-1-O	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Ogden/Packard
157	Proposed Neighborhood Park Symbol	Low Medium I Multiple Family Residential	R2, RD5, RD4, RD3	R2-1-O	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Carmonia/Saturn
158	Proposed Neighborhood Park Symbol	Medium Density Multiple Family Residential	R3	R3-1-O	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Dunsmuir / Dockweiler
159	Proposed Neighborhood Park Symbol	Low II Single Family Residential and Low Medium I Multiple Family Residential	R1, RS, RD6, R2, RD5, RD4, RD3	R1-1	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Kilkea/1st

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				LOCATION / COMMENTS
	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	
160	Proposed Neighborhood Park Symbol	Low Medium II Multiple Family Residential	RD2, RD1.5	RD1.5-1-O	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Alvira/Horner
161	Proposed Neighborhood Park Symbol	Low II Single Family Residential and Low Medium I Multiple Family Residential	R1, RS, RD6, R2, RD5, RD4, RD3	R2-1-O	Delete Symbol	No Change	No Change	No Change	Multiple Family Residential. Croft/Oakwood
162	Proposed Neighborhood Park Symbol	Low II Single Family Residential and Medium Multiple Family Residential	R1, RS, RD6, R3	R3-1	Delete Symbol	No Change	No Change	No Change	Multiple Family Residential. Sherbourne/ Colgate
163	Proposed Neighborhood Park Symbol	Medium Density Multiple Family Residential	R3	[Q]R3-1-O	Delete Symbol	No Change	No Change	No Change	Multiple Family Residential. Sherbourne/ Whitworth
173	Proposed Community Park Symbol	High Medium Multiple Family Residential	R4	R4-2	Delete Symbol	No Change	No Change	No Change	Multiple Family Residential and Vacant. Westmoreland/ Francis
174	Proposed Community Park Symbol	Medium Density Multiple Family Residential	R3	R3-1	Delete Symbol	No Change	No Change	No Change	Multiple Family Residential. Normandie/ Rosewood
175	Proposed Community Park	Medium Density Multiple Family Residential	R3	R3-1	Delete Symbol	No Change	No Change	No Change	Single Family Residential and Multiple Family Residential. Manhattan/2nd

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				LOCATION / COMMENTS
	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	
176	Proposed Community Park Symbol	Low Medium I Multiple Family Residential and Medium Multiple Family Residential	R2, RD5, RD4, RD3, R3	R2-1-O	Delete Symbol	No Change	No Change	No Change	Multiple Family Residential. Muirfield/12th
177	Proposed Community Park Symbol	Low II Single Family Residential	R1, RS, RD6	R1-1	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Lucerne/Rosewood
178	Proposed Community Park Symbol	Low Medium II Multiple Family Residential	RD2, RD1.5	RD1.5-1-O	Delete Symbol	No Change	No Change	No Change	Single Family Residential and Multiple Family Residential. Masselin/San Vicente
179	Proposed Community Park Symbol	Low II Single Family Residential	R1, RS, RD6	R1-1-O	Delete Symbol	No Change	No Change	No Change	Single Family Residential. Point View/Whitworth
180	Proposed Community Park Symbol	Low II Single Family Residential	R1, RS, RD6	R1-1-O	Delete Symbol	No Change	No Change	No Change	Multiple Family Residential. La Jolla/5th
182	Proposed Community Park Symbol	Low Medium I Multiple Family Residential	R2, RD5, RD4, RD3	R1-1-O R2-1-O	Delete Symbol	No Change	No Change	No Change	Single Family Residential and Multiple Family Residential. Shenandoah/Airdrome

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				LOCATION / COMMENTS
	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	
184	Proposed Regional Park Symbol	Medium Density Multiple Family Residential	R3	R3-1	Delete Symbol	High Medium Multiple Family Residential	R4	R4-1-VL	Single Family Residential and Multiple Family Residential and Vacant. Serrano/12th

PUBLIC FACILITIES

FIRE STATIONS

217	Fire Station Symbol	General Commercial	CR, C1, C1.5, C2, P	C2-1	Delete Symbol	No Change	No Change	No Change	Vacant Former Fire Station Building. 134 Western Western/Second
221	Fire Station Symbol	General Commercial	CR, C1, C1.5, C2, P	C4-1-O	Delete Symbol	No Change	No Change	No Change	Vacant Former Fire Station Building. 5213 Pico Cochran/Pico
222	Maintenance Yard Symbol	Low II Residential Single Family	R1, RS, RD6	PF-1-XL	Change to Fire Station Symbol	No Change	No Change	No Change	Fire Station No. 61 3 rd / Detroit 5821 3rd

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				LOCATION / COMMENTS
	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	
223	Proposed Fire Station Symbol	General Commercial	CR, C1, C1.5, C2, P	CR(PKM)-1	Change to Fire Station Symbol	No Change	No Change	No Change	Fire Station No. 29 Mid-Wilshire. 4029 Wilshire
224	Proposed Fire Station Symbol	General Commercial	CR, C1, C1.5, C2, P	C2-1-O	Change to Fire Station Symbol	No Change	No Change	No Change	Fire Station No. 58 Los Angeles. 1556 Robertson Robertson/ Pickford
COMMUNITY LIBRARIES									
233	Community Library (Duplicate symbol)	General Commercial	CR, C1, C1.5, C2, P	C2-1-O	Delete	No Change	No Change	No Change	No Existing Library. Western/Olympic
MUSEUMS									
290	None	Public Facility	PF	PF-1D	Add Museum Symbol	No Change	No Change	No Change	Los Angeles County Museum of Art. 5905 Wilshire

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				LOCATION / COMMENTS
	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	
TRANSPORTATION									
629a	Venice Boulevard	Secondary Highway	None	Not Applicable	Venice Boulevard	Major Class II Highway.	No Change	No Change	West to Highland
630	Westmoreland Avenue	Collector Street	None	Not Applicable	Westmoreland Avenue	Local Street	No Change	No Change	7 th to Wilshire
631	June Street	Collector Street	None	Not Applicable	June Street	Local Street	No Change	No Change	Melrose to 3 rd
631b	Lucerne Boulevard	Collector Street	None	Not Applicable	Lucerne Boulevard	Local Street	No Change	No Change	3 rd to Wilshire
631c	Wilton Place	Secondary Highway	None	Not Applicable	Wilton Place	Collector Street	No Change	No Change	Beverly to 3 rd
632	Rosewood Avenue	Collector Street	None	Not Applicable	Rosewood Avenue	Local Street	No Change	No Change	Serrano to Normandie
632b	Stanley Avenue	None	None	Not Applicable	Stanley Avenue	Collector Street	No Change	No Change	New Segment: Stanley Beverly to Third (Farmers Market)
634	8 th Street	Secondary Highway	None	Not Applicable	8 th Street	Collector Street	No Change	No Change	Fairfax to Crenshaw
637	Commonwealth Avenue	Major Highway	None	Not Applicable	Commonwealth Avenue	Collector Street	No Change	No Change	Beverly to Wilshire

SUB-AREA	EXISTING PLAN LAND USE AND ZONING				PROPOSED PLAN LAND USE AND ZONING				LOCATION / COMMENTS
	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	SYMBOLS / STREET	LAND USE DESIGNATION	CORRESPONDING ZONE(S)	ZONING	
637b	Virgil Avenue	Local Street	None	Not Applicable	Virgil Avenue	Secondary Highway	No Change	No Change	Beverly to Wilshire
638	Redondo Boulevard	Secondary Highway	None	Not Applicable	Redondo Boulevard	Modified Collector Street: 70' right-of-way, 50' roadway to accommodate bikeway	No Change	No Change	La Brea to Venice 70' right-of-way, 50' roadway to accomdate bikeway
638b	Edgewood Place	Secondary Highway	None	Not Applicable	Edgewood Place	Collector Street	No Change	No Change	Redondo to La Brea

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WILSHIRE COMMUNITY PLAN UPDATE

EXHIBIT "H"

General Plan Framework Proposed Change Matrix

(Matrix Revised:04/11/01)

SUB-AREA	EXISTING GENERAL PLAN FRAMEWORK DESIGNATION			PROPOSED GENERAL PLAN FRAMEWORK DESIGNATION			COMMENTS
	NAME	DESIGNATION	BOUNDARIES	NAME	DESIGNATION	BOUNDARIES	
1000	Larchmont Neighborhood District	Neighborhood District	Beverly / Gower / First / Lucerne	No Change	No Change	Reduce boundaries to: Beverly / Gower Commercial Block Split Line / First / Lucerne Commercial Block Split Line	remove single-family residential from district
1003	Not currently designated	Not currently designated	Not currently designated	Fairfax-Olympic Neighborhood District	Neighborhood District	Add new district boundaries: Olympic / Orange Grove Commercial Block Line / Pico / Hayworth Commercial Block Line	
1005	Western Community Center	Community Center	St. Andrews / San Marino / Oxford / 9 th / Normandie / 8 th - 7 th	Delete	Delete	Delete	Replaced by Koreatown Regional Center, Subarea 1010
1006	Crenshaw Community Center	Community Center	Windsor / Francis / Eighth / Norton / Twelfth	No Change	No Change	Reduce boundaries to: Victoria / Ninth / Bronson / Country Club	
1007	Pico Community Center	Community Center	Mansfield / Venice / West / Pico-Dockweiler Mid-Block	No Change	No Change	Reduce boundaries to: Mansfield / Venice / West / Pico	
1009	Wilshire Center - Koreatown Regional Center	Regional Center	Van Ness / 9 th / Hoover / Lafayette Park / 6 th / Hoover / 4 th	Wilshire Center Regional Center	No Change	Reduce boundaries to: Wilton / 8 th / Hoover / Lafayette Park / 5 th	Split, see Koreatown Regional Center, subarea 1010

SUB-AREA	EXISTING GENERAL PLAN FRAMEWORK DESIGNATION			PROPOSED GENERAL PLAN FRAMEWORK DESIGNATION			COMMENTS
	NAME	DESIGNATION	BOUNDARIES	NAME	DESIGNATION	BOUNDARIES	
1010	Western - Olympic Regional Center	Regional Center	St, Andrews / 11 th / Serrano / San Marino	Koreatown Regional Center	No Change	Revise boundaries to: Manhattan / Harrington / Hobart / Oxford / 8 th	Replaces Western Community Center, Subarea 1005
1011	Miracle Mile Regional Center	Regional Center	San Vicente / 8 th - 9 th / Olympic-La Brea / Citrus / 6 th / Fairfax-Orange	No Change	No Change	Reduce boundaries to: San Vicente / Wilshire Commercial Block Line / Curson-8th / La Brea / 6 th / Fairfax-Orange	remove single-family residential from district
1012A	Beverly Center Special Study Area	Special Study Area	La Peer / Burton-Colgate-La Cienega / Orlando-3rd / Beverly	Beverly Center Regional Center	Regional Center	Reduce boundaries to: Robertson / 3 rd / La Cienega / Beverly	Replaces Beverly Center Special Study Area, Subarea 1024
1012B	Beverly Center Special Study Area	Special Study Area	La Peer / Burton-Colgate-La Cienega / Orlando-3rd / Beverly	Beverly Community Center	Community Center	Reduce boundaries to: La Cienega / 3 rd / Croft Medium Residential Block Split Line / Beverly	Replaces Beverly Center Special Study Area, Subarea 1024
1013	Vermont Avenue	Mixed Use Boulevard	Council to 4 th and 9 th to Pico	No Change	No Change	Extend boundaries: Beverly to Pico	
1014	Western Avenue	Mixed Use Boulevard	Melrose to 3rd	No Change	No Change	Extend boundaries: Melrose to Pico	
1015	Larchmont Boulevard	Mixed Use Boulevard	Clinton to Beverly	No Change	No Change	Extend boundaries: Melrose to Beverly	
1016	Fairfax Avenue	Mixed Use Boulevard	Beverly to 5th	No Change	No Change	Extend boundaries: Beverly to 6th	
1019	Melrose Avenue	Mixed Use Boulevard	Cahuenga to Wilcox	Delete	Delete	Delete	
1020	Beverly Boulevard.	Mixed Use Boulevard	New Hampshire to Western and Martel to Fairfax	No Change	No Change	Revise boundaries to: New Hampshire to Western and Vista to Fairfax	
1021	3 rd Street	Mixed Use Boulevard	Vermont to Western and Harper to Orlando	No Change	No Change	Extend boundaries: Vermont to Western and La Jolla to Croft	

SUB-AREA	EXISTING GENERAL PLAN FRAMEWORK DESIGNATION			PROPOSED GENERAL PLAN FRAMEWORK DESIGNATION			COMMENTS
	NAME	DESIGNATION	BOUNDARIES	NAME	DESIGNATION	BOUNDARIES	
1022	Olympic Boulevard	Mixed Use Boulevard	Arapahoe to Hobart, St. Andrews to Wilton, and 4 th to Norton	No Change	No Change	Extend boundaries: Hoover to Hobart and Manhattan to Bronson	
1023a	8 th Street	Not currently designated	Not currently designated	No Change	Mixed Use Boulevard	Western to Vermont	
1023b	La Brea Avenue	Not currently designated	Not currently designated	No Change	Mixed Use Boulevard	Beverly to Wilshire	
1023c	Pico Boulevard	Mixed Use Boulevard	Arapahoe to West and La Brea to Almont	No Change	No Change	Extend boundaries: Hoover to Crest	
1024	Beverly Center Special Study Area	Special Study Area	La Peer / Burton - Colgate - La Cienega / Orlando - 3 rd / Beverly	Delete	Delete	Delete	Replaced by Beverly Center / Cedars-Sinai Regional Center, Subarea 1012A, and Beverly Community Center, Subarea 1012B

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Miracle Mile Apartment & Commercial Owners Association
P. O. Box 36273 Los Angeles, CA 90036
Phone: (323) 935-4930 Fax (323) 933-4211

September 4, 2001

Councilman Ed Reyes, Chairman PLUM Committee
Los Angeles City Council
City Hall
Los Angeles, CA

Dear Honorable Councilman Reyes and Council Members of the PLUM Committee

SUBJECT: CONSIDERATION OF THE WILSHIRE COMMUNITY PLAN

The version of the Wilshire Community Plan that has been recommended for adoption by the Planning Commission at their meeting on May 10, 2001, is flawed because we were not given an opportunity to contest a statement made by the Staff which is incorrect. Peter Weil, President, asked for an approximate effect of the down zone and "Q" zone, in terms of R1 to R4. The Staff answer was R3 1/2, which would imply a very minor change. This is far from the facts and we believe the Commission decision to reject our request was based in this miss-information.

Prior to 1980, all of the multi-family housing area in the Miracle Mile Regional Commercial Center was zoned R4-4. During the 80's and 90's there were many zone changes, which has resulted in the present zoning of the entire area as Q-R4-1. *Our request was to have the 1980 zoning restored and the "Q" zone removed.*

The R4-1 verses R4-4, reduces the "Floor Area to Lot Area Ratio" (FAR) from 13:1 to 3:1. In other words, for 100 feet of lot area, the building floor area is reduced from 1,300 to 300 square feet. The "Q" zone further reduces the size and number of units by limiting the building height to 45 feet and reduces the number of units allowed. There are other requirements that limit the building size and increase the cost. As one example, an existing 30 unit building could only be replaced with a 13 unit building under the current zoning.

The net effect of the current zoning is to substantially reduce the number of housing units that will be allowed at a time when there is a critical housing shortage, and job/housing imbalance. This zoning is obviously the reason that there have been no new apartment buildings constructed in the Miracle Mile area in the last two decades, except in the Park La Brea area, across the street. This contiguous area still has the 1980 zoning and continues to be developed at a high density.

Over the last 14 years we have been meeting with the Planning Staff in an attempt to restore the R4-4 zone, and delete the "Q" zone. This request was denied at the May 10, 2001 Meeting. In 1998 a new Planner was assigned to prepare the final Wilshire Community Plan. In 1999 the Planning Department published a document entitled "WILSHIRE COMMUNITY PLAN POSSIBLE LAND USE DESIGNATION AND ZONE CHANGES", Page 11 of this document recommended "Remove Height District Limitations and Q Zone" in the Miracle Mile area. In late 1999 he was no longer with the Planning Department.

It is respectfully requested that the PLUM Committee refer the Wilshire Community Plan back to the Planning Commission in order to take this information into consideration.

Sincerely,



Linda Scheid, President

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Linda Scheid, President



COMMUNITY PLANNING BUREAU

City Hall • 200 N. Spring Street, Room 667 • Los Angeles, CA 90012



September 4, 2001

To: Councilmember Ed Reyes
Chair, Planning and Land Use Management Committee

From: Robert H. Sutton
Deputy Director, Planning

Subject: **SUGGESTED MODIFIED ACTIONS - COUNCIL FILE 01-1366 -
WILSHIRE COMMUNITY PLAN UPDATE**

In response to the recent re-adoption of the Citywide General Plan Framework Element by City Council on August 8, 2001, the actions before the Committee regarding the Wilshire Community Plan Update, Council File 01-1366, need to be amended as follows to provide consistency between the Wilshire Community Plan and the Citywide General Plan Framework Element.

INSTRUCT the City Planning Department to update the Citywide General Plan Framework and appropriate maps pursuant to this action.

CITY OF LOS ANGELES SPEAKER BOARD

Date 9/4/01

Council File No., Agenda Item, or Case No. #5 CF 01-1366

I wish to speak before the PLUM Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal () Against proposal (X) General comments

Name: JIM MEQUILSTON

Business or Organization Affiliation: EAST HOLLYWOOD COMMUNITY ASSN

Address: 6212 YUCCA ST LA CA 90028-5223

Business phone: 323-464-6792 Representing: EHCA

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: []

Client Name: Phone #:

Client Address: Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

Sam & Rosalind Black
756 Ridgeley Drive
Los Angeles, CA 90036

September 4, 2001

Councilman Ed Reyes, Chairman PLUM Committee
Los Angeles City Council
City Hall
Los Angeles, CA

Dear Honorable Councilman Reyes and Council Members of the PLUM Committee

SUBJECT: CONSIDERATION OF THE WILSHIRE COMMUNITY PLAN

We are the Owners of a 30-unit apartment building in the Miracle Mile Regional Commercial Center. It was built in 1948 and is equivalent to a zone of R5-4 in today's zoning regulations. Over the years zoning regulations have reduced the density to the current Q-R4-1. The "Q" zone reduces the number of units to one unit per 600 square feet of lot area, resulting in a maximum of 13 units, a 40% reduction of housing units. There are other "Q" conditions that further reduce the number of units for set-backs, open spaces, increased parking, and maximum height of 45 feet. The reduction from R4-4 to R4-1 reduces the floor area ratio from 13:1 to 3:1.

The "PROPOSED GENERAL PLAN FRAMEWORK " Adopted by the City Council in 1995, recognized the critical housing shortage. In the section on HOUSING, the Goals all are aimed at increasing housing for both market and low income people, and correcting the job/housing imbalance. The Wilshire Community Plan you are considering today recognizes all these goals except for the Miracle Mile area. There are about 200 apartment buildings in the Miracle Mile Regional Center that could provide hundreds of additional housing units.

Over the last 14 years we have met with every Planner that had administrative responsibilities over the Wilshire Community Plan. We have taken them on tours to physically show them the high density R4-4 construction going on in Park La Brea, across the street from our "Q-R4-1". We have shown them data that vacancies are filled in less than a week, which can only happen in a housing shortage area. At one time the Planners used the area's "Historically Significant Buildings" as crutch to stop development. We provided them with data that all the buildings designated as Historically Significant by the Cultural Heritage Commission had been protected as Historical Buildings. There were only 14 out of 200 apartment buildings.

Frankly, it appears to be a conspiracy to ignore all the facts, and the justifications for restoring the R-4 and deleting the "Q" zone. The only response we get is a blank stare, and that "they are trying to control density". This is in spite of the Goals of the Framework Plan, the high density allowed across the street, the "up zone" of over 50 blocks in the Vermont-Western area, and of course the current housing shortage that can only get worse.

Sam & Rosalind Black
Sam & Rosalind Black

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Sincerely,


Linda Scheid, President

JEFFER, MANGELS, BUTLER & MARMARO LLP

A LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

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PAMELA S. SCHMIDT
DIRECT DIAL: (310) 785-5312
DIRECT FAX: (310) 712-3312

REF./FILE NO.

August 31, 2001

62035-0001

Via Fax and U.S. Mail

The Honorable Ed Reyes, Chair
The Honorable Hal Bernson, Member
The Honorable Joel Wachs, Member
Planning and Land Use Management Committee
of the Los Angeles City Council
City Hall East, Room 615
200 North Main Street
Los Angeles CA 90012

**RE: Proposed Wilshire Community Plan Update
Item 5, September 4, 2001 Agenda
(Council File No. 01-1366)**

To the Honorable Chair and Members of the Planning and Land Use Management Committee:

We represent the owner of the property located at 740 S. Masselin/741 S. Hauser which is designated as Subarea 940B in the proposed Wilshire Community Plan update (the "Masselin Property"). The Masselin Property is located on the north side of Eighth Street between Masselin Avenue and Hauser Boulevard. In the same block as the Masselin Property there is a multi-story parking structure which serves a 26 story office building fronting Wilshire Boulevard.

While the Wilshire Community Plan update was in the planning stages, the property owner applied to develop the Masselin Property with an apartment building. That application, which requested a general plan amendment, a zone change and site plan review, was approved by the Planning Commission at its May 24, 2001 meeting. As approved by the Planning Commission, it allows for the development of 63 units of badly needed housing in the area. The Planning Commission also imposed a 45 foot height limit on the building. The application has been assigned Council File No. 01-1630 and is awaiting consideration by this Committee and the full City Council.

We are writing to tell you that we support the Planning Commission's recommendation for Subarea 940B which provides that the Masselin Property shall be

JEFFER, MANGELS, BUTLER & MARMARO LLP

The Honorable Ed Reyes, Chair
The Honorable Hal Bernson, Member
The Honorable Joel Wachs, Member
August 31, 2001
Page 2

restricted to the uses permitted by the pending application (CPC 2000-1978-ZC/GPA/SPR) if approved; or if that application is not approved to one unit of housing for each 600 square feet of lot area, with a height restriction of 45 feet. Because the lot is approximately 38,500 square feet, the alternative use provided for in the proposed Wilshire Community Plan update would yield approximately the same number of units as the pending application.

All the planning professionals and indeed most if not all the public commentators have endorsed a change of plan designation from parking to residential use for the Masselin Property. The density and height limits set forth in the Planning Commission's recommendation for CPC 2000-1978 or as may be imposed by the Community Plan update if CPC 2000-1978 is not approved, will provide a reasonable amount of housing on a scale and in a manner that will provide an appropriate transition from the high rises along Wilshire Boulevard north of the Property to the single family residential neighborhoods which begin south of the Property and south of Eighth Street.

We therefore urge this Committee to adopt the Planning Commission's recommendation for Subarea 940B of Wilshire Community Plan update.

Very truly yours,



PAMELA S. SCHMIDT of
Jeffer, Mangels, Butler & Marmaro LLP

PSS:dl

cc: John White (*via fax & U.S. Mail*)
Kevin Keller (*via fax & U.S. Mail*)

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JEFFER, MANGELS, BUTLER & MARMARO LLP

A LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

2121 Avenue of the Stars, Tenth Floor
Los Angeles, California 90067-5010
Telephone: (310) 203-8080
Facsimile: (310) 203-0567

Date: August 31, 2001

From: Pamela S. Schmidt, Esq.

Deliver to: **JOHN WHITE**

Facsimile: (213) 978-1079 Telephone: (213) 978-1068

Client #: 62035-0001 Client Name: Reliable Properties

Total number of pages (including this page): 3. If you do not receive this number of pages, please contact our FAX operator at (310) 203-8080 ext. 6626.

Message:

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JEFFER, MANGELS, BUTLER & MARMARO LLP

A LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

ATTORNEYS AT LAW

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ONE SANSOME STREET

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TELEPHONE: (415) 398-8080

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REF./FILE NO.

August 31, 2001

62035-0001

Via Fax and U.S. Mail

The Honorable Ed Reyes, Chair
 The Honorable Hal Bernson, Member
 The Honorable Joel Wachs, Member
 Planning and Land Use Management Committee
 of the Los Angeles City Council
 City Hall East, Room 615
 200 North Main Street
 Los Angeles CA 90012

**RE: Proposed Wilshire Community Plan Update
 Item 5, September 4, 2001 Agenda
 (Council File No. 01-1366)**

To the Honorable Chair and Members of the Planning and Land Use Management Committee:

We represent the owner of the property located at 740 S. Masselin/741 S. Hauser which is designated as Subarea 940B in the proposed Wilshire Community Plan update (the "Masselin Property"). The Masselin Property is located on the north side of Eighth Street between Masselin Avenue and Hauser Boulevard. In the same block as the Masselin Property there is a multi-story parking structure which serves a 26 story office building fronting Wilshire Boulevard.

While the Wilshire Community Plan update was in the planning stages, the property owner applied to develop the Masselin Property with an apartment building. That application, which requested a general plan amendment, a zone change and site plan review, was approved by the Planning Commission at its May 24, 2001 meeting. As approved by the Planning Commission, it allows for the development of 63 units of badly needed housing in the area. The Planning Commission also imposed a 45 foot height limit on the building. The application has been assigned Council File No. 01-1630 and is awaiting consideration by this Committee and the full City Council.

We are writing to tell you that we support the Planning Commission's recommendation for Subarea 940B which provides that the Masselin Property shall be

JEFFER, MANGELS, BUTLER & MARMARO LLP

The Honorable Ed Reyes, Chair
The Honorable Hal Bernson, Member
The Honorable Joel Wachs, Member
August 31, 2001
Page 2

restricted to the uses permitted by the pending application (CPC 2000-1978-ZC/GPA/SPR) if approved; or if that application is not approved to one unit of housing for each 600 square feet of lot area, with a height restriction of 45 feet. Because the lot is approximately 38,500 square feet, the alternative use provided for in the proposed Wilshire Community Plan update would yield approximately the same number of units as the pending application.

All the planning professionals and indeed most if not all the public commentators have endorsed a change of plan designation from parking to residential use for the Masselin Property. The density and height limits set forth in the Planning Commission's recommendation for CPC 2000-1978 or as may be imposed by the Community Plan update if CPC 2000-1978 is not approved, will provide a reasonable amount of housing on a scale and in a manner that will provide an appropriate transition from the high rises along Wilshire Boulevard north of the Property to the single family residential neighborhoods which begin south of the Property and south of Eighth Street.

We therefore urge this Committee to adopt the Planning Commission's recommendation for Subarea 940B of Wilshire Community Plan update.

Very truly yours,



PAMELA S. SCHMIDT of
Jeffer, Mangels, Butler & Marmaro LLP

PSS:dl

cc: John White (via fax & U.S. Mail)
Kevin Keller (via fax & U.S. Mail)

J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

5

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

CF 01-1366
CPC 1997-0051 (CPU)
CD 10

July 6, 2001

Honorable Nate Holden
Councilmember, Tenth District
Attn: Louis White, Planning Liaison

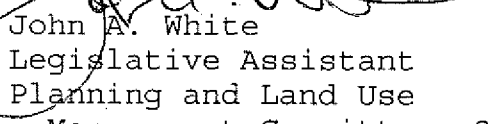
Dear Councilmember Holden:

The City Planning Department has provided the Council with copies of the Director of Planning action and the Department staff report relative to General Plan Amendments for the Wilshire Community Plan Update, for your review. This matter has been referred to the Planning and Land Use Management Committee.

A full set of materials relative to the General Plan Amendments for the Wilshire Community Plan Update is being presented to your office, accompanying this letter. Once you are satisfied that this matter is ready to be scheduled for hearing by the Planning and Land Use Management Committee, please place your initials on this letter, in the same manner you would initial a Council File that has been reviewed by your office, and return the letter to me. This procedure will allow each Council District office to review this information simultaneously.

Staff of the City Clerk's Office and the Planning Department are at your service, should you have any questions on this procedure.

Very truly yours,


John A. White
Legislative Assistant
Planning and Land Use
Management Committee, 213.978.1068
e-mail: jwhite@clerk.lacity.org

#011366c.cpu



J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

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CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

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HELEN GINSBURG
Chief, Council and Public Services Division

CF 01-1366
CPC 1997-0051 (CPU)
CD 13

July 6, 2001

Honorable Eric Garcetti
Councilmember, Thirteenth District
Attn: Planning Liaison

Dear Councilmember Garcetti:

The City Planning Department has provided the Council with copies of the Director of Planning action and the Department staff report relative to General Plan Amendments for the Wilshire Community Plan Update, for your review. This matter has been referred to the Planning and Land Use Management Committee.

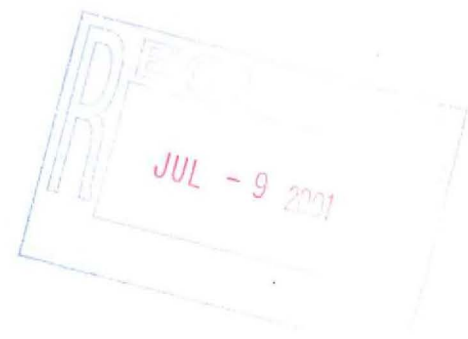
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Very truly yours,


John A. White
Legislative Assistant
Planning and Land Use
Management Committee, 213.978.1068
e-mail: jwhite@clerk.lacity.org

#011366d.cpu



COMMITTEE FILE

Date 7-5-01

Councilmember Reyes GPL, District No. 1

Attached Council File No. 01-1366 is transmitted to your office for your INFORMATION.

Please initial the File and return it to the City Clerk's Office, Vault Section, Room 395.

VAULT PLEASE

1. Send the FILE to Benson
(Committee Chair)

and

2. Return this FILE to City Clerk's Office, Vault Section, Room 395.

J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

CF 01-1366
CPC 1997-0051 (CPU)
CD 1

July 6, 2001

Honorable Ed P. Reyes *ERN*
Councilmember, First District
Attn: Planning Liaison

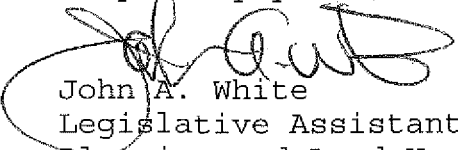
Dear Councilmember Reyes:

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Very truly yours,


John A. White
Legislative Assistant
Planning and Land Use
Management Committee, 213.978.1068
e-mail: jwhite@clerk.lacity.org

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J. MICHAEL CAREY
City Clerk

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RICHARD J. RIORDAN
MAYOR

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CF 01-1366
CPC 1997-0051 (CPU)
CD 4

July 6, 2001

Fourth Council District
Attn: Planning Liaison

The City Planning Department has provided the Council with copies of the Director of Planning action and the Department staff report relative to General Plan Amendments for the Wilshire Community Plan Update, for your review. This matter has been referred to the Planning and Land Use Management Committee.

A full set of materials relative to the General Plan Amendments for the Wilshire Community Plan Update is being presented to your office, accompanying this letter. Once you are satisfied that this matter is ready to be scheduled for hearing by the Planning and Land Use Management Committee, please place your initials on this letter, in the same manner you would initial a Council File that has been reviewed by your office, and return the letter to me. This procedure will allow each Council District office to review this information simultaneously.

Staff of the City Clerk's Office and the Planning Department are at your service, should you have any questions on this procedure.

Very truly yours,

John A. White
Legislative Assistant
Planning and Land Use
Management Committee, 213.978.1068
e-mail: jwhite@clerk.lacity.org

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J. MICHAEL CAREY
City Clerk

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CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
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Room 615, City Hall
Los Angeles, CA 90012
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General Information - (213) 485-5705

CF 01-1366
CPC 1997-0051 (CPU)
CD 10

July 6, 2001

Honorable Nate Holden
Councilmember, Tenth District
Attn: Louis White, Planning Liaison

Dear Councilmember Holden:

The City Planning Department has provided the Council with copies of the Director of Planning action and the Department staff report relative to General Plan Amendments for the Wilshire Community Plan Update, for your review. This matter has been referred to the Planning and Land Use Management Committee.

A full set of materials relative to the General Plan Amendments for the Wilshire Community Plan Update is being presented to your office, accompanying this letter. Once you are satisfied that this matter is ready to be scheduled for hearing by the Planning and Land Use Management Committee, please place your initials on this letter, in the same manner you would initial a Council File that has been reviewed by your office, and return the letter to me. This procedure will allow each Council District office to review this information simultaneously.

Staff of the City Clerk's Office and the Planning Department are at your service, should you have any questions on this procedure.

Very truly yours,

John A. White
Legislative Assistant
Planning and Land Use
Management Committee, 213.978.1068
e-mail: jwhite@clerk.lacity.org

#011366c.cpu



J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

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RICHARD J. RIORDAN
MAYOR

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Fax: (213) 847-0636
Fax: (213) 485-8944

HELEN GINSBURG
Chief, Council and Public Services Division

CF 01-1366
CPC 1997-0051(CPU)
CD 13

July 6, 2001

Honorable Eric Garcetti
Councilmember, Thirteenth District
Attn: Planning Liaison

Dear Councilmember Garcetti:

The City Planning Department has provided the Council with copies of the Director of Planning action and the Department staff report relative to General Plan Amendments for the Wilshire Community Plan Update, for your review. This matter has been referred to the Planning and Land Use Management Committee.

A full set of materials relative to the General Plan Amendments for the Wilshire Community Plan Update is being presented to your office, accompanying this letter. Once you are satisfied that this matter is ready to be scheduled for hearing by the Planning and Land Use Management Committee, please place your initials on this letter, in the same manner you would initial a Council File that has been reviewed by your office, and return the letter to me. This procedure will allow each Council District office to review this information simultaneously.

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Very truly yours,

John A. White
Legislative Assistant
Planning and Land Use
Management Committee, 213.978.1068
e-mail: jwhite@clerk.lacity.org

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J. MICHAEL CAREY
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RICHARD J. RIORDAN
MAYOR

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Room 615, City Hall
Los Angeles, CA 90012
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General Information - (213) 485-5705

CF 01-1366
CPC 1997-0051 (CPU)
CD 5

July 6, 2001

Honorable Jack Weiss
Councilmember, Fifth District
Attn: Planning Liaison

Dear Councilmember Weiss:

The City Planning Department has provided the Council with copies of the Director of Planning action and the Department staff report relative to General Plan Amendments for the Wilshire Community Plan Update, for your review. This matter has been referred to the Planning and Land Use Management Committee.

A full set of materials relative to the General Plan Amendments for the Wilshire Community Plan Update is being presented to your office, accompanying this letter. Once you are satisfied that this matter is ready to be scheduled for hearing by the Planning and Land Use Management Committee, please place your initials on this letter, in the same manner you would initial a Council File that has been reviewed by your office, and return the letter to me. This procedure will allow each Council District office to review this information simultaneously.

Staff of the City Clerk's Office and the Planning Department are at your service, should you have any questions on this procedure.

Very truly yours,

John A. White
Legislative Assistant
Planning and Land Use
Management Committee, 213.978.1068
e-mail: jwhite@clerk.lacity.org

#011366b.cpu



J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

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RICHARD J. RIORDAN
MAYOR

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HELEN GINSBURG
Chief, Council and Public Services Division

01-1366
CPC 1997-0051 (CPU)
Var CDs

July 2, 2001

PLANNING & LAND USE MANAGEMENT COMMITTEE

In accordance with Council Rules, communication from the Director of Planning relative to General Plan amendments for the Wilshire Community Plan, was referred on July 2, 2001, to the PLANNING & LAND USE MANAGEMENT COMMITTEE.

J. Michael Carey

City Clerk
amm



CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
CITY PLANNING
221 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2601

CITY PLANNING
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CHESTER A. WIDOM

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
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ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 580-1167

FAX: (213) 580-1176

INFORMATION
(213) 580-1172

June 22, 2001

The Honorable City Council
City of Los Angeles
Room 607, City Hall East
Los Angeles, CA 90012

Dear Honorable Members:


**CITY PLAN CASE NO. 1997-0051 CPU
WILSHIRE COMMUNITY PLAN UPDATE
COUNCIL DISTRICTS 1, 4, 5, 10, 13**

Transmitted herewith are the recommendations of the City Planning Commission relative to the Wilshire Community Plan Update plan amendments with associated zone changes including the Findings, Resolution (Exhibit A), Plan Text (Exhibit B), Change Maps and Matrices (Exhibits C through H), Existing Land Use Map (Exhibit I), Existing Framework Map (Exhibit J), and the Draft and Final Environmental Impact Reports. In accordance with Section 555 of the City Charter, a package has been transmitted to the Mayor for approval consisting of the Community Plan amendments and related documents.

Two Public Hearings on the Community Plan Update were held on January 30 and 31, 2001, and a limited public hearing was held by the City Planning Commission on May 10, 2001. Evidence, both written and oral, was presented to the City Planning Commission. The City Planning Commission adopted the findings and approved the staff recommendations with modifications. Pursuant to Section 558 of the City Charter, the City Planning Commission recommended that the City Council adopt amendments to the Wilshire Community Plan with associated zone changes.

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER
201 NORTH FIGUEROA STREET, ROOM 300 - (213) 977-6083
VAN NUYS - 6251 VAN NUYS BLVD., 1ST FLOOR, VAN NUYS 91401 - (818) 756-8596

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THE CITY PLANNING DEPARTMENT RECOMMENDS

That the City Council:

1. **Concur** in the action of the City Planning Commission;
2. **Adopt** the attached findings of the City Planning Commission as the findings of the City Council;
3. **Adopt** by Resolution the proposed plan amendments;
4. **Approve** the rezoning actions to effect changes of zone as identified on the Land Use Change Map and Matrix (Exhibit C and F) and **instruct** the Department of City Planning to prepare the necessary ordinances;
5. **Direct** the Department of City Planning to revise the Community Plan in accordance with this action;
6. **Certify** that the Environmental Impact Report (EIR No. 1997-0245 CPU) has been reviewed and considered, and instruct the City Clerk to process this action.

Sincerely,

CON HOWE
Director of Planning



ROBERT H. SUTTON
Deputy Director

Date 6/22/01

Attachments:

- Attachment I City Planning Commission Determination with Findings and Revised Exhibit (Figure 2C)
- Attachment II Staff Report
- Exhibit A Resolution
- Exhibit B Proposed Plan Text
- Exhibit C Proposed Land Use Change Map
- Exhibit D Proposed Symbol and Street Redesignation Change Map
- Exhibit E Proposed General Plan Framework Change Map
- Exhibit F Proposed Land Use Change Matrix
- Exhibit G Proposed Symbol and Street Redesignation Matrix
- Exhibit H Proposed General Plan Framework Matrix
- Exhibit I Existing Land Use Map
- Exhibit J Existing General Plan Framework Map

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2001 JUN 26 PM 2:24

CITY CLERK

BY _____
DEPUTY

TRANSMITTAL

TO The Council			DATE JUN 25 2001	COUNCIL FILE No.
FROM Mayor		COUNCIL DISTRICT ✓ 1, 4, 5, 10, 13		
<p>General Plan Amendments for the Wilshire Community Plan Update (CPC No. 1997-0051 CPU)</p> <p>I herewith approve the attached proposed General Plan Amendments for the Wilshire Community Plan Update, and transmit this matter for your approval.</p> <p style="text-align: right;"> RICHARD J. RIORDAN MAYOR</p>				

wilshire.pln

PLAN & LAND USE MGT.

6-25-01

JUL 2 2001

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
CITY PLANNING
221 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2601

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FAX: (213) 580-1176

INFORMATION
(213) 580-1172

June 22, 2001

Honorable Richard J. Riordan, Mayor
City of Los Angeles
Room 800, City Hall East
Mail Stop 370

City Plan Case No. 1997-0051 CPU
Wilshire Community Plan
Council Districts 1, 4, 5, 10, 13

Attn: June Lagmay

Dear Mayor Riordan:

**GENERAL PLAN AMENDMENTS FOR THE WILSHIRE COMMUNITY PLAN
UPDATE**

Pursuant to Section 555 of the City Charter, transmitted herewith for your review and recommendation are the recommendations and findings for the Wilshire Community Plan Update (CPU) as approved by the City Planning Commission at its meeting on May 10, 2001. The Wilshire CPU packet includes: the City Planning Commission recommendations and findings (Attachment I); Staff Report (Attachment II); and the proposed Community Plan Text, Change Matrices and Maps, Resolution, and Environmental Impact Report (Exhibits A through L).

An Environmental Impact Report (EIR No. 1997-0245 CPU) for this update was certified by the City Planning Commission pursuant to the requirements of the California Environmental Quality Act. A Notice of Preparation was prepared and circulated to responsible agencies and interested parties on August 11, 1997. A Draft Environmental Impact Report prepared by the Department of City Planning and two consultants was submitted to the State Clearinghouse, Office of Planning and Research, and circulated for a 60-day public review period from November 30, 1999 to January 31, 2000. A Final EIR, responding to comments received on the Draft EIR was prepared on December 2, 2000.

Two Public Hearings on the Community Plan Update were held on January 30 and 31, 2001, and a limited public hearing was held by the City Planning Commission on May 10, 2001. Evidence,

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER
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VAN NUYS - 6251 VAN NUYS BLVD., 1ST FLOOR, VAN NUYS 91401 - (818) 756-8596

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both written and oral, was presented to the City Planning Commission. At its meeting on May 10, 2001 the Commission recommended that the Mayor approve and the City Council adopt the plan amendments with associated zone changes, amending the Wilshire Community Plan and portions of the General Plan of the City of Los Angeles.

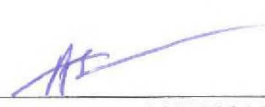
THE CITY PLANNING DEPARTMENT RECOMMENDS

That the Mayor:

1. **Concur** in the action of the City Planning Commission relative to the Community Plan amendments and **recommend** that the City Council adopt by resolution the plan amendments and associated zone changes of the Wilshire Community Plan Update as set forth in the attached exhibits;
2. **Approve and Recommend** that the City Council adopt the attached findings of the City Planning Commission (Attachment I);
3. **Approve and Recommend** that the City Council approve the rezoning actions to effect changes of zone as identified on the Land Use Change Map and Matrix (Exhibit C and F) and instruct the Department of City Planning to prepare the necessary ordinances;
4. **Recommend** that the City Council direct the Department of City Planning to revise the Community Plan in accordance with this action;
5. **Recommend** that the City Council certify that the environmental clearance has been reviewed and considered, adopt the Environmental Impact Report (EIR No. 1997-0245 CPU, Exhibit K and L), and instruct the City Clerk to process this action.

Sincerely,

CON HOWE
Director of Planning



ROBERT H. SUTTON
Deputy Director

Date 6/22/01

Attachments:

- Attachment I City Planning Commission Determination with Findings and Revised Exhibit (Figure 2C)
- Attachment II Staff Report
- Exhibit A Resolution
- Exhibit B Proposed Plan Text
- Exhibit C Proposed Land Use Change Map
- Exhibit D Proposed Symbol and Street Redesignation Change Map
- Exhibit E Proposed General Plan Framework Change Map
- Exhibit F Proposed Land Use Change Matrix
- Exhibit G Proposed Symbol and Street Redesignation Matrix
- Exhibit H Proposed General Plan Framework Matrix
- Exhibit I Existing Land Use Map
- Exhibit J Existing General Plan Framework Map
- Exhibit K Draft Environmental Impact Report (DEIR)
- Exhibit L Final Environmental Impact Report (FEIR)



Los Angeles City Planning Commission

221 North Figueroa Street, Room 1600, Los Angeles, CA 90012-2601 (213) 580-5234
www.cityofla.org/PLN/index.htm

DETERMINATION OF THE CITY PLANNING COMMISSION

June 22, 2001

City Plan Case No. 1997-0051 CPU
Council Districts 1,4,5,10,13

On May 10, 2001, the City Planning Commission held a limited public hearing and considered the Wilshire Community Plan Update and associated plan amendments and zone changes. At its meeting, the City Planning Commission adopted the recommendations and the findings in the attached staff report and exhibits, as modified herein:

DELETED Subareas 807A, 814A, 815A, 821A, 822A, 823A, 824A, 836A, 837A, 841A from the proposed Land Use Change Map (Exhibit C) and Matrix (Exhibit F); and,

REVISED the boundaries of Subareas 806A, 825, 826 as shown on revised Figure 2C of the staff report.

DELETED Subarea 630B from the proposed Symbol and Street Resdesignation Map (Exhibit D) and Matrix (Exhibit G)

INSTRUCTED the Department of City Planning to redesignate Wilton Place, Subarea 631C, from a Secondary Highway to a Collector Street between Beverly Boulevard and Third Street as shown on revised Figure 16 of the staff report.

DELETED Finding #6 and all references to the Framework Element in the Staff Report, as well as the proposed amendments to the Framework Element (Exhibit E and H).

APPROVED AND RECOMMENDED that the Mayor approve and the City Council adopt the attached Wilshire Community Plan Resolution, Wilshire Community Plan Text, and Change Maps (Exhibits A, B, C, D, and E) amending the Wilshire Community Plan as part of the General Plan of the City of Los Angeles.

APPROVED AND RECOMMENDED that the City Council adopt the rezoning actions to effect changes of zone as identified on the Land Use Change Map (Exhibit C) and Land Use Change Matrix (Exhibit F).

CERTIFIED that the Planning Commission has reviewed and considered the Environmental Impact Report (EIR) No. 97-0245 in its determination of approving the proposed plan, and transmits the EIR to the City Council for consideration and appropriate action. (Exhibits K and L)

AUTHORIZED the Director of Planning to present the resolution, plan text, and plan amendments to the Mayor and the City Council, in accordance with Section 555 of the City Charter.

INSTRUCTED the Department of City Planning to prepare the necessary ordinances changing the zones as shown on the Land Use Change Map and Matrix (Exhibit C and F).

AMENDED the Highways and Freeways Map of the Transportation Element of the General Plan to reclassify selected streets within the Wilshire Community Plan as shown on the Symbol and Street Redesignation Map and Matrix (Exhibits D and G).

DIRECTED the Department of City Planning to implement the Design Guidelines and Standards for the Wilshire Community Plan by undertaking the necessary steps to prepare Community Design Overlay Districts for the Miracle Mile and Beverly-Fairfax areas, including Streetscape Plans as appropriate.

FINDINGS

ADOPTED the following findings:

1. Geographic Area

That the project area as shown on Exhibit C is the Wilshire Community Plan area, bounded by Melrose Avenue and Rosewood Avenue on the north, Hoover Street on the east, Pico Boulevard and Venice Boulevard on the south, and by Canfield, Durango, and Crest Avenues and the Cities of Beverly Hills and West Hollywood to the west. The Wilshire Community Plan area is surrounded by the communities of Hollywood to the north, Westlake to the east, South Central Los Angeles and West Adams-Baldwin Hills-Leimert to the south, and West Los Angeles to the west.

2. Charter Section 556

That in accordance with Charter Section 556, the proposed Wilshire Community Plan text and map amendments are in substantial conformance with the purposes, intent, and provisions of the General Plan, including the provision for an arrangement of land use, circulation and services which will encourage and contribute to the economic, social, and physical health, safety, welfare, and convenience of the community, within the context of the City of Los Angeles as a whole. The plan update provides for a variety of different land uses to meet the diverse needs of the community, including housing for a projected increase in population, and commercial and industrial businesses that contribute to the economy of the community as well as the Los Angeles region.

3. Charter Section 558

That in accordance with City Charter Section 558, the proposed plan update is related to other plans being prepared by the Department of City Planning in that it is substantially consistent with the restructuring of the General Plan which establishes the policies and standards used in updating the land use in all community plans. The proposed update is in conformance with public necessity, convenience, general welfare and good zoning practice in that one of the plan's objectives is to promote economic well being and public convenience through the allocation and distribution of lands in sufficient quantities to satisfy the housing, commercial, retail, service, industrial, and open space needs of the community.

4. Amendments to the Plan Text

That the City Planning Department is updating the community plan to reflect current planning policies and practices. The proposed plan includes several new sections formatted as chapters in the plan text, including demographics, community participation, function, purpose, urban design, and organization of the community plan and its relationship to other plans and programs by clarifying the context and hierarchy of the community plan.

5. Amendments to the Plan Map

That the General Plan amendments and associated zone and height district changes include those shown on the Land Use Change Map (Exhibit C) and Land Use Change Matrix (Exhibit F).

- a. A total of 39 subareas are identified as Symbol Changes, which include adding and deleting map symbols such as public parks, fire stations, schools and other public facilities.
- b. A total of 21 subareas are identified as Plan Amendments with no zone change, which include the redesignation of certain properties to commercial land use categories that more accurately reflect their function within the community.

- c. A total of 44+ 131 subareas are identified as Plan Amendments with Zone Changes including: 2 subarea changes to Low II Residential, 8 subarea changes to Medium Residential, 94-84 subarea changes to High Medium Residential, 10 subarea changes to General Commercial, 5 subarea changes to Community Commercial, 15 subarea changes to Regional Center Commercial, and 7 subarea changes to Public Facility, all with corresponding zone changes.
- d. A total of 12 subareas are identified as changes to street classifications.

6. ~~Amendments to the Proposed General Plan Framework~~

~~That the Proposed Citywide General Plan Framework Element is a strategy for long-term growth which sets a citywide context to guide the update of the Community Plans and Citywide Elements. The Proposed Framework incorporates a Long-Range Land Use Diagram that depicts the generalized distribution of centers, districts, and mixed-use boulevards throughout the city. It provides guidelines for future updates of the city's community plans. The Proposed General Plan Framework specifies that the final determination about what is appropriate locally will be made through the Community Plans and the Specific Plans. The Wilshire Community Plan Update includes changes, modifications, and additions to the Proposed Framework as detailed in the General Plan Framework Change Map (Exhibit E) and Matrix (Exhibit H).~~

7. Amendments to the Transportation Element

The Highways and Freeways Maps of the Transportation Element of the General Plan was adopted on September 8, 1999. The Transportation Element will be revised to reflect the changes made as part of the Plan Update, as detailed in the Symbol and Street Redesignation Change Map (Exhibit D) and Matrix (Exhibit G).

8. General Plan / Zone Consistency

That the amendments and zone changes comply with State of California Law Government Code Section 6560 (d) in that the amendments shall become effective upon the adoption of the City Council resolution and the zone and height district change ordinances are approved. Further, the Director of Planning is instructed to show due diligence in preparing the zone change ordinances.

9. Fish and Game Government Code Section 711.2 of Title 14

That in accordance with the State of California Government Code, the proposed Wilshire Community Plan Update will not have an individual or cumulative adverse effect on fish and/or wildlife resources as defined by Fish and Game Code Section 711.2.

10. California Environmental Quality Act

In accordance with the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970, an Environmental Impact Report (EIR) was required for the proposed Wilshire Community Plan Update after the completion of an Initial Study, which found that there may be significant impacts on the environment and that an EIR would disclose the project's impacts and recommend measures to reduce or avoid the significant impacts.

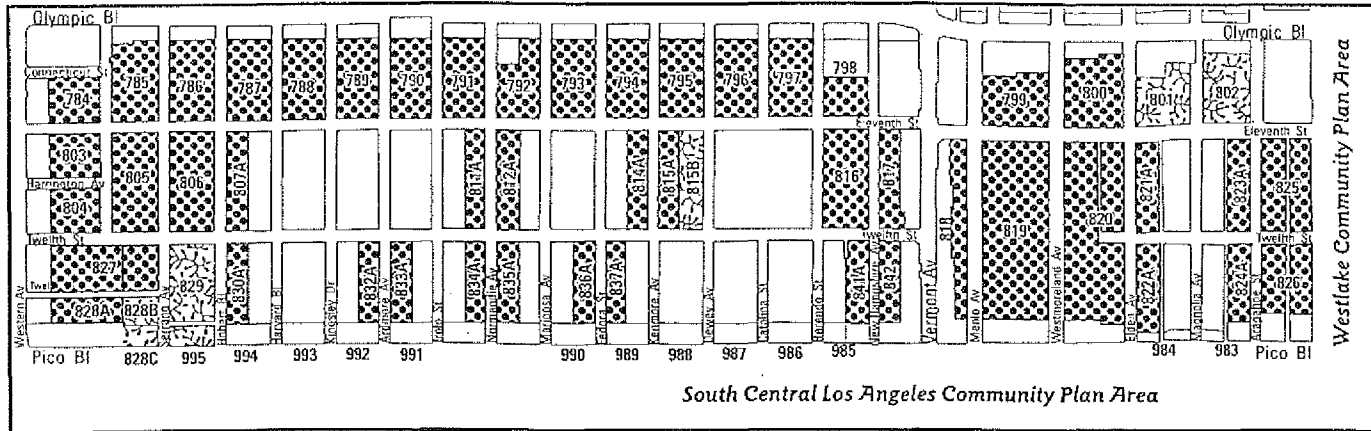
The EIR was prepared using different land use build-out assumptions for different environmental issues. Most of the environmental impacts were assessed using build-out projections of the proposed plan, based on residential development occurring at the mid-point range of the densities permitted by the Plan Land Use Designations. A Transportation Improvement and Mitigation Program (TIMP) was also prepared as part of the environmental analysis.

Wilshire Community Plan Update Program




Figure 2c — Revised — City Planning Commission
Western/Pico/Hoover/Olympic Upzone Area

Figure 2c
(Revised)

Staff Recommendation

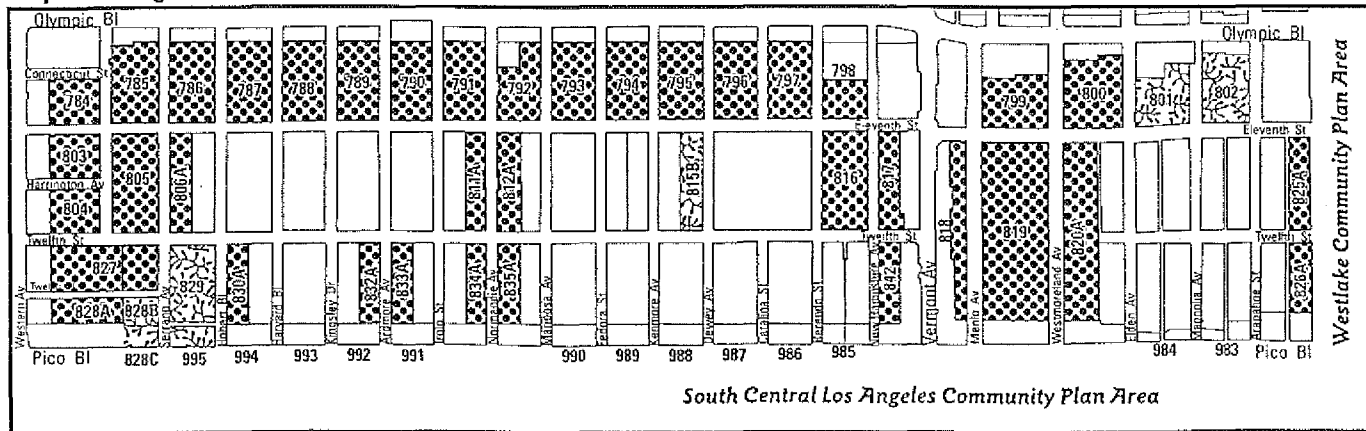


Proposed Changes




-  Change High Medium Residential
-  Change to General Commercial
-  Change to Public Facility

Sub Area Number	Existing Land Use Existing Zoning	Proposed Land Use Proposed Zoning
801, 802, 815B	Medium Residential R3-1	Public Facility PF-1
803-807A, 811A, 812A, 814A, 815A, 815-821A, 822A, 823A, 824A, 825-828A, 830A, 832A, 833A, 834A, 835A, 836A, 837A, 841A, 842	Medium Residential R3-1	High Medium Residential R4-1-VL

City Planning Commission Recommendation



Proposed Changes

-  Change High Medium Residential
-  Change to General Commercial
-  Change to Public Facility

Sub Area Number	Existing Land Use Existing Zoning	Proposed Land Use Proposed Zoning
801, 802, 815B	Medium Residential R3-1	Public Facility PF-1
803-806A, 811A, 812A, 816-820A, 825A, 826A, 827-828A, 830A, 832A, 833A, 834A, 835A, 842	Medium Residential R3-1	High Medium Residential R4-1-VL

The City Planning Commission Recommendation has removed Subareas 807A, 814A, 815A, 821A, 822A, 823A, 824A, 836A, 837A, 841A and has revised the boundary of Subareas 806, 820, 825, 826 as shown.

SUMMARY

The Wilshire Community Plan Update Program consists of General Plan Amendments and associated Zone Changes to the Wilshire Community Plan. The Wilshire Community Plan was adopted on May 17, 1976 by the City Council. Since then, there have been policy changes and changes in development patterns that are not reflected in the existing Wilshire Community Plan. As per City Council instruction to the City Planning Department to update the community plans to reflect current planning policies and practices, the implementation of the Community Plan Update (CPU) program includes plan amendments, zone changes, and amendments to the plan text and plan map in order to bring the plan up to date.

The Wilshire Community Plan Update Program is designed to:

1. Remove language in the Plan Text (Exhibit B) that is inaccurate, obsolete, or no longer valid in relation to current land use policies or City programs, and add language to the text as needed to reflect current planning policies and practices, and other changes to the plan area.
2. Amend the Plan Land Use Map (Exhibit C) and initiate related zone and height district changes on 141 subareas in the community, as detailed in the Land Use Change Matrix (Exhibit F). These amendments include:
 - a. Plan Amendments without zone changes to redesignate a number of properties to land use categories that more accurately reflect their function within the community.
 - b. Plan Amendments with corresponding zone changes to provide additional housing for projected population increases, and to provide density transitions from higher to lower density residential areas
 - c. Plan Amendments with corresponding zone changes to redesignate certain properties to land use categories and zones that are more compatible with their current use and the existing pattern of development in the community.
 - d. Plan Amendments with corresponding zone changes to implement Public Facility (PF) designations on some public properties not included in past PF ordinances.
3. Amend the Plan Land Use Map (Exhibit C) to reflect Symbol or Footnote changes, which include adding and deleting footnotes and symbols such as public parks, fire stations, and other public facilities as detailed in the Symbol and Street Redesignation Change Matrix (Exhibit G)
4. Amend the Plan Land Use Map (Exhibit C) and the Highways and Freeways Map of the Transportation Element of the General Plan to redesignate streets to classifications that are most compatible with current and future development patterns in the community, as detailed in the Symbol and Street Redesignation Change Matrix (Exhibit G)
5. Amend the Citywide General Plan Framework to reflect refinements and modifications to Regional, Community, and Neighborhood Centers, and Mixed-Use Boulevards, as detailed in the General Plan Framework Change Matrix (Exhibit H).

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RECOMMENDATIONS TO THE CITY PLANNING COMMISSION

ACTIONS RECOMMENDED BY STAFF: That the City Planning Commission:

CONDUCT a limited Public Hearing on the following items:

1. Beverly Center Framework and Land Use Amendments
 - a. General Plan Framework Element (Figure 3a)
Redesignation of the Beverly Center and Cedars-Sinai Medical Center area (Subarea 1012A) to Regional Center. Redesignation of the Beverly Connection property (Subarea 1012B) to Community Center.
 - b. Wilshire Community Land Use Plan (Figure 3b)
Redesignation of the Beverly Center and Cedars-Sinai Medical Center area (Subareas 870A-C) to Regional Center Commercial. Redesignation of the Beverly Connection property (Subarea 870D) to Community Commercial. No zone changes.
2. The redesignation of portions of the following streets:
 - 7th Street - Secondary Highway extension (Figure 7, Subarea 630B)
 - 8th Street - From Secondary Highway to Collector Street (Figure 11, Subarea 634)
 - Commonwealth Avenue - From Major Highway to Collector Street (Figure 13, Subarea 637)
 - Edgeware Place - From Secondary Highway to Collector Street (Figure 14, Subarea 638B)
 - Lucerne Boulevard - From Collector Street to Local Street (Figure 9, Subarea 631B)
 - Virgil Avenue - From Local Street to Secondary Highway (Figure 13, Subarea 637B)

APPROVE the Staff Report as the Commission Report.

APPROVE AND RECOMMEND that the Mayor approve and the City Council adopt the attached Wilshire Plan Resolution, Wilshire Community Plan Text, and Change Maps (Exhibits A, B, C, D, and E) amending the Wilshire Community Plan as part of the General Plan of the City of Los Angeles.

APPROVE AND RECOMMEND that the City Council adopt the rezoning actions to effect changes of zone as identified on the Land Use Change Map (Exhibit C) and Land Use Change Matrix (Exhibit F).

CERTIFY that the Planning Commission has reviewed and considered the Environmental Impact Report (EIR) No. 97-0245 in its determination of approving the proposed plan, and transmit the EIR to the City Council for consideration and appropriate action. (Exhibits K and L)

AUTHORIZE the Director of Planning to present the resolution, plan text, and plan amendments to the Mayor and the City Council, in accordance with Section 555 of the City Charter.

INSTRUCT the Department of City Planning to prepare the necessary ordinances changing the zones as shown on the Land Use Change Map and Matrix (Exhibits C and F).

AMEND the Highways and Freeways Map of the Transportation Element of the General Plan to reclassify selected streets within the Wilshire Community Plan as shown on the Symbol and Street Redesignation Map and Matrix (Exhibits D and G).

AMEND the Citywide General Plan Framework Element to reflect changes and modifications as detailed on the attached General Plan Framework Change Map and Matrix (Exhibits E and H).

DIRECT the Department of City Planning to implement the Design Guidelines and Standards for the Wilshire Community Plan by undertaking the necessary steps to prepare Community Design Overlay

Districts for the Miracle Mile and Beverly-Fairfax areas, including Streetscape Plans as appropriate.

DIRECT the Department of City Planning to support efforts in Wilshire Center to promote commercial revitalization and additional housing through the creation of a Mixed Use Overlay District, generally including commercial land bounded by Western Avenue, 6th Street, Vermont Avenue, and 8th Street.

ADOPT the following findings:

1. Geographic Area

That the project area as shown on Exhibit C is the Wilshire Community Plan area, bounded by Melrose Avenue and Rosewood Avenue on the north, Hoover Street on the east, Pico Boulevard and Venice Boulevard on the south, and by Canfield, Durango, and Crest Avenues and the Cities of Beverly Hills and West Hollywood to the west. The Wilshire Community Plan area is surrounded by the communities of Hollywood to the north, Westlake to the east, South Central Los Angeles and West Adams-Baldwin Hills-Leimert to the south, and West Los Angeles to the west.

2. Charter Section 556

That in accordance with Charter Section 556, the proposed Wilshire Community Plan text and map amendments are in substantial conformance with the purposes, intent, and provisions of the General Plan, including the provision for an arrangement of land use, circulation and services which will encourage and contribute to the economic, social, and physical health, safety, welfare, and convenience of the community, within the larger framework of the City of Los Angeles. The plan update provides for a variety of different land uses to meet the diverse needs of the community, including housing for a projected increase in population, and commercial and industrial businesses that contribute to the economy of the community as well as the Los Angeles region.

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That in accordance with City Charter Section 558, the proposed plan update is related to other plans being prepared by the Department of City Planning in that it is substantially consistent with the restructuring of the General Plan which establishes the policies and standards used in updating the land use in all community plans. The proposed update is in conformance with public necessity, convenience, general welfare and good zoning practice in that one of the plan's objectives is to promote economic well being and public convenience through the allocation and distribution of lands in sufficient quantities to satisfy the housing, commercial, retail, service, industrial, and open space needs of the community.

4. Amendments to the Plan Text

That the City Planning Department is updating the community plan to reflect current planning policies and practices. The proposed plan includes several new sections formatted as chapters in the plan text, including demographics, community participation, function, purpose, urban design, and organization of the community plan and its relationship to other plans and programs by clarifying the context and hierarchy of the community plan.

5. Amendments to the Plan Map

That the General Plan amendments and associated zone and height district changes include those shown on the Land Use Change Map (Exhibit C) and Land Use Change Matrix (Exhibit F).

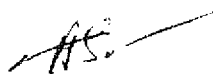
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 4. A total of 12 subareas are identified as changes to street classifications.
6. Amendments to the Proposed General Plan Framework
- That the Proposed Citywide General Plan Framework Element is a strategy for long term growth which sets a citywide context to guide the update of the Community Plans and Citywide Elements. The Proposed Framework incorporates a Long Range Land Use Diagram that depicts the generalized distribution of centers, districts, and mixed-use boulevards throughout the city. It provides guidelines for future updates of the city's community plans. The Proposed General Plan Framework specifies that the final determination about what is appropriate locally will be made through the Community Plans and the Specific Plans. The Wilshire Community Plan Update includes changes, modifications, and additions to the Proposed Framework as detailed in the General Plan Framework Change Map (Exhibit E) and Matrix (Exhibit H).
7. Amendments to the Transportation Element
- The Highways and Freeways Maps of the Transportation Element of the General Plan was adopted on September 8, 1999. The Transportation Element will be revised to reflect the changes made as part of the Plan Update, as detailed in the Symbol and Street Redesignation Change Map (Exhibit D) and Matrix (Exhibit G).
8. General Plan / Zone Consistency
- That the amendments and zone changes comply with State Law Government Code Section 6560 (d) in that the amendments shall become effective upon the adoption of the City Council resolution and the zone and height district changes are approved. Further, the Director of Planning is instructed to show due diligence in preparing the zone change ordinances.
9. Fish and Game Government Code Section 711.2 of Title 14
- That in accordance with the State of California Government Code, the proposed Wilshire Community Plan Update will not have an individual or cumulative adverse effect on fish and/or wildlife resources as defined by Fish and Game Code Section 711.2.
10. California Environmental Quality Act
- In accordance with the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970, an Environmental Impact Report (EIR) was required for the proposed Wilshire Community Plan Update after the completion of an Initial Study, which found

that there may be significant impacts on the environment and that an EIR would disclose the project's impacts and recommend measures to reduce or avoid the significant impacts.

The EIR was prepared using different land use build-out assumptions for different environmental issues. Most of the environmental impacts were assessed using build-out projections of the proposed plan, based on residential development occurring at the mid-point range of the densities permitted by the Plan Land Use Designations. A Transportation Improvement and Mitigation Program (TIMP) was also prepared as part of the environmental analysis.

Based upon the above findings, the recommended plan amendments, zone changes, and related amendments are consistent with the public necessity, convenience, general welfare, and good zoning practice.

CON HOWE
Director of Planning



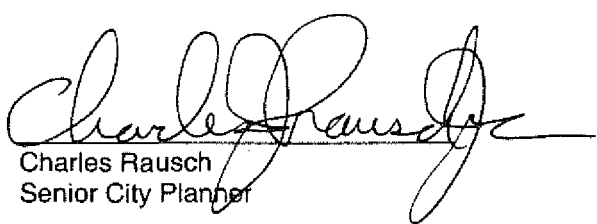
Robert H. Sutton
Deputy Director

Date: 4/30/00

Approved by:

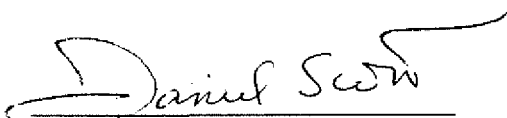


Dave Gay
Principal City Planner



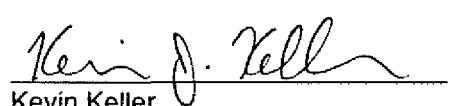
Charles Rausch
Senior City Planner

Reviewed by:



Daniel Scott
City Planner

Prepared by:



Kevin Keller
Planning Assistant

STAFF REPORT

BACKGROUND

The Wilshire Community Plan was adopted on May 17, 1976. In subsequent years, the plan has undergone changes through the General Plan/Zoning Consistency Program, the Open Space/Public Facilities Program, and other amendments adopted by the City Council. The focus of this update is a comprehensive response to changes and development trends that have occurred in the community since the plan's original adoption, and to reflect a vision of the community's future by updating the plan text to include current planning policies and practices, and revising the plan map through plan amendments which contribute to the welfare and convenience of the community. The Community Plan Update includes plan amendments and zone changes, and policy language changes to the text where necessary and appropriate.

CITIZEN PARTICIPATION

Planning staff conducted a series of 40 focus group meetings with organizations and interested stakeholders in late 1997 and early 1998. Five workshops were held throughout the Wilshire area in July 1998 to discuss draft plan amendments and zone changes to the Wilshire Community Plan. Approximately 335 people participated in these workshops. Two open houses were held in March 1999, attended by approximately 90 people.

Prior to the Public Hearings in January 2001, staff met intensively with residential and business organizations, property owners, residents, and other interested stakeholders to discuss the preliminary plan and to answer questions regarding the impacts of the proposed changes at the neighborhood level. Approximately 250 people attended these meetings. Staff also made presentations to the Mid-Wilshire Neighborhood Council in formation, the Wilshire Center/Koreatown Community Advisory Committee Urban Design Task Force, and met with representatives from City Council Districts in the Wilshire Plan Area.

Two Open Houses and Public Hearings were held on January 30 and 31, 2001, attended by approximately 225 people. A Notice of Public Hearing was mailed to approximately 35,000 residents, community organizations, people who had attended a prior meeting or had placed themselves on an interest list, and all property owners and residents within 500 feet of properties proposed for a zone change. During the Open House portion of the meeting, staff were available to answer questions and discuss preliminary changes. At the Public Hearings, 46 speakers gave testimony before a Hearing Officer regarding the preliminary plan, and 155 letters have been submitted regarding the Wilshire Community Plan Update. In addition to those in attendance, staff received approximately 185 telephone calls regarding the preliminary plan. Over 400 information packets containing the preliminary plan text, matrices, and maps were distributed at the Open House and Public Hearing, to Council Districts, and other interested stakeholders requesting information.

COMMUNITY ISSUES AND OPPORTUNITIES

Over the course of the meetings, focus groups, workshops, and open houses, the community identified the following issues and opportunities:

RESIDENTIAL

Issues

- Need to maintain low density character of single family neighborhoods, avoiding encroachment from other uses, commercial off-street parking, and "spillover" traffic from adjacent development.
- Need to preserve the existing character of residential neighborhoods while accommodating more affordable housing and child care facilities.
- Need to preserve and enhance historic structures.
- Need to improve the design of new development to fit contextually within the built environment.
- Improved land use transitions in scale, density, and character are needed between multiple family and adjacent single family neighborhoods.
- Improved land use transitions are needed between commercial uses and single family and multiple family residential areas.
- Increased off-street parking areas and facilities, open space, and recreational facilities are needed, particularly in multiple family residential areas.
- New development needs to be coordinated with the availability of public infrastructure.

Opportunities

- The Wilshire Community Plan Area includes large, ethnically diverse neighborhoods which are economically vibrant, and which have unique architectural and historic characteristics.
- Proximity to cultural and intellectual resources such as museums, theaters and educational institutions, as well as to recreational and ocean amenities and the Los Angeles Airport.
- Expanded public transit access to employment centers within the Wilshire Community as well as to Hollywood, Central City, West Los Angeles, Westwood, Century City, and Santa Monica.
- Potential for additional mixed-use development along commercial boulevards, including the Wilshire Center area, and commercial portions of Beverly, Olympic, Pico, Robertson, and La Cienega Boulevards, 3rd Street, Fairfax, Vermont and Western Avenues.

COMMERCIAL

Issues

- Need to plan for better cohesiveness, diversity, and continuity of complementary uses along commercial frontages.
- Improved appearance of strip commercial developments is needed, with concise clear signage, better visual identity, adequate parking, and convenient access.
- Out-of-scale, cluttered signs including billboards, very large murals, wall signs, and flashing signs have proliferated. Such signs are perceived by residents to be visually blighting.
- Improved architectural design of new construction is needed, including additional landscaping and more differentiation in massing in regards to surrounding buildings, to offset severe strip commercial appearances along some major thoroughfares.
- New commercial development needs to be compatible with existing buildings in terms of architectural design, bulk and building heights.

- Adequate street furniture, lighting, and street trees, as well as extensive repairs to City sidewalks, parking strips, curbs and gutters, and driveways are needed to promote a more pedestrian friendly environment.

Opportunities

- Potential for mixed-use development in Wilshire Center, along Beverly, Olympic, Pico, Robertson, and La Cienega Boulevards; and along 3rd Street, Fairfax, La Brea, Vermont and Western Avenues, to encourage pedestrian activity, reduce traffic circulation and congestion, and invigorate commercial areas.
- Designated Scenic Highways along Wilshire and San Vicente Boulevards, Highland Avenue, and Burton Way encourage the enhancement of the visual environment and pedestrian amenities.
- Through the Park Mile Specific Plan, potential to establish appropriate neighborhood and pedestrian-oriented land uses, building intensity, lot coverage, setbacks, landscaping, signage controls, and design and parking requirements for Wilshire Boulevard.
- Existing Park Mile Specific Plan regulates land uses according to vehicle trip generation rates by land use type, and thereby provides for some traffic mitigation.
- Shuttle bus systems which connect major activity centers (e.g., Miracle Mile, Park Mile, Wilshire Center, Koreatown, Beverly Center, Farmer's Market).
- Existing neighborhood commercial uses (e.g., furniture and general goods stores, ethnic restaurants, plant nurseries, resident hotels, etc.) need to be preserved and enhanced along Beverly, Olympic, Pico, Robertson, and La Cienega Boulevards, and along 3rd Street, Fairfax, Vermont and Western Avenues.

INDUSTRIAL

Issues

- The need exists to utilize limited industrial and industrial commercial manufacturing designated land for commercial and retail purposes, to provide a larger, more diverse employment base.
- Improved buffering and landscaping are needed in industrial areas adjacent to residential development.
- Non-conforming residential units need to be discouraged from areas zoned and designated for industrial land uses.
- Aesthetic improvements of Major Class II and Secondary Highways (e.g., Beverly and Pico Boulevards and Virgil Avenue) are needed adjacent to industrial designated areas.

Opportunities

- Land presently zoned and designated for industrial uses may be convertible to commercial uses to provide additional employment base, while also being more compatible with adjacent multiple family residential uses.
- Urban design policies and standards are needed to visually improve converted industrial areas.
- Entertainment and related high technology uses need to be encouraged in the converted industrial areas.

TRANSPORTATION

Issues

- Severe traffic congestion along most major transportation corridors and intersections, with many

- streets functioning in excess of full capacity.
- Overflow of traffic from congested commercial corridors negatively impacts the quality of life in residential neighborhoods.
- Inadequate transportation linkages exist between residential areas and commercial, retail and recreation facilities.
- Frequent violation of on-street peak-hour parking restrictions which effectively reduces available traffic lanes for automobiles and buses.
- Insufficient off-street parking areas and structures, resulting in spillover parking from commercial areas into adjacent residential areas.
- Due to the existing level of traffic congestion, the impact of new large projects on traffic circulation will continue to be a major concern in the community.
- There is a limited number of north-south Major Class II Highways which provide continuity through the Plan Area (e.g., Crenshaw Boulevard ends at Wilshire Boulevard).
- Many Collector Streets are lined with fronting residential land uses (single family homes and duplexes) with high volumes of traffic.
- The Plan Area includes some of the most heavily patronized and crowded bus routes in the MTA system.
- Many Secondary Highways and Collector Streets have not been built to current design standards and there is limited potential for widening due to existing development patterns.

Opportunities

- The Wilshire Transportation Improvement and Mitigation Program (TIMP) identifies measures to mitigate some impacts of new developments on the transportation system, primarily through measures funded by traditional transportation revenue sources (e.g., Proposition A & C, MTA Call For Projects, gasoline taxes) and coordinated through project phasing.
- The rise of mass-transit alternatives include three MTA Red Line subway stations on Wilshire Boulevard at Vermont, Normandie, and Western Avenues; and a fourth station at Beverly Boulevard and Vermont Avenue. Metro Bus, Metro Rapid, Metro Rail, DASH shuttles, Smart Shuttles, and designated bikeways all provide access from residential areas to major employment and activity centers, and to community schools and recreation areas.
- Expansion of Intelligent Transportation Systems (ITS) strategies such as Automated Traffic Surveillance and Control (ATSAC) and Adaptive Traffic Control Systems (ATCS) on Major Class II and Secondary Highways may improve traffic flow in some areas.
- Implementation of local area-specific traffic mitigation measures are required for major projects to be completed in the Wilshire Community Plan area.
- Provide high-capacity bus corridors along selected Major Class II and Secondary Highway bus routes, with signal priority treatment for buses and enhanced bus stops. A Rapid Bus system is operating currently along Wilshire Boulevard, with further improvements planned.
- Implementation of Neighborhood Traffic Management Plans in residential areas, developed cooperatively between LADOT and residents can lessen the negative effects of pass-through traffic.

RECREATION AND PUBLIC FACILITIES

Issues

- Severe shortage of public parks and open spaces in reasonable proximity to high-density, multiple family residential neighborhoods.
- Poorly designed or maintained parks and public facilities can become focal points for criminal activity and create negative impacts on surrounding neighborhoods.
- Critical need to provide additional school facilities to meet current and projected enrollment levels.
- Major need for additional recreation and public facilities, including neighborhood, community,

and regional parks; branch libraries; and neighborhood community centers.

Opportunities

- Construction of small pocket parks, local neighborhood libraries, community centers or day-care facilities as possible development incentives required in large, mixed-use projects.
- Conversion of small public and private parcels, and streets and alleyways for utilization as pocket parks and open space areas.
- Conversion of alleyways into neighborhood open space as outlined under the City's Nuisance Alley Conversion Project.
- Increased joint-use of public play fields, classrooms, and auditoriums for shared public recreation.

SUMMARY OF PUBLIC HEARINGS

On January 30th and 31st, 2001, two public hearings on the preliminary Wilshire Community Plan were held. The first public hearing was held at John Burroughs Middle School, at Wilshire Boulevard and McCadden Place, with approximately 150 people in attendance and 34 individual speakers giving testimony. The second public hearing was held at Saint Sophia's Cathedral, at Pico Boulevard and Normandie Avenue, with approximately 75 people in attendance and 12 individual speakers giving testimony. A total of 155 letters were received prior to and after the public hearing.

BRIEF DISCUSSION OF KEY ISSUES

Three topics are briefly discussed below, followed by more detailed descriptions of public comment and discussion at the subarea level.

Miracle Mile Parking Land Use Redesignation and Rezoning

Figure 1

Subareas 937-940, 944-948, 950-951, 953-957A, 958-962

Existing Condition

Currently Parking Land Use with a P zone as a buffer between commercial uses along Wilshire Boulevard and residential uses north and south thereof.

Issue

The Planning Department seeks to encourage additional residential development in addition to parking in this area.

Problems

- a. Residential development cannot occur in the existing P zones
- b. Rezoning to R3 or R4 would make parking a non-conforming use
- c. Rezoning to C2 could result in commercial development off Wilshire Boulevard on streets of a residential nature.

Recommended Solution

Rezone to [Q]C2-1, limiting use of the properties to parking or residential uses only, at R3 or R4 densities as appropriate.

The scope of the proposed Wilshire Plan includes the redesignation of all existing Parking Land Use in the Miracle Mile area to either Residential or Commercial Land Uses. This action is not a systematic elimination of parking zones, it is the elimination of the Parking Land Use Category. Where Residential Land Uses are proposed, zone changes to a residential zone are also proposed to bring the zone into consistency with the plan.

Upzoning of R3 (Medium Residential Land Use) to R4 (High Medium Residential Land Use)***Figures 2A, 2B, and 2C******Subareas 727-751, 756-842***Existing Condition

Currently zoned R3-1 with a designation of Medium Residential.

Issue

The Planning Department seeks to encourage additional residential development to provide capacity to meet projected population growth through the year 2010, and is recommending upzoning these properties to R4 with a designation of High Medium Residential.

Discussion

A major component of the proposed plan is the rezoning of selected areas from R3 to R4 with plan redesignations from Medium Residential to High Medium Residential. In total, these proposed zone changes and plan amendments will increase the projected capacity of the plan by 5.5%, to 338,500. The Southern California Association of Governments (SCAG) has forecast a 2010 population of 337,144 for the Wilshire Community. The figures are required targets for all community plan updates.

Current Population (1998 Estimate)	293,291
Existing Plan Capacity	320,848
SCAG 2010 Forecast	337,144
Preliminary Plan Capacity (as discussed as public hearing)	345,162
Proposed Plan Capacity (revised recommendation)	338,500

Public Comment

Much comment was received in opposition to the changes presented at the Public Hearings. Staff has summarized the comments and department responses in the 'Detailed Comments and Responses' section of this staff report.

Revised Recommendations

After additional study, public input at the hearing, and additional comment from community members, organizations, and the involved Council Districts, staff has revised its recommendation. Staff now recommends the removal of many subareas from the proposed upzoning areas as detailed on Figures 2A, 2B, and 2C.

The revised recommendation recognizes the need for planned land use to provide for a transition of higher to lower densities in the area west of Western Avenue and east of Wilton Place (Figure 2A), and responds to the existing diversity in built form, character, and massing in the areas generally south of 11th Street (Figure 2C). The revised plan also recommends the imposition of the 'VL' Very Limited Height District (45 feet) on all R4 zone changes south of 11th Street. A full parcel-by-parcel land use survey was performed in these areas.

Wilshire Center Mixed Use District

Much public comment was received supporting the creation of a Wilshire Center Mixed Use District. Many speakers and letters advocated the creation of the district as an alternative to any densification of existing residential land uses. The proposed plan calls for the future creation of such a district, which

would promote residential mixed use development within selected commercial corridors in the Wilshire Center area. If and when residential development occurs after the adoption of such a district, the additional housing may be calculated as part the plan's required population capacity.

General Plan Framework: Beverly Center
Figures 3A and 3B
Subareas 870A-D, 1012A-B

Issue

At the public hearing, comment was received in opposition to the redesignation of the Beverly Center Special Study Area to Regional Center on the Framework Element map.

Discussion

Currently, the Beverly Center Area is designated a Special Study Area on the General Plan Framework Element. The General Plan Framework Element identifies Neighborhood Districts, Community Centers, Regional Centers, Mixed-Use Boulevards, and Industrial Districts on its Long Range Land Use Diagram. The General Plan Framework specifies that the final determination of appropriate designations will be made through the Community Plan process. The proposed Wilshire Community Plan Update includes changes, modifications, and additions to the Framework.

The Beverly Center area functions today as a regional center as defined by the General Plan Framework:

"A focal point of regional commerce, identity and activity and containing a diversity of uses such as corporate and professional offices, residential, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting services"

Public Comment

A representative of the Beverly-Wilshire Homes Association gave testimony in opposition to the proposed changes, and two letters were also received in opposition. Comment stated that the area's infrastructure is already insufficient to handle current levels of development, and that any Regional Center designations would further destroy neighborhood quality of life. Comment stressed the fact that the Beverly Center was originally meant to function as a transportation hub, but currently does not have the adequate infrastructure to be designated a Regional Center. Comment also highlighted the cumulative impact of surrounding major developments along 3rd Street which will bring additional traffic to the area.

Response (See Figures 3A and 3b)

Staff has revised its recommendation to more closely match existing development patterns, while responding to community concerns over addition growth. Staff is recommending the redesignation of the Special Study area into the Beverly Center Regional Center (Subarea 1012A) and the Beverly Community Center (Subarea 1012B) as shown on Figure 3A. This recommendation designates only that portion west of La Cienega a Regional Center, and designates that portion east as a Community Center. No zone changes are proposed, and no entitlements will be generated as part of this action.

The Long Range Land Use Diagram that depicts the generalized distributions of centers, districts, and mixed-use boulevards will be amended to match this proposed change, and many other changes throughout the Wilshire Community Plan area as shown on the General Plan Framework Change Map and Change Matrix (Exhibits E and H).

Staff is also recommending plan amendments to match the proposed Framework designations. Subareas 870A, 870B, and 870C are proposed as Regional Center Commercial, while Subarea 870D is proposed as Community Commercial (see page 24 and Figure 3B). No zone changes are part of this proposal, and no additional entitlements will be generated by this action.

DETAILED COMMENTS AND RESPONSES

STREET RECLASSIFICATIONS

SUBAREA 628

Figure 6

Pico Boulevard (Crenshaw Boulevard to Hoover Street)

Existing Street Designation	Secondary Highway
Preliminary Recommendation	Major Highway
Revised Recommendation	Keep as Secondary Highway

One speaker gave testimony and three letters were received opposing any redesignation of Pico Boulevard to Major Highway status. Comments from the Coalition to Improve the Quality of Life in the Rampart Community identified ongoing efforts for the development of Pico Boulevard as a Main Street USA Concept. A letter from the Los Angeles Neighborhood Initiative (LANI) stressed the level of work and investment that has been made in encouraging the pedestrian nature of the area, and the work towards reducing blight and the impact of automobile traffic on business, safety, and quality of life. Comment also stated that this same area has been selected to receive \$3 million under the City's Targeted Neighborhood Initiative.

Staff acknowledges the input from these community groups. The original recommendation to reclassify Pico Boulevard from a Secondary Highway to a Major Highway was the end result of analysis and recommended mitigations proposed in the Transportation Improvement and Mitigation Program developed as part of the Wilshire Community Plan Update.

A letter from the Department of Transportation has been received recommending no change to Pico Boulevard. After the public hearings, staff conducted additional site visits and land use analysis, and took an inventory of the existing neighborhood conditions along Pico Boulevard. Staff has revised its recommendation to match that of the Department of Transportation. Based on detailed analysis of traffic data, DOT has determined that adequate capacity exists along Pico Boulevard under its current classification of Secondary Highway, and does not recommend any change to Pico Boulevard.

SUBAREA 630B

Figure 7

7th Street (Mariposa Avenue to Catalina Street)

Existing Street Designation	No street exists
Preliminary Recommendation	Not discussed
Revised Recommendation	Secondary Highway

The Department of Transportation has submitted a letter recommending the extension of 7th Street as a Secondary Highway from Mariposa Avenue to Catalina Street. This is the Ambassador Hotel site. If and when the Ambassador Hotel site is redeveloped, street dedication may need to be obtained allowing 7th Street to connect through the site as a Secondary Highway.

Staff has revised its recommendation to reflect that of the Department of Transportation.

SUBAREA 631

Figure 8

June Street (Melrose Avenue to 3rd Street)

Existing Street Designation

Collector Street

Preliminary Recommendation

Local Street

Revised Recommendation

Local Street

Five speakers gave testimony and 45 letters were received in favor of the proposed designation of June Street from a Collector Street to a Local Street. Comment in support centered around the existing network of grid-like streets in the Hancock Park area which disperses traffic and precludes the need for June Street as a designated Collector Street. Existing levels of cut-through traffic, and the frequent failure of cars to observe existing stop signs is a problem for local residents of the area. Many letters also called for additional traffic mitigation measures and traffic calming programs to mitigate negative impacts of traffic.

The Planning Department requested comment from the Department of Transportation in a letter dated March 1, 2001. The Department of Transportation has commented that as a matter of policy, the department does not recommend the redesignation of Collector Streets to Local Streets. Staff acknowledges the comment and maintains the recommendation to downgrade June Street at this time.

The consultant-prepared Transportation Improvement and Mitigation Program developed for the Wilshire Community Plan also identifies and recommends the reclassification of June Street to Local status. Existing land use patterns in the Hancock Park area are amongst the least dense of any residential land uses in the Wilshire Community. An effective, consistent, and open grid functions to disperse traffic to surrounding highways. It is important to maintain this permeability and openness of both the character of residential streets and the connection of this unique residential community to the more urban neighborhoods that surround it. Local Street status for June Street will retain this interconnectedness, while allowing for the full range of existing and future street traffic management programs.

SUBAREA 631B

Figure 9

Lucerne Boulevard (3rd Street to Wilshire Boulevard)

Existing Street Designation

Collector Street

Preliminary Recommendation

Not discussed

Revised Recommendation

Local Street

One speaker raised the issue of similarities between Lucerne Boulevard and June Street, and cited identical conditions that were raised in support for June Street's change to Local Street status. The Very Low II Residential Land Use designation along Lucerne Boulevard is similar to June Street. The residential densities of the Windsor Square area are similar to that of Hancock Park and are amongst the least dense of any residential land uses in the Wilshire Community. A similar network of gridded streets serve to effectively disperse traffic.

The Department of City Planning has submitted a letter on March 5, 2001 to the Department of Transportation requesting comment on this item. After review, the Department of Transportation supports the reclassified of Lucerne Boulevard to a Local Street. Staff is recommending that Lucerne Boulevard be reclassified a Local Street from 3rd Street to Wilshire Boulevard.

SUBAREA 632**Figure 10***Rosewood Avenue (Serrano Avenue to Vermont Avenue)*

Existing Street Designation

Collector Street

Preliminary Recommendation

Local Street

Revised Recommendation**Local Street: Serrano Avenue to Normandie Avenue**

The Department of Transportation has submitted a letter recommending revisions to the limits of the proposed street reclassification as identified in the Transportation Improvement and Mitigation Program. Staff is modifying the limits of the proposed change in its recommendation to match that of the Department of Transportation.

SUBAREA 634**Figure 11***8th Street (Fairfax Avenue to Hauser Boulevard)*

Existing Street Designation

Secondary Highway

Preliminary Recommendation

Collector Street

Revised Recommendation**Collector Street: Fairfax Avenue to Crenshaw Boulevard.**

Two speakers gave testimony and two letters were received regarding this proposed change. Both speakers and letters were in support of this reclassification, but urged the extension of the reclassification from Fairfax Avenue to La Brea Avenue. The Planning Department requested comment from the Department of Transportation in a letter dated March 1, 2001. After review of the data contained in the Transportation Improvement and Mitigation Program, the Department of Transportation supports the reclassification of 8th Street from Fairfax Avenue to Crenshaw Boulevard. Staff has revised its recommendation to reflect that of the Department of Transportation.

SUBAREA 636**Figure 12***Beverly Boulevard (Beverly Hills City Line to Commonwealth Avenue)*

Existing Street Designation

Major Highway

Preliminary Recommendation

Secondary Highway

Revised Recommendation**Major Highway**

The Department of Transportation has submitted a letter recommending no change to the classification of Beverly Boulevard from a Major Highway to a Secondary Highway. Upon re-review of the Transportation Improvement and Mitigation Program data, staff is revising its recommendation and is removing this subarea from the proposed changes. Widening west of Western Avenue will continue to not be permitted due to existing language in the Wilshire Community Plan text.

SUBAREA 637 and 637B**Figure 13**Subarea 637*Commonwealth Avenue (Beverly Boulevard to Wilshire Boulevard)*

Existing Street Designation

Major Highway

Preliminary Recommendation

Secondary Highway

Revised Recommendation**Collector Street**

Subarea 637B*Virgil Avenue (Beverly Boulevard to Wilshire Boulevard)*

Existing Street Designation	Local Street
Preliminary Recommendation	Not discussed
Revised Recommendation	Secondary Highway

The Department of Transportation has submitted a letter recommending alternate changes to the above streets. Staff performed a field study and examined the entirety of the two parallel streets to determine which is better suited to be identified as a Secondary Highway on the Wilshire Community Plan. Staff concurs with the recommendations of the Department of Transportation and has revised its recommendation for these subareas.

The revised recommendation reclassifies Commonwealth Avenue as a Collector Street, and reclassifies Virgil Avenue as a Secondary Highway. These designations more closely match current conditions. Virgil Avenue has two lanes in each direction and is selected by the majority of north-south vehicular traffic, as it continues north through of the Hollywood Freeway. The eventual connection of Commonwealth Avenue through to Hoover Street to the south and Hollywood to the north has not yet materialized and will require the acquisition significant right-of-way and loss of parkland within Lafayette Park. For this reason, staff concurs with the Transportation Department and is recommending the revised street classifications at this time.

SUBAREA 638 and 638B**Figure 14**Subarea 638*Redondo Boulevard (La Brea Avenue to Venice Boulevard)*

Existing Street Designation	Secondary Highway
Preliminary Recommendation	Modified Collector Street
Revised Recommendation	Same

Subarea 638B*Edgeware Place (Redondo Boulevard to La Brea Avenue)*

Existing Street Designation	Secondary Highway
Preliminary Recommendation	Not discussed
Revised Recommendation	Collector Street

The Department of Transportation has submitted a letter recommending an extension of the Collector Street reclassification of Redondo Boulevard. No changes to the recommendation of Subarea 638 are proposed. Staff is revising its recommendation to include the portion of Edgeware Place that connects through to La Brea Avenue and functions much the same as Redondo Boulevard. The Transportation Improvement and Mitigation Program studied the downgrade of Redondo Boulevard and the revised recommendation is supported by the original analysis.

ADDITIONAL STREET RECLASSIFICATIONS

In response to comments received at the Public Hearings requesting the reclassification of streets not initially studied under the plan's Transportation and Improvement Mitigation Program, the Department of City Planning submitted a letter to the Department of Transportation on March 5, 2001 requesting comment on the following streets:

Crescent Heights Boulevard (Rosewood Avenue to Wilshire Boulevard)**Figure 15**

Existing Street Designation

Secondary Highway

Revised Recommendation**No change**

Four speakers gave testimony and 7 letters were received in support of reclassifying Crescent Heights Boulevard from a Secondary Highway to a Collector Street. A representative from Council District 5 requested the plan include the redesignation of Crescent Heights Boulevard, stating that the City Council approved a motion on November 13, 2000 to study the proposed redesignation. In addition, the Wilshire Plan includes language precluding any widening of Crescent Heights Boulevard for 20 years, and the likelihood of gaining additional dedication to fully improve the street to Secondary Highway status is remote.

Additional comment from speakers highlighted the number of accidents on this residential street and the high speed of travel and resulting threat to pedestrians and residents of surrounding neighborhoods. Residents of the area are looking to implement traffic calming features and install an additional traffic light to help mitigate the negative impacts of automobile traffic in the neighborhood.

The Department of City Planning requested a response from the Department of Transportation on this reclassification. The Department of Transportation does not support any change to the existing designation of Crescent Heights Boulevard at this time, pending further study and review pursuant to the City Council Motion. Planning staff has included language in the proposed plan extending provisions against widening of Crescent Heights Boulevard for the life of the plan.

Wilton Place (Beverly Boulevard to Third Street)**Figure 16**

Existing Street Designation

Secondary Highway

Revised Recommendation**No change**

A letter was received requesting the reclassification of the portion of Wilton Place between Beverly Boulevard and Third Street to Collector Street status. The letter from the Ridgewood-Wilton Neighborhood Association cites the listing of the neighborhood on the National Register of Historic Places. Comment stresses the unique layout and curvature of Wilton Place, and the danger fast-moving traffic poses as it negotiates the curves in this area. The letter stated that Wilton Place currently divides the community and the need exists for greater pedestrian access across this thoroughfare.

The Department of City Planning requested a response from the Department of Transportation on this reclassification. After review, the Department of Transportation recommends no change to the existing designation of Wilton Place. In response to the letter, planning staff has added language to the Wilshire Community Plan text specifically recognizing the historic quality of this neighborhood, and encouraging future implementation of pedestrian-friendly street improvements where appropriate.

LAND USE CHANGES**SUBAREAS 727-737, 756-760****Figure 2A**

Proposed High Medium Residential, east of Wilton Place, north of Olympic Boulevard, west of Western Avenue, south of Wilshire Boulevard

Existing Plan Designation, Existing Zone

Medium Residential, R3-1

Preliminary Recommendation

High Medium Residential, R4-1

Revised Recommendation**High Medium Residential, R4-1**

with the following exception: (see Figure 2A)

removal of the following subareas:

729, 730, 733, 734, 735, 756, 757, 758

boundary revisions to the following subareas:

727, 731, 736, 759

14 speakers gave testimony regarding this proposed change, and 47 letters were received in reference to the above subareas. All letters opposed the upzoning of any areas west of Western Avenue. The Mid-Wilshire Neighborhood Council in formation submitted a letter in opposition to the upzoning of these blocks, and stated support for the creation of a mixed-use district along Wilshire Boulevard as an alternative. Comment received included concerns about the potential demolition of single family homes in the neighborhood, and questions as to why increased densities need be accommodated in already dense areas.

Many letters highlighted the delicate balance of existing residential densities and the importance of maintaining adequate transitions in density as one travels west of Western Avenue and Wilton Place towards lower density neighborhoods. Area residents stressed existing efforts to improve the community, and renovate and repair deteriorating buildings, stating that the strong, stable, and developed mixed-density character of the neighborhood warrant its removal from the areas proposed upzoning. Thirty-nine of the letters were in the form of individually signed petitions from residents of Saint Andrews Place and surrounding streets, representing the views of the Country Club Heights Neighborhood Association. A majority of letters received advocated the creation of the Wilshire Center Mixed Use District as an alternative means of accommodating future population growth.

Based upon analysis of the land use survey, input at the Public Hearings from community residents and organizations, and the involvement of representatives from Council District 10, staff has revised its recommendation. A full land use survey has been completed, including a block-by-block, parcel-by-parcel restudy of the area in question. Staff is currently recommending the removal of subareas and the revision of boundaries of subareas as shown on Figure 2A. Staff recognizes the importance of adequate transitions in density, and has revised its recommendation to more effectively maintain transitions from commercial land uses along Western Avenue and Wilshire Boulevard, to High Medium Residential, to Medium Residential, to Low II Residential as one moves west.

All of the subareas recommended for a zone change were zoned R4-2 prior to 1988, and the history, context, and character of the existing built environment has for the most part been developed, shaped, and maintained under an R4 zone. Staff has revised the extent of proposed plan redesignations and zone changes in response to community input and concern.

Throughout the plan, the redesignation of selected subareas from to High Medium Residential land use will increase the projected capacity of the Wilshire Community Plan from 320,848 people to 338,428 people, an increase of 5.5%. This is required to provided additional housing capacity to meet projected population projections through the year 2010.

SUBAREAS 738-751, 761-802**Figure 2B**

Proposed High Medium Residential, east of Western Avenue, north of 11th Street, west of Hoover Street, south of James M. West Boulevard

Existing Plan Designation, Existing Zone

Medium Residential, R3-1

Preliminary Recommendation

High Medium Residential, R4-1

Revised Recommendation**High Medium Residential, R4-1**

Three speakers gave testimony and 6 letters was received referencing these subareas. Comments included general opposition to increasing population throughout the upzone areas, and concern over impacts on existing physical and community infrastructure such as schools and parks. One residential property owner gave testimony supporting the proposed change, stating it will promote the

redevelopment of many severely deteriorating buildings and help revitalize the area.

Staff has not made any revisions to the recommended actions in this area. All of the above subareas are recommended to be rezoned to R4-1, with a plan land use designation of High Medium Residential. These subareas are located north of Olympic Boulevard, east of Western Boulevard, and south of Wilshire Boulevard, and have an existing strong multi-family residential character. These subareas are closest to mass transit facilities, and are within walking distance to neighborhood commercial areas. Fewer existing low-density developments are found in these subareas. The stronger urban context of these subareas, and the existing higher-density character of development form the basis of this recommendation.

SUBAREAS 803-842

Figure 2C

Proposed High Medium Residential, east of Western Avenue, north of Pico Boulevard, west of Hoover Street, south of 11th Street

Existing Plan Designation, Existing Zone

Preliminary Recommendation

Revised Recommendation

Medium Residential, R3-1

High Medium Residential, R4-1

High Medium Residential, R4-1

with the following exceptions: *(see Figure 2C)*

removal of the following subareas:

808, 809, 810, 813, 831, 838, 839, 849

boundary revisions to the following subareas:

807, 811, 812, 814, 821, 822, 823, 824, 839,
832, 833, 834, 835, 836, 837, 841

designate the following subareas as Public Facility with a zone of PF-1:

801, 802, 815B

impose the VL height district on all zone changes south of 11th Street

Six speakers gave testimony, and 8 letters were received in reference to these subareas. All comment opposed the upzoning of the area. Comment described the relative affordability of the area as an asset, and highlighted current efforts to improve and rehabilitate existing housing stock. Many speakers urged a historic survey of this neighborhood to identify and protect historic residential structures which contribute to the character of the area. Much discussion centered on the proposed reclassification of Pico Boulevard (Subarea 628) to Major Highway status.

Letters were received in opposition to increased housing densities from the Coalition to Improve the Quality of Life in the Rampart Community, and the Pico Union Redevelopment Project Area Number 2 Project Area Committee, representing the redevelopment area directly to the southeast. These organizations voiced concern over the potential loss of historic structures as a result of these actions, and concern that the rezoning will exacerbate traffic, noise, crime, and create the need for additional schools and park space.

Staff has made significant revisions to the proposed changes in this area in response to community input and additional study and analysis. The revised recommendation still retains the capacity to accommodate projected population increases if and when such increases should occur.

Staff conducted a street-by-street, parcel-by-parcel land use study of this area, including 27 streets and one thousand individual lots. Based upon careful analysis of the land use survey, input from community residents and organizations, and the involvement of representatives from Council Districts 1 and 10, staff has made the following revisions to its recommendation:

- Imposition of the VL "Very Limited" Height District on all zone changes south of 11th Street
- The removal of subareas 808, 809, 810, 813, 831, 838, 839, 849 and the revisions of the boundaries of subareas 807, 811, 812, 814, 821, 822, 823, 824, 839, 832, 833, 834, 835, 836, 837, 841 (see Figure 2C)
- The redesignation of subareas 801, 802, 815B from Medium Residential to Public Facility, with a zone change to PF-1.

The revised recommendation includes a height district of VL on all R4 zone changes south of 11th street. This 45-foot height limit matches current height restrictions in place in this neighborhood, and acknowledges the lower-in-height development character in these areas.

The revised recommendation also responds to the existing diversity in building form, historic context, character, and massing in the area generally south of 11th Street, and north of Pico Boulevard, bounded by Western Avenue and Hoover Street. After a restudy of the area and additional comment from community members, organizations, and the involved Council Districts, staff has revised its recommendation and eliminated 8 subareas and portions of an additional 16 subareas to protect the more consistent character of these specific blocks, which have the highest concentration of older lower-density development.

SUBAREAS 870A-870D

Figure 3B

Beverly Center Area

These subareas comprise plan amendments only. No zone changes or entitlements are generated by this action.

Subarea 870A

Existing Plan Designation
Preliminary Recommendation
Revised Recommendation

Limited Commercial
Not discussed
Regional Center Commercial

Subarea 870B

Existing Plan Designation
Preliminary Recommendation
Revised Recommendation

Neighborhood and Office Commercial
Not discussed
Regional Center Commercial

Subarea 870C

Existing Plan Designation
Preliminary Recommendation
Revised Recommendation

Community Commercial
Not discussed
Regional Center Commercial

Subarea 870D

Existing Plan Designation
Preliminary Recommendation
Revised Recommendation

Neighborhood and Office Commercial
Not discussed
Community Commercial

Two speakers gave testimony and two letters were received as public comment on changes regarding the Beverly Center area. A representative of the Beverly Wilshire Homes Association spoke in opposition to the proposed Framework Element redesignations (see Figure 3A and page 15). Staff is recommending these proposed plan amendments in conjunction with the Framework Element redesignation. No zone changes, changes to any development agreements, or any additional development entitlements will be created by this action.

MIRACLE MILE PARKING LAND USE REDESIGNATION AND REZONING**Figure 1*****Detailed Discussion***

The scope of the proposed Wilshire Community Plan includes the redesignation of all existing Parking Land Use on the Community Plan Land Use Map in the Miracle Mile area to either the Residential or Commercial Land Use category. This action is not a systematic elimination of parking zones, it is the elimination of the Parking Land Use category.

Background

Current planning policy incorporates performance-based parking requirements. Parking requirements are built into the commercial and residential zone code, mandating the provision of a certain number of required parking spaces, but allowing flexibility in where the parking will be provided on site. The majority of the Miracle Mile area was developed prior to this policy, with many separate parking zones and commercial zones existing side by side. This proposal allows such conditions to continue. In addition, a Parking Land Use was overlaid onto portions of the Miracle Mile during the development of the 1976 Wilshire Community Plan. Much of this Parking Land Use extended north and south of Wilshire Boulevard, often into predominantly residential neighborhoods. It is strictly this Parking Land Use category that defines the scope of proposed changes in the Miracle Mile.

Recommended Changes

The proposed plan changes this Parking Land Use classification, not necessarily existing parking zones. Some existing parking zones within the Parking Land Use designation are recommended to be redesignated to a Commercial land use, and be rezoned to allow parking or residential uses at densities compatible with surrounding residential development. Existing parking structures within the Parking Land Use designation are recommended to be redesignated to a Commercial land use with no zone change. Still other existing parking zones are currently within existing Commercial Land Use designations and are not proposed for any change. No areas that are currently designated as Commercial Land Uses are proposed for any change. No property rights or development options will be eliminated as a result of this action, and all existing surface parking lots will be permitted to continue.

Impact

The current proposal will permit residential development on many areas currently zoned exclusively for parking. Parking requirements are not affected by this action. If and when a block is redeveloped, parking will be provided under current performance based parking requirements (surface lot, or subterranean beneath residential, etc). All existing parking lots (including the City of Los Angeles' public parking lots) are permitted to remain under this plan. The application of residential land uses and zones over the majority of affected subareas within the Miracle Mile area will ensure that, if and when blocks are developed, the portion of development fronting onto existing adjacent residential uses will also be residential, at densities that match existing adjacent residential zones.

Residential in-fill densities have been recommended on a contextual basis, using analytical techniques including built-form observations, research and study of development character and history, a full land use survey, and existing surrounding residential land use classifications. Most subareas are proposed to be rezoned [Q]C2-1, allowing R and P zone uses, and will serve as an extension of surrounding existing adjacent residential land use to the lot lines of those parcels fronting Wilshire Boulevard. In those areas where the surrounding existing land use is High Medium Residential, development at R4 densities will be permitted. Surrounding Medium Residential will equate to R3 densities, and subareas adjacent to Low Medium I or Low II Residential will allow residential densities that match the surrounding land uses.

In regards to subareas with existing parking structures and other existing physical improvements, the proposed plan recommends a Commercial Land Use equivalent to that of adjacent commercial land uses. No zone changes are recommended for these properties.

The proposed recommendations are the result of detailed study and analysis of existing conditions, development history, and surrounding land use patterns, designations, and zones. A full parcel-by-parcel land use survey was conducted in December 2000 to further analyze, study, and verify the impact of the proposed changes. Staff has incorporated the input of many property owners, residents, and neighborhood and business organizations in arriving at the proposed recommendation. Many different viewpoints, experiences, backgrounds, and visions have been balanced with the one common goal of promoting a more vital commercial and residential district.

SUBAREAS 937, 939, 940A

Figure 1

Subarea 937

Existing Plan Designation, Existing Zone
Preliminary Recommendation

Revised Recommendation

Parking, P-1-O
Low II Residential, [Q]R1-1-O
Regional Center Commercial, no zone change

Subarea 939

Existing Plan Designation, Existing Zone
Preliminary Recommendation

Revised Recommendation

Parking, PB-2
Medium Residential, R3
Regional Center Commercial, no zone change

Subarea 940A

Existing Plan Designation, Existing Zone
Preliminary Recommendation

Revised Recommendation

Parking, PB-1, PB-2
Medium Residential, R3-1
Regional Center Commercial, no zone change

Subarea 940A is the northern portion of Subarea 940, currently a parking structure. Staff has split Subarea 940 into Subarea 940A and Subarea 940B.

A letter was submitted by the property owner of Subarea 939 in opposition to a redesignation of medium density residential land use with a corresponding zone change to R3-1, and requesting instead a commercial land use designation which would maintain the PB zone of the parcel. The site is currently improved with a parking structure serving the adjacent Peterson Automotive Museum. After further analysis, and discussions with representatives of the property owner and Council District 4, staff acknowledges that the current use of the property serves the adjacent commercial parcels on Wilshire, and that, being already improved with a multi-level parking structure, redevelopment is not likely in the time frame of the Community Plan.

The revised recommendation proposes a land use designation of Regional Center Commercial over the parking structure while maintaining the zone as PB-2 which will allow the parking structure to remain as a conforming use of the property while not generating additional commercial entitlements along Wilshire Boulevard.

Staff has conducted a review of the subarea changes in the Miracle Mile area and found that Subareas 937, and the northerly portion of Subarea 940, identified as 940A, have similar conditions and warrant a land use designation of Regional Center Commercial with no zone change.

Subarea 937 is the entry plaza and entrance to subterranean parking serving an adjacent existing office tower on Wilshire Boulevard at San Vicente Boulevard. Subarea 940a is an existing parking structure serving a high-rise office tower on Wilshire Boulevard between Masselin Avenue and Hauser Boulevard. Recognizing these properties are currently improved with either structured or subterranean parking, staff

recommends a land use designation of Regional Center Commercial for these properties. No zone changes or commercial entitlements will be created by this recommendation.

SUBAREA 938

Figure 1

Existing Plan Designation, Existing Zone
Preliminary Recommendation

Parking, [Q]P-1-O

Regional Center Commercial, no zone change

Revised Recommendation

Regional Center Commercial, no zone change

One speaker representing the Carthay Circle Homeowners Association spoke with concern over new development in the Carthay Circle area, citing existing high traffic volumes and other development in the area. Carthay Circle is also an Historic Preservation Overlay Zone.

Staff acknowledges these comments. Only a plan amendment is proposed for this subarea, one that will make the plan consistent with current conditions. The subarea is currently the rear parking plaza and subterranean entrance for an existing office tower. No additional development rights are generated as part of this action, and the zone will remain [Q]P-1-O, permitting only the parking uses currently on site.

SUBAREA 940B

Figure 1

Existing Plan Designation, Existing Zone
Preliminary Recommendation

Parking, [Q]P-1

Medium Residential, [Q]R3-1

[Q]: The use of the property shall be limited to the uses existing upon the effective date of this ordinance and thereafter shall be subject to those uses and provisions of the R3 zone.

Revised Recommendation

High Medium Residential, [Q]R4-1

[Q]: The uses of the property shall be subject to CPC-2000-1278-ZC/GPA/SPR if approved and ordinance published; otherwise, residential uses shall be permitted at a density not to exceed one dwelling unit per 600 square feet of lot area and building height shall not exceed 45 feet as measured from the sidewalk fronting 8th Street.

This subarea is the southern portion of Subarea 940, currently a surface parking lot. Staff has split Subarea 940 into Subarea 940A and Subarea 940B.

Three speakers gave testimony and 8 letters were received regarding this subarea. One speaker and one letter were from representatives of the land owner in opposition to any change to Medium Residential with a zone of R3-1, stating the context of the property warrants a plan amendment to High Medium Residential with a zone of R4-1. One letter opposed the proposed Medium Residential density, urging Low Medium II Residential for the site. The remainder of speakers gave general comments critiquing current proposals to develop the site and the adjacent block known as the 'pit'. These comments on specific development proposals are not part of the Wilshire Community Plan Update and were forwarded to the Hearing Officer in charge of this separate case.

Staff has revised its recommendation after further study and analysis of existing land uses, zoning, and surrounding [Q] qualified conditions. Staff recommends a designation of High Medium Residential with a zone of [Q]R4-1. The proposed [Q] condition states: "The uses of the property shall be subject to CPC-2000-1278-ZC/GPA/SPR if approved and ordinance published; otherwise, residential uses shall be

permitted at a density not to exceed one dwelling unit per 600 square feet of lot area and building height shall not exceed 45 feet as measured from the sidewalk fronting 8th Street."

The subarea falls within the multi-family residential area north of 8th Street, east of Fairfax Avenue, west of La Brea Avenue, and south of the commercially zoned blocks fronting onto Wilshire Boulevard. Medium Residential land uses are found to the west, while primarily High Medium Residential Land Uses are found to the east. The High Medium Residential Land Use areas located east of the subject property are zoned [Q]R4-1. These properties have a [Q] qualifying condition which limits the residential density permitted to one dwelling unit per 600 square feet of lot area, and also limits development to 45 feet in height. Staff is recommending the same zone and similar [Q] conditions for subarea 940B to match those already in place on the residential properties to the east. This [Q] condition serves to provide for a transition of density between the Regional Center Commercial areas to the north and the single-family neighborhoods to the south.

A separate application (City Plan Case No. CPC-2000-1278-ZC/GPA/SPR and CPC-1999-2947-ZC/CU/ZV/ZAA/SPR) has been filed by representatives of the property for a plan amendment to High Medium Residential with a zone change to R4-1. An application has also been filed for a zone change on the adjacent commercial block, known in the community as the Parc Wilshire property or the 'pit'. These applications are not part of the Wilshire Community Plan Update and are not up for decision as part of this action. A separate public hearing was held on March 30, 2001 regarding these applications, and all comments received referencing this area have been forwarded to the Hearing Officer in charge of the applicable case. This project will be scheduled before the Commission on May 10th.

SUBAREAS 944-948

Figure 1

Proposed Community Commercial and Low II Residential east of La Brea Avenue, north of Wilshire Boulevard

Subarea 944

Existing Plan Designation, Existing Zone
Preliminary Recommendation
Revised Recommendation

Parking, P-1
Low II Residential, R1-1
Community Commercial, [Q]C2-1
[Q]: The use of the property shall be limited to those uses permitted by the R1 and P zones.

Subarea 945A

Existing Plan Designation, Existing Zone
Preliminary Recommendation
Revised Recommendation

Parking, P-1
Low II Residential, R1-1
Low II Residential, R1-1

Subarea 945B

Existing Plan Designation, Existing Zone
Preliminary Recommendation
Revised Recommendation

Parking, [Q]C4-2D
Low II Residential, R1-1
Community Commercial, no zone change
Retain existing [Q] stating these lots must be developed and maintained as green space

Subarea 946A

Existing Plan Designation, Existing Zone
Preliminary Recommendation
Revised Recommendation

Parking, P-1
Low II Residential, R1-1
Low II Residential, R1-1

Subarea 946B

Existing Plan Designation, Existing Zone
 Preliminary Recommendation
Revised Recommendation

Parking, [Q]C4-2D
 Low II Residential, R1-1
Community Commercial, no zone change
Retain existing [Q] stating these lots must be developed and maintained as green space

Subarea 947

Existing Plan Designation, Existing Zone
 Preliminary Recommendation
Revised Recommendation

Parking, P-1
 Low II Residential, R1-1
Community Commercial, [Q]C4-2D
[Q]: The uses of the property shall be limited to those uses permitted by the R1 and P zones.

Subarea 948

Existing Plan Designation, Existing Zone
 Preliminary Recommendation
Revised Recommendation

Parking, P-1
 Low II Residential, R1-1
Community Commercial, [Q]C4-2D
[Q]: The uses of the property shall be limited to those uses permitted by the R1 and P zones.

One resident spoke in need of maintaining automobile parking in the area, and pointed out that Subarea 945B is currently a park. One letter was received in opposition to any further development on these parcels, citing traffic concerns and limited park space in the neighborhood. Two letters were received supporting a change to R1-1 in keeping with the character of the neighborhood. One letter urged that automobile parking remain on subarea 944. One speaker and one letter stated that there is a current park plan in place for subareas 945B and 946B as part of the Carnation Site Development Agreement.

Staff is revising its recommendation in accordance with the previously adopted development agreement.

The recommendation of the [Q]C2-1 zone instead of the R1 zone for many of these subareas will permit these current surface parking lots to continue under the provisions of the P and R1 zones. If and when redevelopment occurs on these lands, it will be of a single-family type in keeping with the existing single family development along these streets.

SUBAREA 950**Figure 1**

Existing Plan Designation, Existing Zone
 Preliminary Recommendation
Revised Recommendation

Parking, P-1
 Medium Residential, [Q]R3-1
General Commercial, [Q]C2-1
[Q]: The uses of the property shall be limited to those uses permitted by the R3 and P zones.

Two speakers gave testimony in opposition to redesignating Subarea 950, a shopping center parking lot, as Medium Density Residential with a zone change from P-1 to R3-1. Concern centered around the need for parking in the area. Based on the existing pattern of land development, and an analysis of land uses along Sycamore Avenue, staff concludes that commercial development should not be encouraged to encroach upon existing well-maintained multi-family housing and that further expansion of parking lots would destroy the residential character of neighboring streets. However, staff acknowledges that the parking lot in question is of principal use to the existing supermarket and pet store and as such is required for existing development. Staff recommends a revised land use designation of General Commercial with a zone change to [Q]C2-1, which would allow the parking lot to exist as a permitted

use, while ensuring residential development along Sycamore Avenue if the entire block is ever redeveloped.

SUBAREA 951

Figure 1

Existing Plan Designation, Zone

Parking, P-1

Preliminary Recommendation

Medium Residential, R3-1

Revised Recommendation

Regional Center Commercial, [Q]C2-1

[Q]: The uses of the property shall be limited to those uses permitted by the R3 and P zones.

One letter was received in support and one letter in opposition to the proposed change. Comment in opposition centered around the need for parking for adjacent uses. Currently the lots can only be used for parking. The recommended zone will allow parking to continue as a conforming use. If and when the block is redeveloped, development will be limited to parking and those uses allowed in the R3 zone, with parking required per current codes. This subarea fronts onto a residential portion of Ogden Drive, and the lots are surrounded by existing multi-family apartments to the west, south, and east.

SUBAREAS 953-957A

Figure 1

Parking Land Use redesignation west of La Brea Avenue, south of Wilshire Boulevard

Existing Plan Designation, Zone

Parking, P-1 and P-1-O

Preliminary Recommendation

High Medium Residential, R4-1 and R4-1-O

Revised Recommendation

Regional Center Commercial, [Q]C2-1 and [Q]C2-1-O

[Q]: The uses of the property shall be limited to those uses permitted by the R4 and P zones.

Two speakers gave testimony and 1 letter was received regarding these subareas. The owner of subarea 955 spoke in support of proposed changes to High Medium Residential density and commented that residential development would benefit the area, while providing needed housing units. One speaker representing the Miracle Mile Residential Association, and accompanying letter, voiced general support for the redesignation of these subareas to residential use, but opposed High Medium density, instead urging a Low Medium II designation. Comment centered around the importance of the existing housing stock, the numerous architecturally significant buildings constructed in the 1920's and 1930's, as well as highlighting the historical development patterns of commercial office and retail along Wilshire Boulevard during the same period. In addition, comment stressed the importance of existing multi-family housing as a transition between commercial land uses on Wilshire Boulevard and the single-family homes south of 8th Street.

Staff has revised its recommendation. The revised recommendation involves the Regional Center Commercial land use, and a zone of [Q]C2-1. The [Q] qualifying condition is as follows: "The uses of the property shall be limited to those uses permitted by the R4 and P zones". This has been done to allow the existing parking to continue as a conforming use, while ensuring that if and when the area is redeveloped, only residential uses will be permitted.

Staff acknowledges the preservation concerns of the Miracle Mile Residential Association, and recognizes the unique architectural character and identity of the Miracle Mile. The recommendation of these subareas for the equivalent of R4 or P zone uses is supported by the fact that these parcels south of Wilshire Boulevard are surrounded by either High Medium Residential or Regional Commercial land uses, and are all currently surface parking lots.

The proposed designation and zone change is supported by surrounding conditions and current land

uses. None of these subareas are directly bordered by Low Medium II Residential or Medium Residential densities. None of these subareas front onto the single-family neighborhoods south of 8th Street. These subareas are within close walking distance of retail and office areas along Wilshire Boulevard and are located in existing multi-family neighborhoods with equivalent zoning.

Many elements of the letter submitted by the Miracle Mile Residents Association have been incorporated into the Wilshire Community Plan. Revisions have been made to the recommended revision of the limits of the proposed reclassification of 8th Street to Collector status from Fairfax Avenue to Crenshaw Boulevard, the recognition of the single-family areas south of 8th Street in the Wilshire Plan text; and other Association supported land use redesignations within the Miracle Mile area. These redesignations will encourage in-fill housing at densities matching the character of existing surrounding neighborhoods if and when these areas are redeveloped.

SUBAREAS 958-962

Figure 1

Parking Land Use redesignation west of La Brea Avenue, north of Wilshire Boulevard

Existing Plan Designation, Zone

Preliminary Recommendation

Revised Recommendation

Parking, [Q]R4-1 and P-2

High Medium Residential, R4-1

Regional Center Commercial, [Q]C2-1

[Q]: The uses of the property shall be limited to those uses permitted by the R4 and P zones.

Two speakers gave testimony and 2 letters were received in reference to these subareas. Comments included general support for residential uses with strong concerns that the proposed R4 zone is too dense and that this action will lead to the demolition of apartment blocks to make way for new development. Comments in opposition highlighted the need to allow the extension of commercial zones into the previous parking land uses to permit commercial development on these blocks. One comment requested that the City acquire additional public parking lots or parking structures and make them available to neighborhood residents.

These subareas in total comprise 12 lots. Five of these lots are currently improved with apartment buildings, the remaining 7 lots are currently surface parking. The apartment buildings have roughly 16-40 units each. The current use of these lots is restricted to surface parking.

Staff has revised its recommendation. The revised recommendation of Regional Center Commercial land use, and a zone of [Q]C2-1 will balance the needs of parking, future commercial development, and residential neighborhood character. The subareas will be designated as Regional Commercial on the Land Use map, with the commercial C2 zone limited by a [Q] qualifying condition as follows: "The uses of the property shall be limited to those uses permitted by the R4 and P zones". This reflects the fact that these parcels are adjacent to existing High Medium Residential areas to the north, and will ensure that if and when the area is redeveloped, only residential and parking uses will be permitted.

Staff also recognizes the need to promote a vital commercial corridor along Wilshire Boulevard, and balance the needs for commercial expansion and future redevelopment, with existing adjacent single and multi-family neighborhoods. The Miracle Mile area is designated a Regional Center on the General Plan Framework Element. No commercial uses will be permitted in these subareas, and no additional commercial entitlements have been granted.

A letter from the owner of Subarea 959 voices concern over the long term ability of the commercial corridor to have an adequate depth of appropriately zoned commercial land for future development. The scope of this publicly initiated plan update is to effectively meet the social and economic objectives of the community as a whole, balancing a range of priorities, concerns, and needs with an adequate distribution of diverse land uses. The Wilshire Final EIR contains a full analysis of existing and projected

levels of housing units and commercial office and retail spaces. The Wilshire Community Plan Update incorporates this analysis, in addition to researching existing planning and zoning criteria, neighborhood character and identity, and conducting a full land use survey to arrive at this proposed plan.

OTHER LAND USE COMMENTS

Community Design Overlay Districts

Three speakers gave testimony and 5 letters expressed support for the creation of Community Design Overlay (CDO) Districts within the Wilshire Community Plan. The proposed plan calls for the future study of a Miracle Mile CDO (**Figure 4**). Such a district will be developed after the adoption of the Wilshire Community Plan, with direct community involvement and neighborhood specific development standards and guidelines reflecting the unique character of this area. Other potential CDOs were identified during the public hearing and include the Fairfax neighborhood between Rosewood Avenue and 3rd Street, and also between Olympic and Pico Boulevards. In addition, Melrose Avenue generally between Western and Vermont Avenues was identified as a potential candidate for a CDO.

Staff has placed language in the Community Plan Text identifying these areas for future study as potential CDOs.

Wilshire Center Mixed Use District

Four speakers gave testimony and 50 letters were received supporting the creation of a Wilshire Center Mixed Use District. Many of the letters advocated the creation of the district as an alternative to any densification of existing residential land uses.

The proposed plan calls for the future study of a Wilshire Center Mixed Use District (**Figure 5**). The district would encourage the construction of new residential units within existing commercial areas, providing both residential incentives and design standards to be developed as part of a community-based process. New development incorporating both residential and neighborhood serving retail and office uses will create a more vital mix of land uses and promote an invigorated urban experience, emphasizing pedestrian amenities and neighborhood walkability, and take full advantage of existing transportation investments.

The Wilshire Center Area represents an excellent opportunity for the creation of the City's first Mixed Use District. The area is well served by three Metro Red Line stations, is compact, pedestrian-friendly, and has one of the most urban characters of any neighborhood within the City of Los Angeles. In addition, the close existence of four parallel east-west commercial boulevards, each with a hierarchy of regional and neighborhood commercial uses, supports the possibility of creating the critical mass of residential and commercial mixing to achieve a vital and active urban landscape.

Miracle Mile Q Condition

A letter from the Miracle Mile Apartment & Commercial Owners Association was received regarding existing 'Q' qualified conditions on the R4 zone in High Medium Residential land uses in the area bounded by La Brea Avenue on the east, Fairfax Avenue on the west, 3rd Street on the north, and 8th Street on the south. The letter urged the removal of these Q conditions and the restoration of height district 4 for these properties.

Comment stressed the restrictive effects this action has had on new residential development in the area,

and the fact that the height and density restrictions of the Q condition has made it uneconomical to invest in replacement buildings. The letter also states the Miracle Mile area is a Regional Center as designated on the General Plan Framework. Comment emphasized that the removal of the Q conditions would promote new residential construction, with adequate parking, modern amenities, and reverse the deteriorating conditions of apartments in the area.

Staff acknowledges the letter and comments, and is recommending no change in the current [Q]R4 zone at this time.

These multi-family neighborhoods have a strong sense of identity, historic context, and unique character. Many buildings are architecturally significant, and date from the 1920s-1940s. These neighborhoods are stable, well-developed residential resources within the Miracle Mile, and contribute to the community's unique built heritage.

The removal of the existing Q conditions would be equivalent to an upzoning of the area from an R3 to R4 density. The requested zone change in this area was not analyzed as part of the Final Environmental Impact Report, nor was it included in the preliminary Wilshire Community Plan presented for public review and comment at the public hearings on January 30th and 31st.

Rossmore Avenue High Medium Residential Land Use

One speaker commented on the need to further study the High Medium Residential Land Use areas along Rossmore Avenue between Melrose Avenue to Beverly Boulevard as a potential area of downzoning to Medium Residential with a zone of R3. Comments reflected a desire to limit density along this corridor as properties are redeveloped.

Staff is not recommending any changes to this area. This area is developed with many well-maintained low to mid-rise apartment towers, and is built at an existing density which meets or exceeds development permitted under the R4 zone, its current designation. This portion of Rossmore Avenue is one of the only High Medium multiple-family residentially zoned areas in the area, and serves a valuable role in providing a range of housing opportunities in the community.

General Plan Framework Legal Challenges

One speaker gave testimony, and one letter was received regarding current litigation involving the City's General Plan Framework Element. The letter, from the Federation of Hillside and Canyon Associations and Coalition Against the Pipeline, asked that the City voluntarily suspend its updating process of Community Plans pending resolution of the lawsuit and any mandates from the Court of Appeal. The letter has been forwarded by staff to the City Attorney.

WILSHIRE COMMUNITY PLAN POLICIES

Expanding Peak Hour Parking Restrictions

Two speakers gave testimony in opposition to a program of Policy 13-1.4 of the Wilshire Plan Text. Both speakers emphasized the role of on-street parking in creating and fostering a more pedestrian friendly streetscape, and the importance of an adequate supply of parking for area businesses. Comment also centered around the relatively older character of commercial development in the Wilshire area, often built without parking. One speaker stated that making it easier for cars to travel through a neighborhood

may not be in the best interest of the neighborhood itself.

Staff is removing the peak-hour parking restriction program related to Policy 13-1.4. The policy itself sets to improve the enforcement of parking restrictions in the Wilshire area. Upon further review, existing standards and criteria used in selecting on-street parking restrictions are adequate, and will continue to be implemented by the Department of Transportation.

Over-in-height Fences

Two letters were received stating the need for improved regulation and enforcement of existing limits on over-in-height walls, fences, and hedges in the Windsor Square and Hancock Park areas. Staff concurs with the views of the joint letter from the Windsor Square Association and the Hancock Park Homeowners Association and has added language under Objective 1-3.2 to that effect.

Miracle Mile Low Density Areas

One letter and one speaker emphasized the delicate balance of residential densities in the Miracle Mile and stressed the importance of long-range planning that recognizes and includes the low-density housing that comprises much of the Miracle Mile area. Staff has modified the Community Plan text description of the Miracle Mile to reflect this range of residential densities.

Preservation

One letter from the Miracle Mile Residents Association stated support for Goal 17 and Policy 17-1.1 and 17-1.2 encouraging the preservation, maintenance, enhancement, restoration, and reuse of existing historic buildings in the Wilshire Area. Three speakers gave testimony and 7 letters were received encouraging further application of Historic Preservation Overlay zones throughout the Wilshire Plan area and other developing tools aimed at preserving the character and integrity of existing older neighborhoods. The proposed Wilshire Plan Text contains policies and programs supporting these efforts.

Scope of the Community Plan

One letter was received commenting on a desire to see specific streetscape, park, and construction documents developed for public infrastructure in the Melrose Hill neighborhood, including the eastern portions of Melrose Boulevard. The same letter questioned the rationale behind dividing Melrose in half, as a boundary between the Hollywood Community and the Wilshire Community, and invited public officials to tour and learn about the unique qualities of the neighborhood.

Staff acknowledges the letter and has added the community representatives to the file contact list for inclusion in future community planning programs. Specific landscape plans, engineering documents, and physical descriptions of proposed development are beyond the scope of a long-range land use plan. The Proposed Wilshire Community Plan includes goals and objectives developed as a result of community meetings and involvement. Programs are designed to implement these long range goals, and form Chapter III of the Community Plan Text. The proposed Text reflects many of the goals of the neighborhood association's letter.

Staff is working closely to integrate the update of the Wilshire Community Plan with that of the Hollywood Community Plan. Staff will forward the list of contact representatives to the Hollywood planners for inclusion in upcoming focus group meetings and workshops.

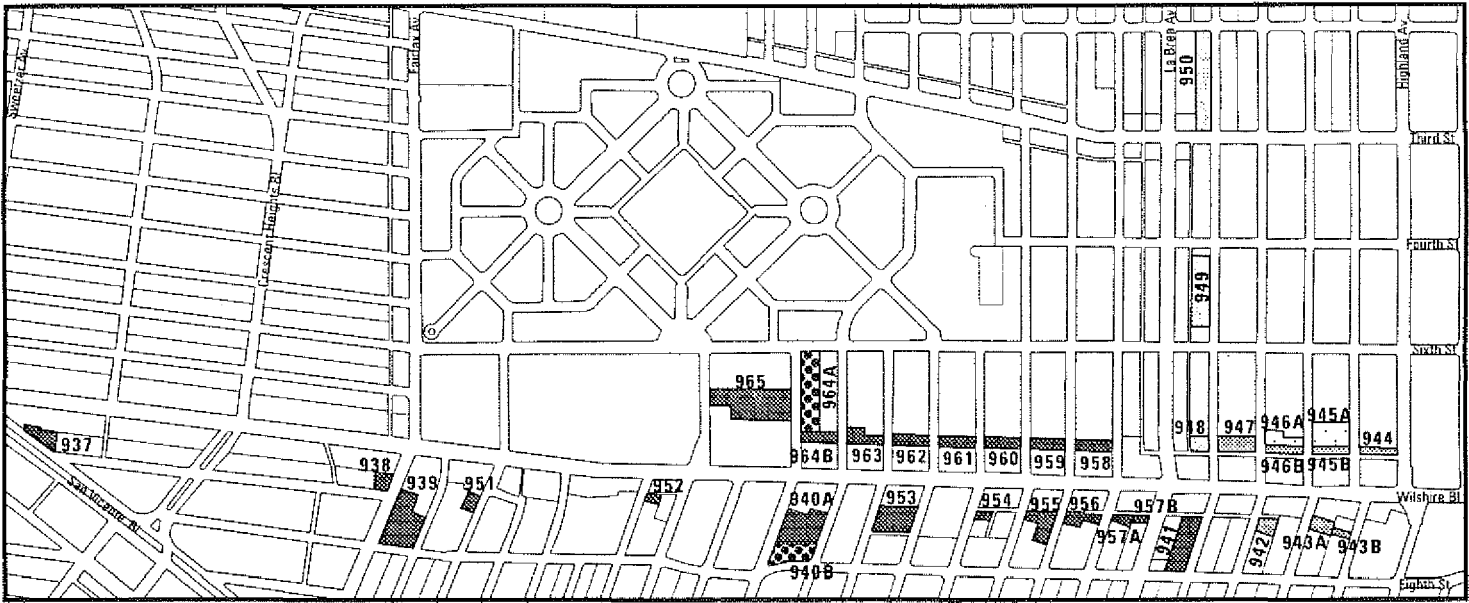
Charter Schools

One speaker gave testimony stressing the need to create Charter Schools in the Wilshire Community, and supported Goal 6 and Objective 6-4 of the proposed plan text, which supports the formation of charter schools.

Wilshire Community Plan Update Program Miracle Mile Parking Land Use Redesignation

Figure 1

Revised Recommendation



- Change to Low II Residential
- Change to Medium Residential
- Change to High Medium Residential
- Change to General Commercial
- Change to Community Commercial
- Change to Regional Center Commercial

Sub Area Number	Existing Plan Land Use Existing Zoning	As Presented At Public Hearing	Proposed Plan Land Use Proposed Zoning	Sub Area Number	Existing Plan Land Use Existing Zoning	As Presented At Public Hearing	Proposed Plan Land Use Proposed Zoning
937	Parking P-1-0	Low II Residential (Q)R1-1-0	Regional Center Commercial No Zone Change	951	Parking P-1	Medium Residential R3-1	Regional Center Commercial (Q)C2-1****
938	Parking (Q)P-1-0	Regional Center Commercial No Zone Change	Regional Center Commercial No Zone Change	952	Parking (Q)R3-1	Medium Residential R3-1	Regional Center Commercial (Q)C2-1****
939	Parking PB-2	Medium Residential (Q)R3-1	Regional Center Commercial No Zone Change	953	Parking P-1	High Medium Residential R4-1	Regional Center Commercial (Q)C2-1****
940A	Parking (Q)P-1, PB-1, PB-2	Medium Residential R3-1	Regional Center Commercial No Zone Change	954	Parking P-1-0	High Medium Residential R4-1-0	Regional Center Commercial (Q)C2-1-0****
940B	Parking (Q)P-1, PB-1, PB-2	Medium Residential (Q)R3-1	High Medium Residential (Q)R4-1*****	955	Parking P-1	High Medium Residential R4-1	Regional Center Commercial (Q)C2-1****
941	Parking P-1	Low Medium I Residential R2-1	Regional Center Commercial (Q)C2-1**	956	Parking P-1	High Medium Residential R4-1	Regional Center Commercial (Q)C2-1****
942	Parking (Q)P-1	Low II Residential (Q)R1-1	Community Commercial (Q)C2-1*	957A	Parking P-1	High Medium Residential R4-1	Regional Center Commercial (Q)C2-1****
943A	Parking (Q)P-1	Medium Residential R3-1	Community Commercial (Q)C2-1****	957B	Parking P-1	Regional Center Commercial C2-1	Regional Center Commercial C2-1
943B	Parking (Q)P-1	Low II Residential R1-1	Community Commercial (Q)C2-1*	958	Parking (Q)R4-1	High Medium Residential R4-1	Regional Center Commercial (Q)C2-1****
944	Parking P-1	Low II Residential R1-1	Community Commercial (Q)C2-1*	959	Parking (Q)R4-1	High Medium Residential R4-1	Regional Center Commercial (Q)C2-1****
945A	Parking P-1	Low II Residential R1-1	Low II Residential R1-1	960	Parking P-1	High Medium Residential R4-1	Regional Center Commercial (Q)C2-1****
945B	Parking (Q)C4-2D	Low II Residential R1-1	Community Commercial No Zone Change	961	Parking (Q)R4-1	High Medium Residential R4-1	Regional Center Commercial (Q)C2-1****
946A	Parking P-1	Low II Residential R1-1	Low II Residential R1-1	962	Parking P-2	High Medium Residential R4-1	Regional Center Commercial (Q)C2-1****
946B	Parking (Q)C4-2D	Low II Residential R1-1	Community Commercial No Zone Change	963	Parking (Q)P-2	Regional Center Commercial No Zone Change	Regional Center Commercial No Zone Change
947	Parking P-1	Low II Residential R1-1	Community Commercial (Q)C2-1*	964A	Parking P-2	High Medium Residential R4-1	High Medium Residential R4-1
948	Parking P-1	Low II Residential R1-1	General Commercial (Q)C2-1*	964B	Parking P-2	High Medium Residential R4-1	Regional Center Commercial (Q)C2-1****
949	Parking P-1	Low II Residential R1-1	General Commercial (Q)C2-1*	965	Parking (Q)PB-2	Regional Center Commercial No Zone Change	Regional Center Commercial No Zone Change
950	Parking P-1	Medium Residential (Q)R3-1	General Commercial (Q)C2-1****				

Proposed "Q" Qualified Conditions:

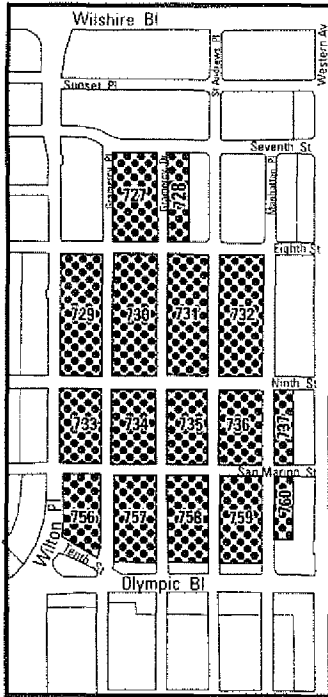
- * The use of the property shall be limited to those uses permitted by the R1 and P zones
- ** The use of the property shall be limited to those uses permitted by the R2 and P zones
- *** The use of the property shall be limited to those uses permitted by the R3 and P zones
- **** The use of the property shall be limited to those uses permitted by the R4 and P zones
- ***** See Page 26 for "Q" Qualified Conditions

Wilshire Community Plan Update Program

Figure 2a

Wilton/Olympic/Western/7th Upzone Area

As Presented at Public Hearing

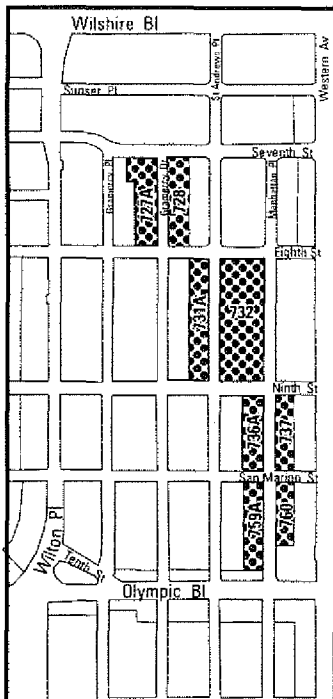


Sub Area Number	Existing Land Use Existing Zoning	Proposed Land Use Proposed Zoning
727-737, 756-760	Medium Residential R3-1	High Medium Residential R4-1

Proposed Changes


 Change to High Medium Residential

Revised Recommendation



Revised Recommendation has removed Subareas 729, 730, 733-735, 756-758 and has revised the boundaries of Subareas 727, 728, 731, 736, 759 as shown.

Proposed Changes

 Change to High Medium Residential

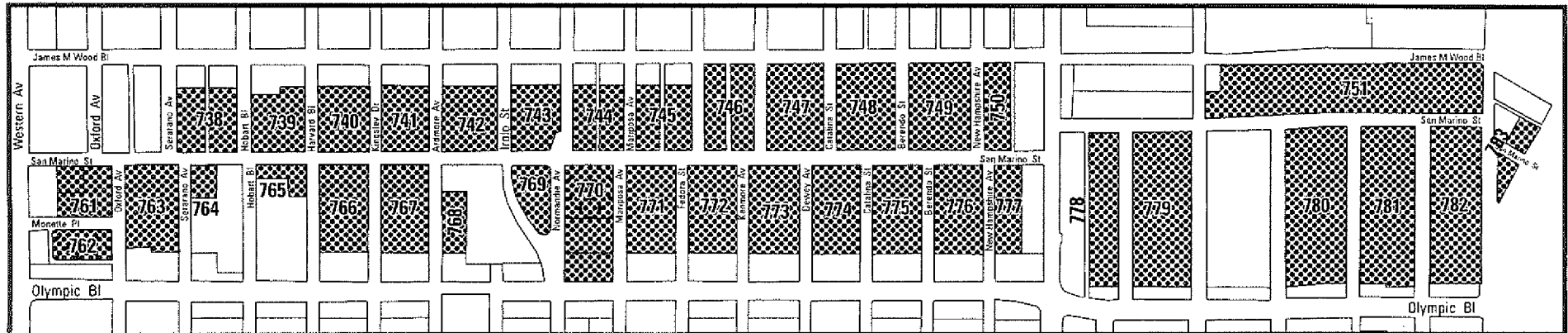
Wilshire Community Plan Update Program

Figure 2b

Figure 2b

Western/Olympic/Hoover/James M. Wood Upzone Area

Recommendation (No Revisions)



Proposed Changes

 Change to High Medium Residential

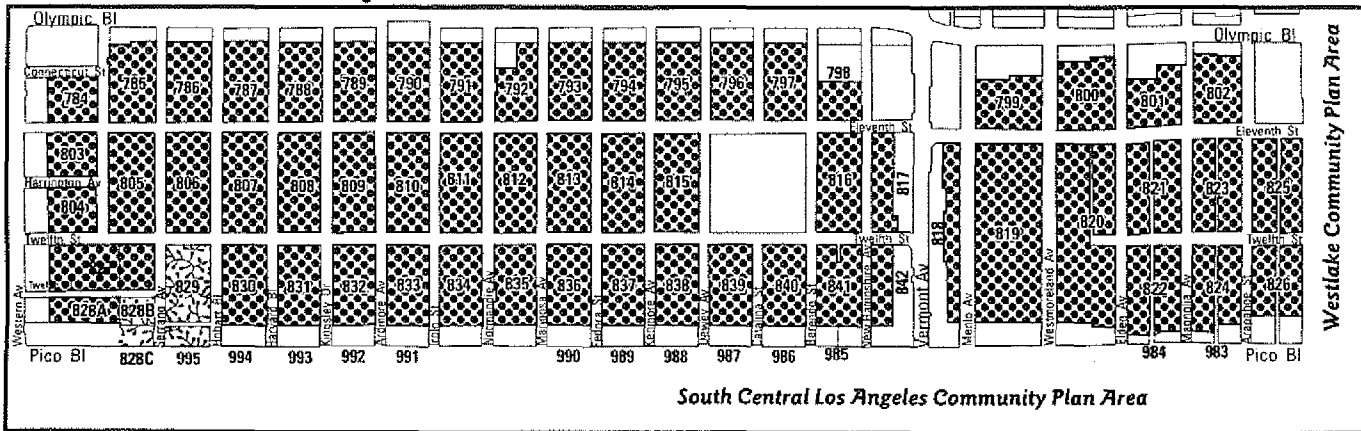
Sub Area Number	Existing Land Use Existing Zoning	Proposed Land Use Proposed Zoning
738-750 762-777, 780	Medium Residential R3-1	High Medium Residential R4-1
761	Medium Residential R3-1, [Q]R4-2	High Medium Residential R4-1, [Q]R4-2
778, 779 781, 782	Medium Residential R3-1, R4-1	High Medium Residential R4-1

Wilshire Community Plan Update Program

Figure 2c

Figure 2c
Western/Pico/Hoover/Olympic Upzone Area

As Presented at Public Hearing

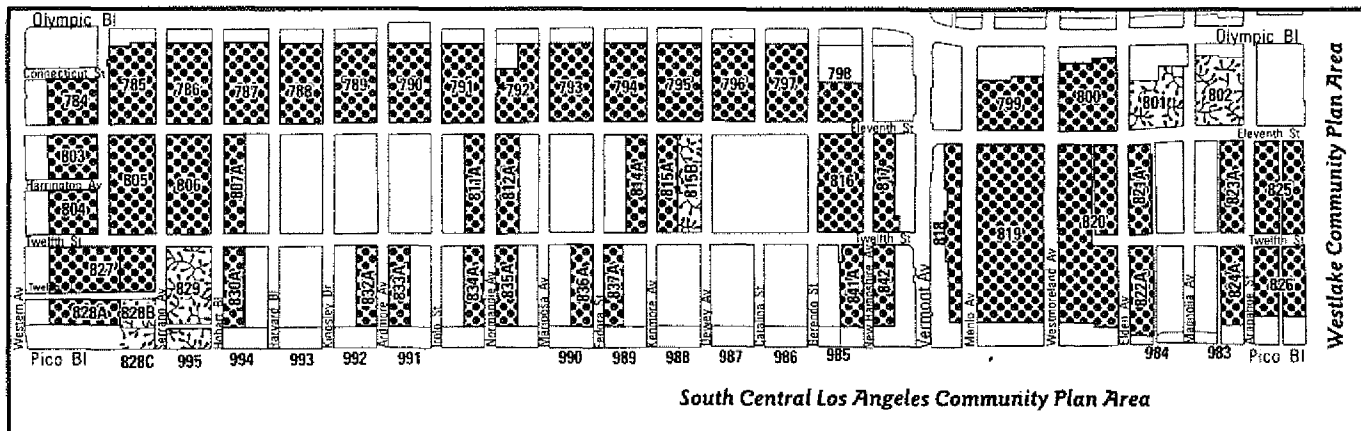


Proposed Changes

- Change High Medium Residential
- Change to General Commercial
- Change to Public Facility

Sub Area Number	Existing Land Use Existing Zoning	Proposed Land Use Proposed Zoning
784-798, 810-818 821-828A, 830-842	Medium Residential R3-1	High Medium Residential R4-1
799, 800, 819, 820	Medium Residential R4-2	High Medium Residential No Zone Change
828B, 829	Medium Residential R3-1	Public Facility PF-1
995	Commercial Manufacturing (Q)C2-1	Public Facility PF-1
983-986, 989-991, 993, 994	Commercial Manufacturing (Q)C2-1	General Commercial No Zone Change
987, 988, 992	Commercial Manufacturing CM-2	General Commercial C2-1

Revised Recommendation



Proposed Changes

- Change High Medium Residential
- Change to General Commercial
- Change to Public Facility

Sub Area Number	Existing Land Use Existing Zoning	Proposed Land Use Proposed Zoning
801, 802, 815B	Medium Residential R3-1	Public Facility PF-1
803-807A, 811A, 812A, 814A, 815A, 816-821A, 822A, 823A, 824A, 825-828A, 830A, 832A, 833A, 834A, 835A, 836A, 837A, 841A, 842	Medium Residential R3-1	High Medium Residential R4-1-VL

Revised Recommendation has removed Subareas 808-810, 813, 831, 838-840, and has revised the boundary of Subareas 807, 811, 812, 814, 815, 821-824, 830, 832-837, 841 as shown. The following additional revisions are recommended:

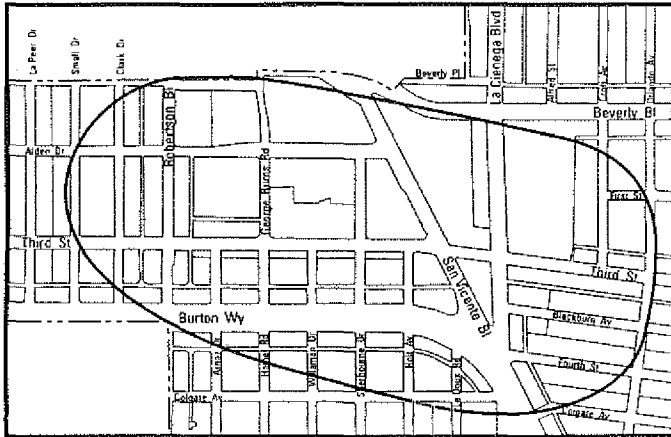
Wilshire Community Plan Update Program

Figure 3a

Figure 3a

Beverly Center Area - Framework

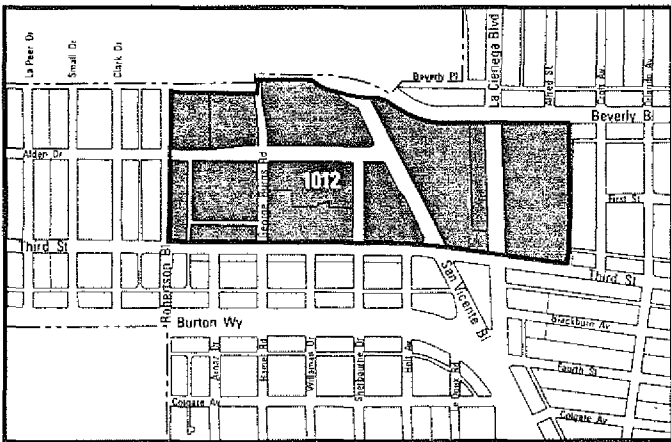
General Plan Framework
Adopted



Adopted Framework

Special Study Area

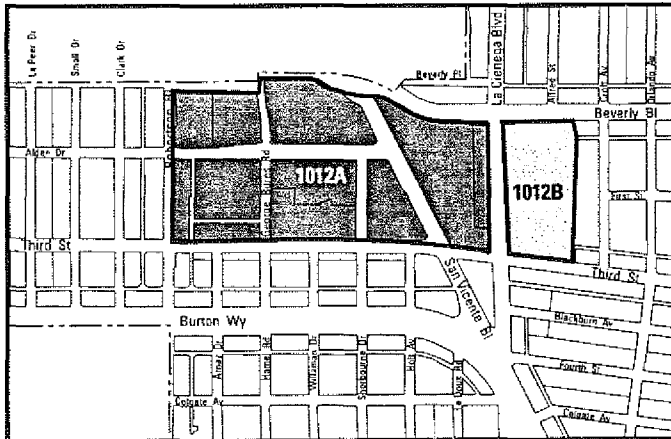
General Plan Framework
As Presented at Public Hearing



Proposed Changes Framework

Change to Regional Center

General Plan Framework
Current Recommendation



Proposed Changes Framework

Change to Community Center
Change to Regional Center

Wilshire Community Plan Update Program

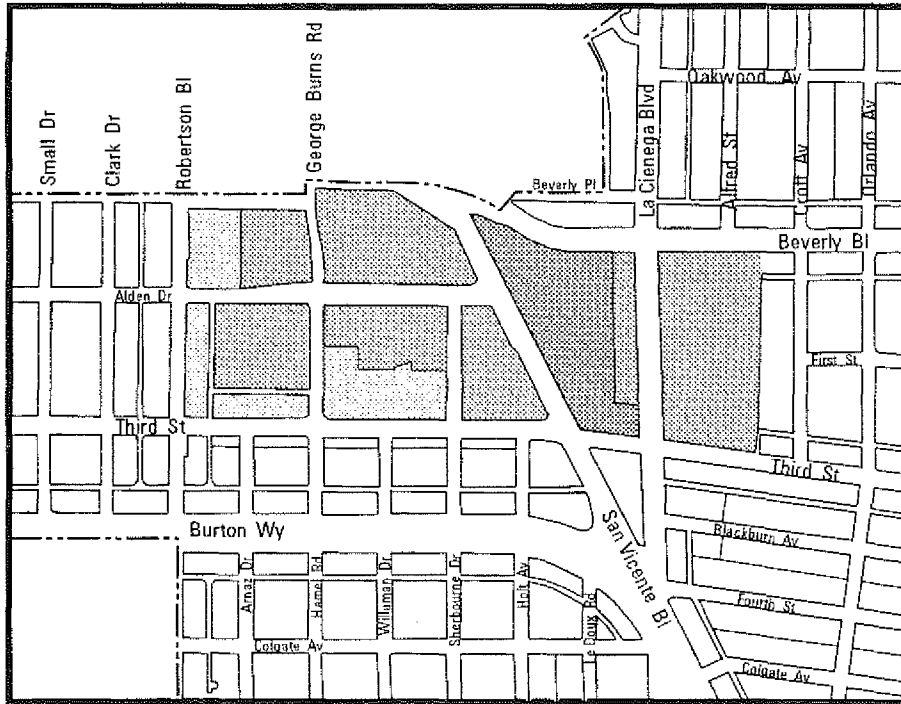
Figure 3b

Figure 3b




Beverly Center Area - General Plan Land Use

General Plan Land Use

Adopted

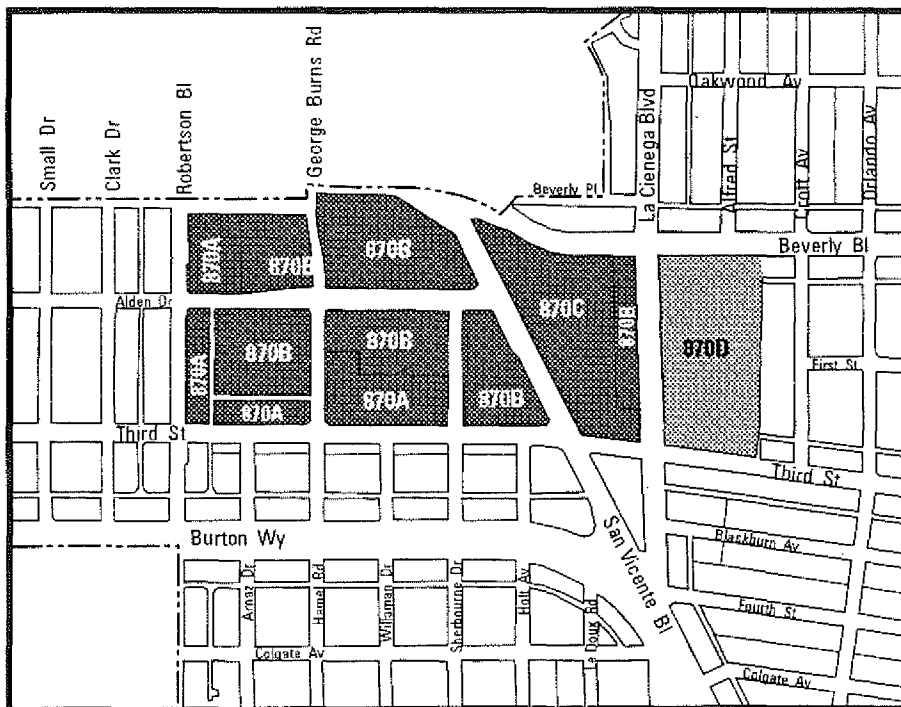


Adopted Land Use

-  Limited Commercial
-  Neighborhood & Office Commercial
-  Community Commercial



General Plan Land Use

Current Recommendation



Proposed Changes

Plan Amendment

-  Change to Community Commercial
-  Change to Regional Center Commercial

Wilshire Community Plan Update Program

Figure 4

Figure 4

Proposed Miracle Mile Community Design Overlay (CDO) District

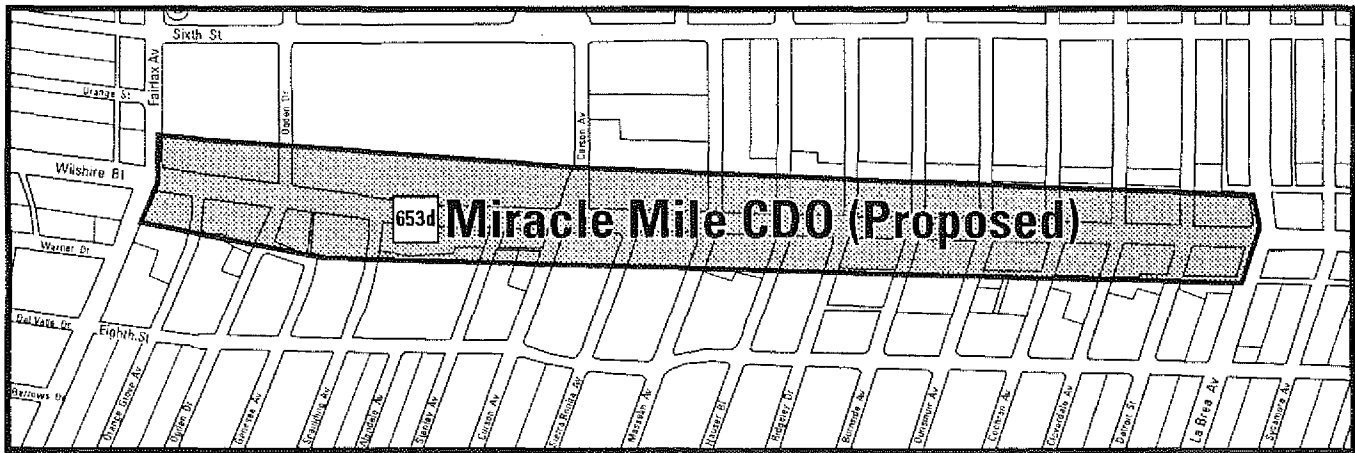


Diagram only, boundaries to be determined.

Wilshire Community Plan Update Program

Figure 5

Figure 5

Proposed Wilshire Center Mixed Use District

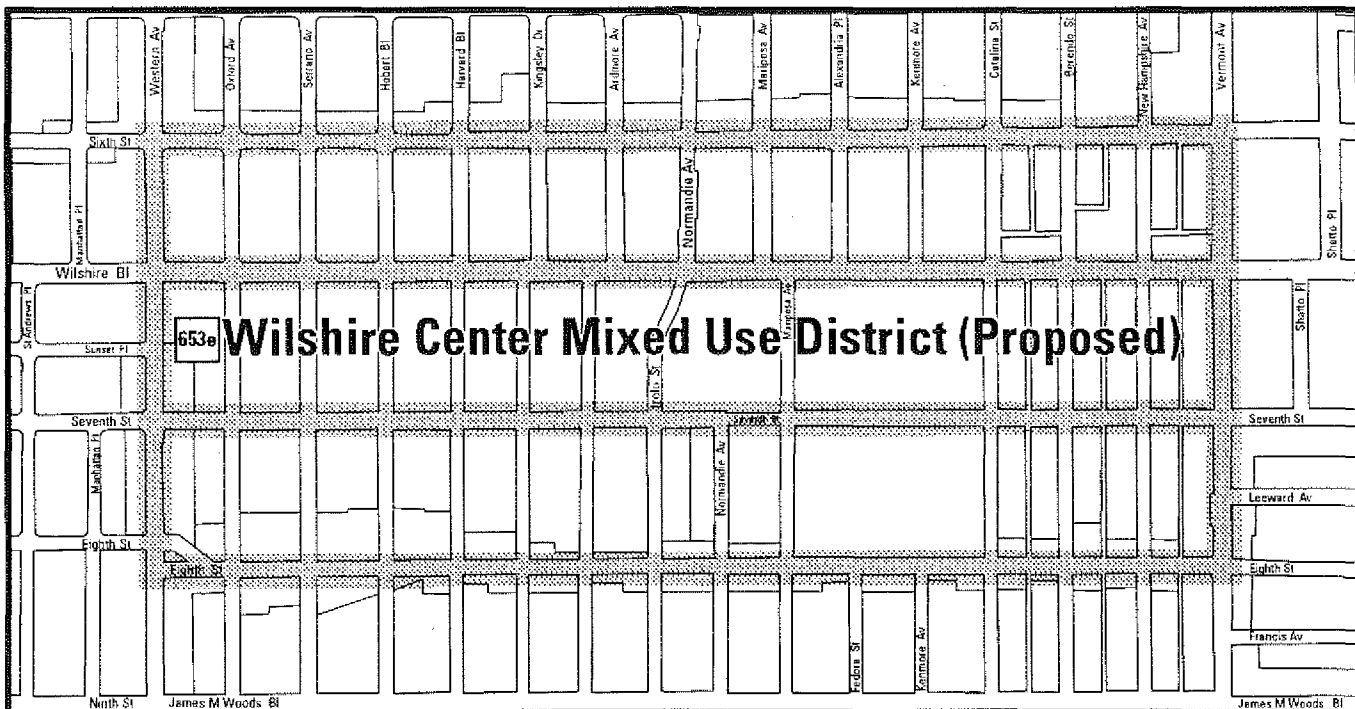


Diagram only, boundaries to be determined.

Wilshire Community Plan Update Program

Figure 6

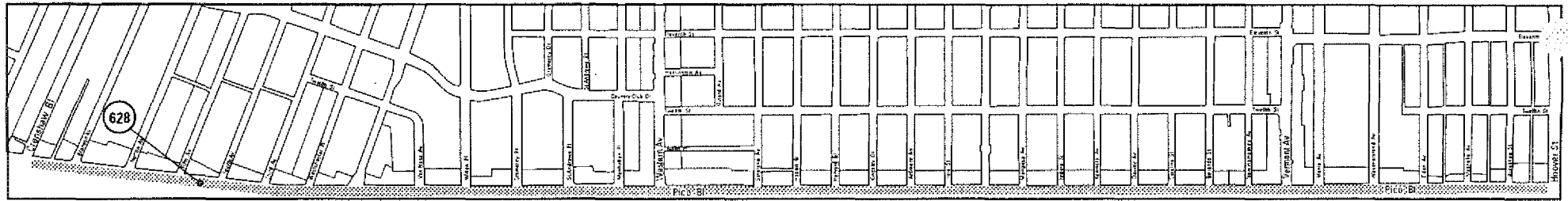
Figure 6

Pico Boulevard: Subarea 628

Pico Boulevard (Crenshaw Boulevard to Hoover Street)

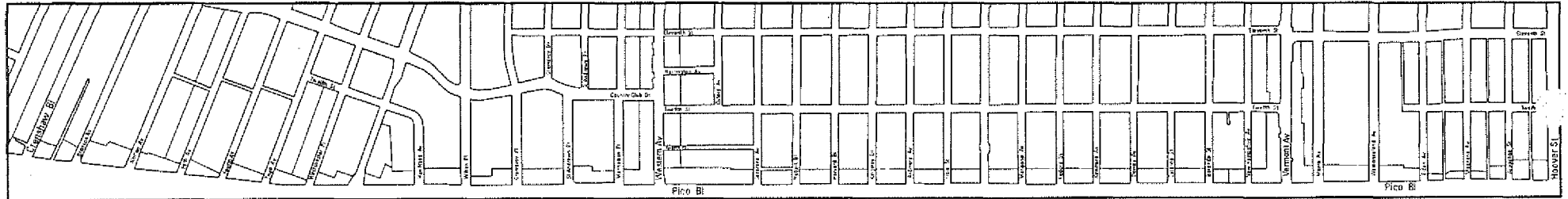
Existing Street Classification	Secondary Highway
Preliminary Recommendation	Major Highway
Revised Recommendation	Keep as Secondary Highway

As Presented at Public Hearing



Change to Major Highway

Revised Recommendation



No Changes to Pico Boulevard

Wilshire Community Plan Update Program

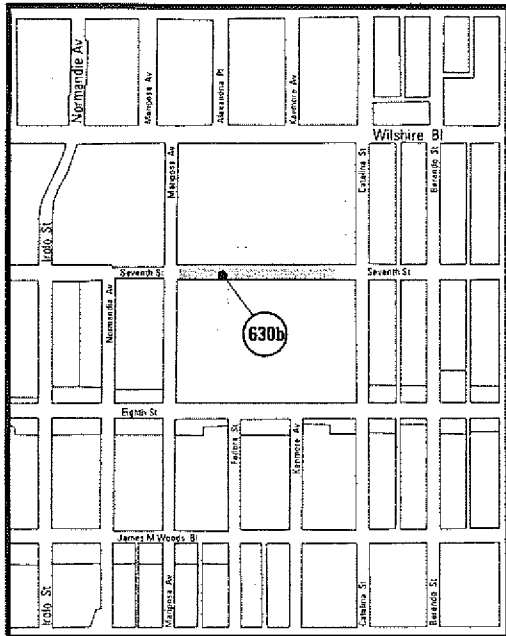
Figure 7

Figure 7

7th Street: Subarea 630b

7th Street (Mariposa Avenue to Catalina Street)

Existing Street Classification	No street exists
Preliminary Recommendation	Not discussed
Revised Recommendation	Secondary Highway



Change to Secondary Highway

Wilshire Community Plan Update Program

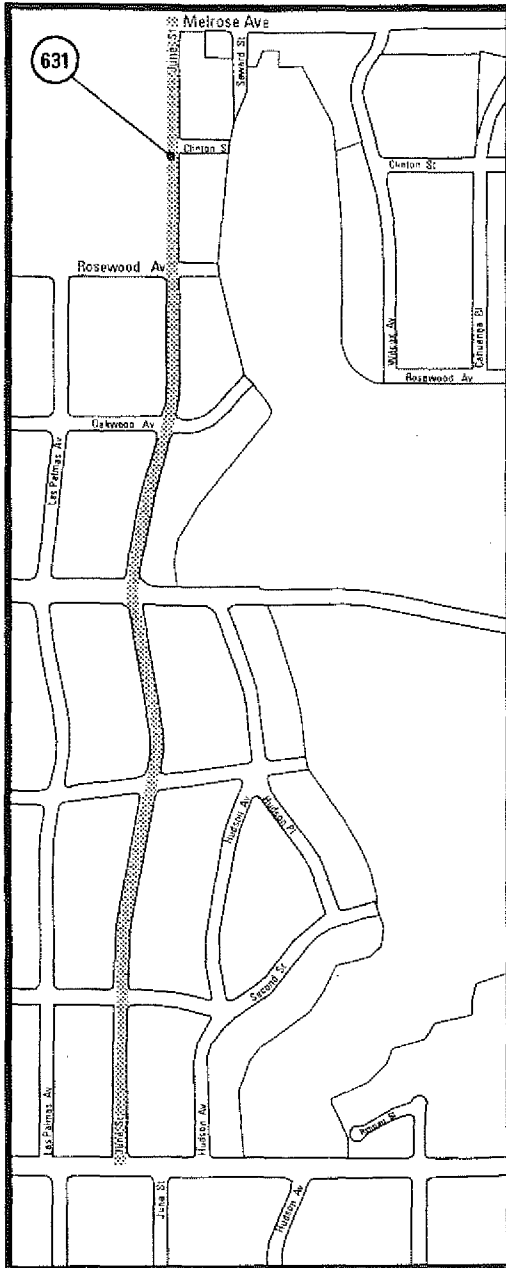
Figure 8

Figure 8

June Street: Subarea 631

June Street (Melrose Avenue to 3rd Street)

Existing Street Classification	Collector Street
Preliminary Recommendation	Local Street
Revised Recommendation	Local Street



Change to Local Street

Wilshire Community Plan Update Program

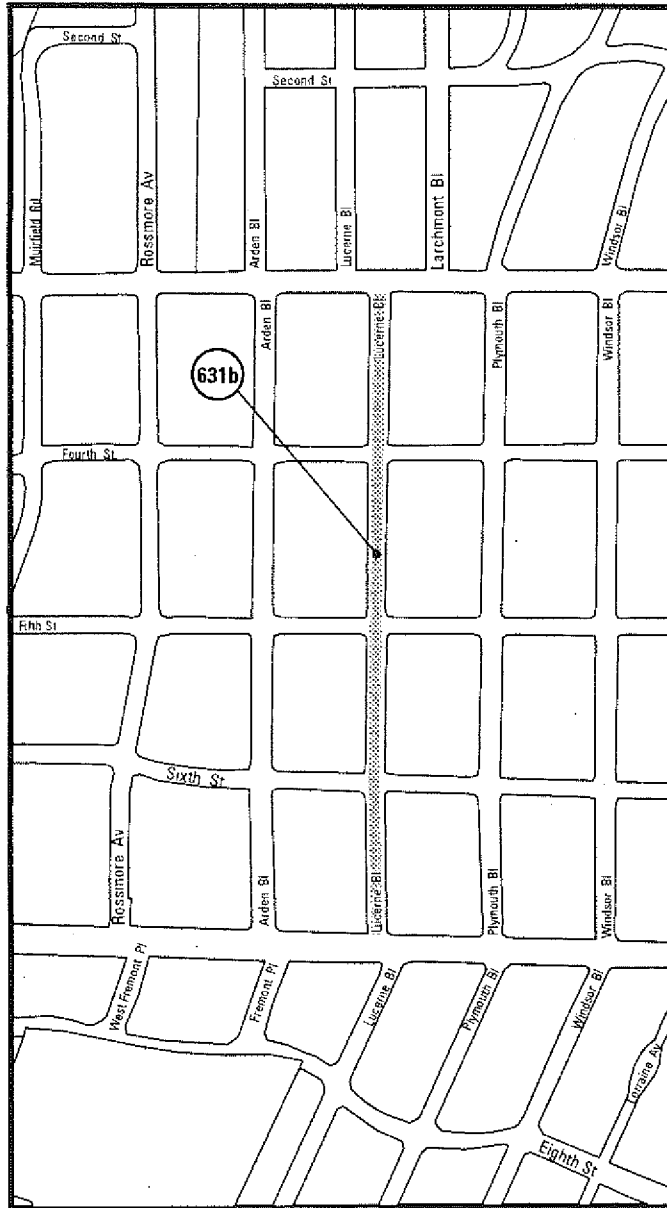
Figure 9

Figure 9

Lucerne Boulevard: Subarea 631b

Lucerne Boulevard (3rd Street to Wilshire Boulevard)

Existing Street Classification	Collector Street
Preliminary Recommendation	Not discussed
Revised Recommendation	Local Street



Change to Local Street

Wilshire Community Plan Update Program

Figure 10

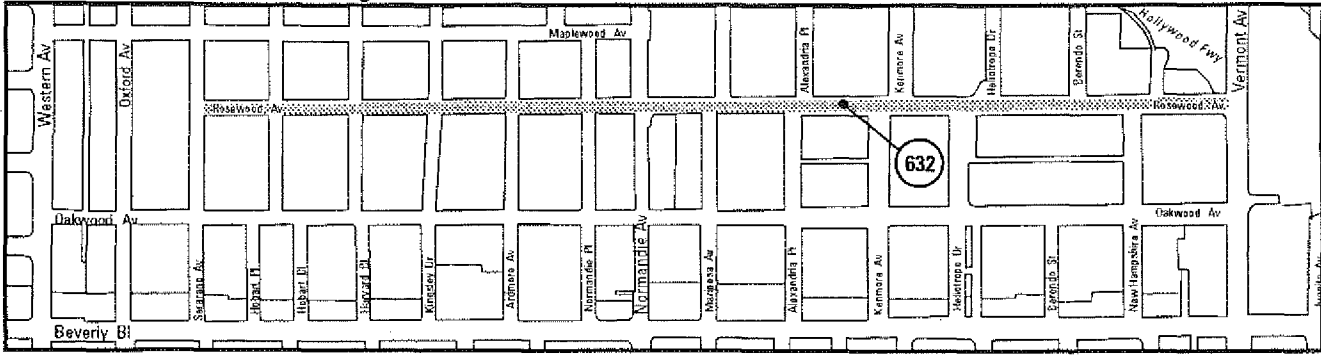
Figure 10

Rosewood Avenue: Subarea 632

Rosewood Avenue (Serrano Avenue to Vermont Avenue)

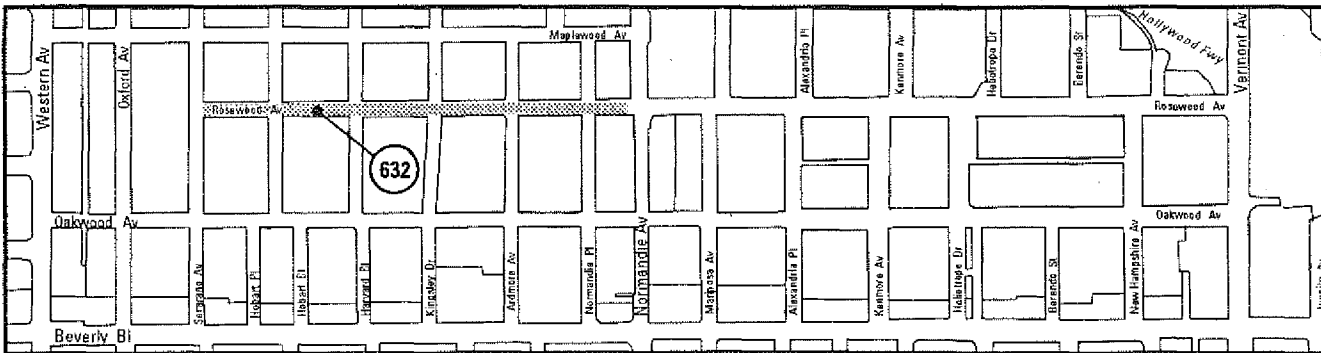
Existing Street Classification	Collector Street
Preliminary Recommendation	Local Street
Revised Recommendation	Local Street: Serrano Avenue to Normandie Avenue

As Presented at Public Hearing



Change to Local Street

Revised Recommendation



Change to Local Street

Wilshire Community Plan Update Program

Figure 11

Figure 11

Eighth Street: Subarea 634

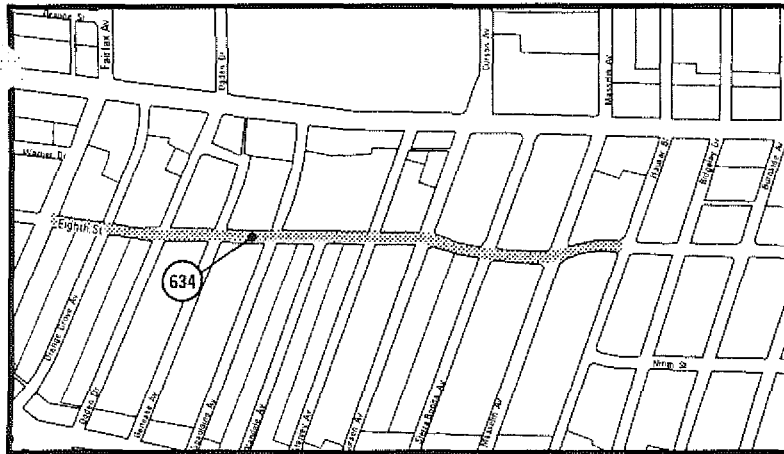
Eighth Street (Fairfax Avenue to Hauser Boulevard)

Existing Street Classification Secondary Highway

Preliminary Recommendation Collector Street

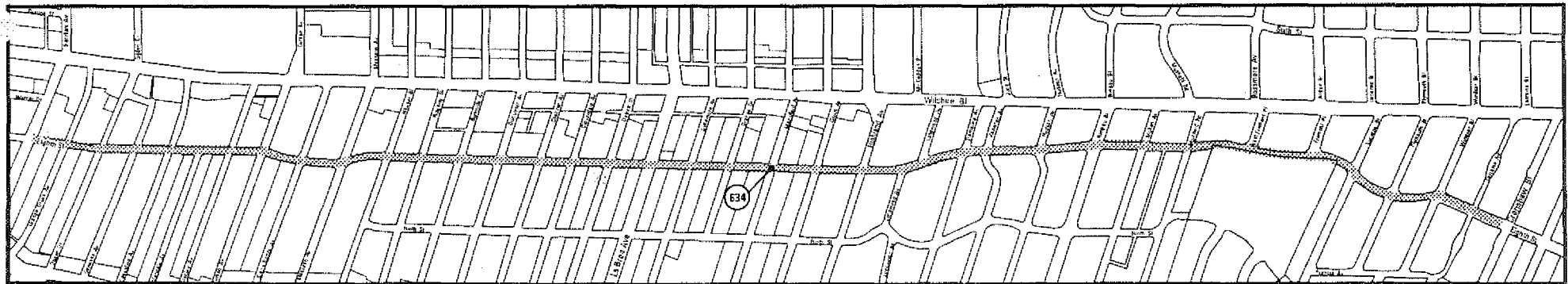
Revised Recommendation Collector Street: Fairfax Avenue to Crenshaw Boulevard

As Presented at Public Hearing



Change to Collector Street

Revised Recommendation



Change to Collector Street

Wilshire Community Plan Update Program

Figure 12

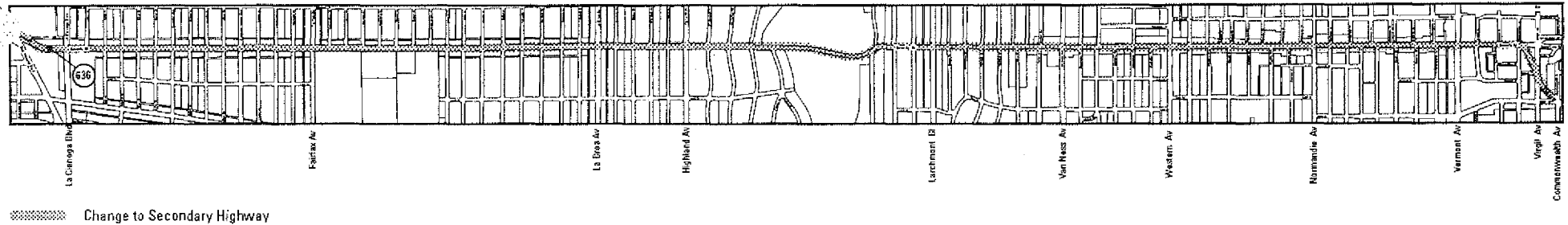
Figure 12

Beverly Boulevard: Subarea 636

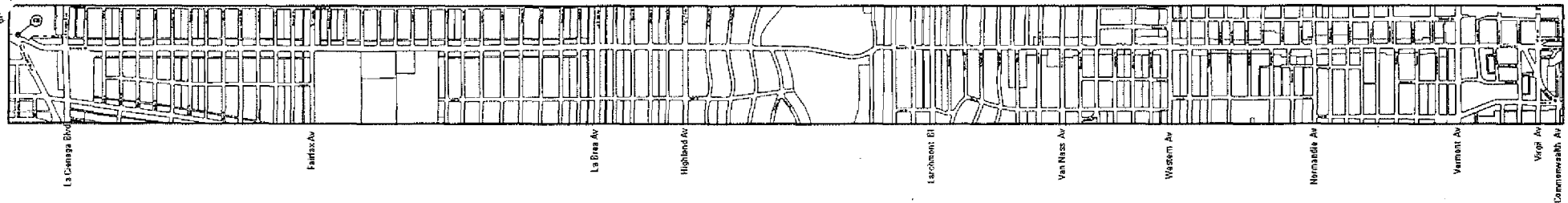
Beverly Boulevard (Beverly Hills City Line to Commonwealth Avenue)

Existing Street Classification	Major Highway
Preliminary Recommendation	Secondary Highway
Revised Recommendation	Keep as Major Highway

As Presented at Public Hearing



Revised Recommendation



No Changes to Beverly Boulevard

Wilshire Community Plan Update Program

Figure 13

Figure 13

Commonwealth Avenue & Virgil Avenue: Subareas 637 & 637b

Subarea 637

Commonwealth Avenue (Beverly Boulevard to Wilshire Boulevard)

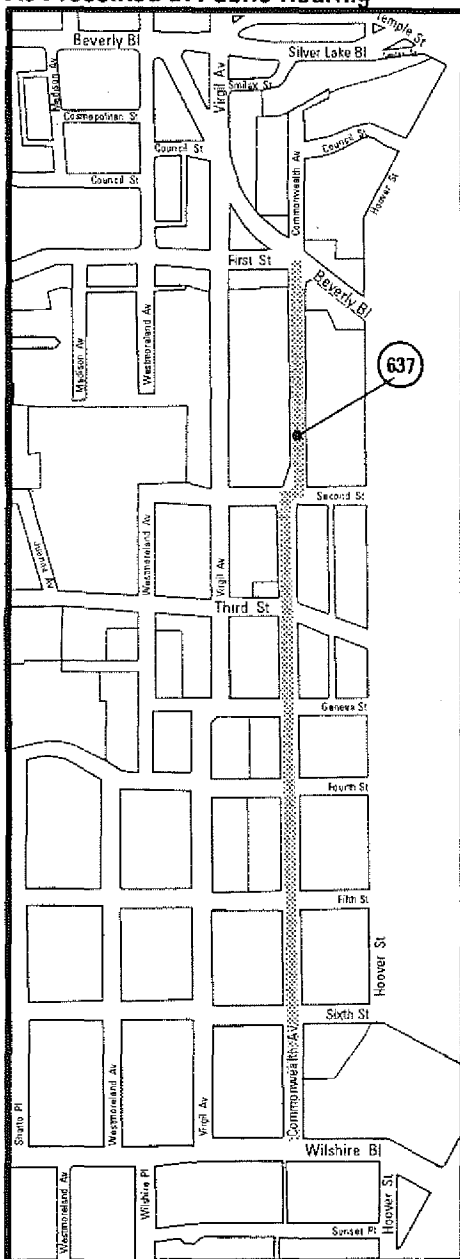
Existing Street Classification	Major Highway
Preliminary Recommendation	Secondary Highway
Revised Recommendation	Collector Street

Subarea 637b

Virgil Avenue (Beverly Boulevard to Wilshire Boulevard)

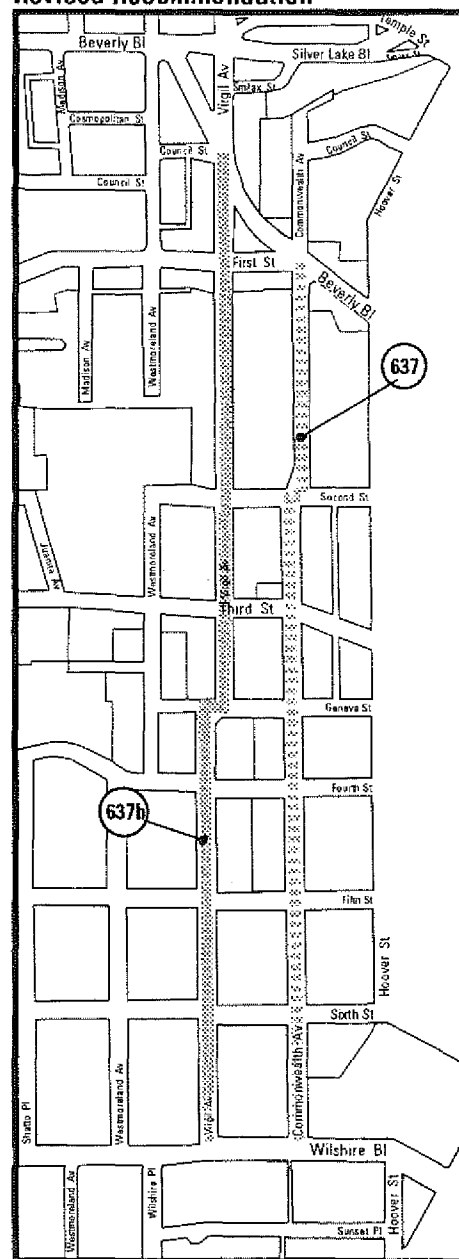
Existing Street Classification	Local Street
Preliminary Recommendation	Not discussed
Revised Recommendation	Secondary Highway

As Presented at Public Hearing



Change to Secondary Highway

Revised Recommendation



Change to Secondary Highway

Change to Collector Street

Wilshire Community Plan Update Program

Figure 14

Figure 14

Redondo Boulevard and Edgeware Place: Subareas 638 & 638b

Subarea 638

Redondo Boulevard (La Brea Avenue to Venice Boulevard)

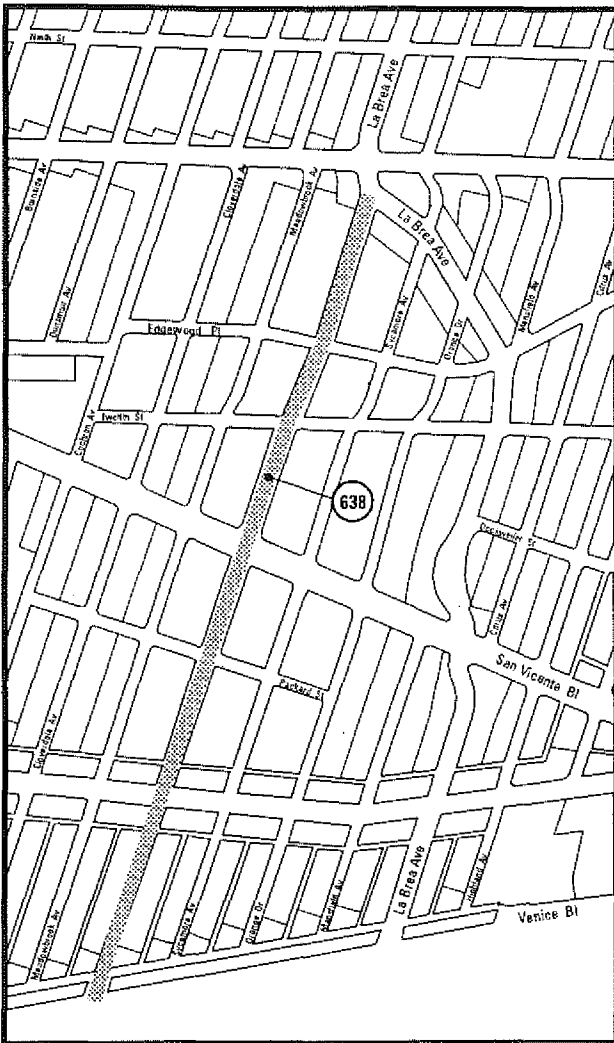
Existing Street Classification	Secondary Highway
Preliminary Recommendation	Modified Collector Street
Revised Recommendation	Modified Collector Street

Subarea 638b

Edgeware Place (Redondo Boulevard to La Brea Avenue)

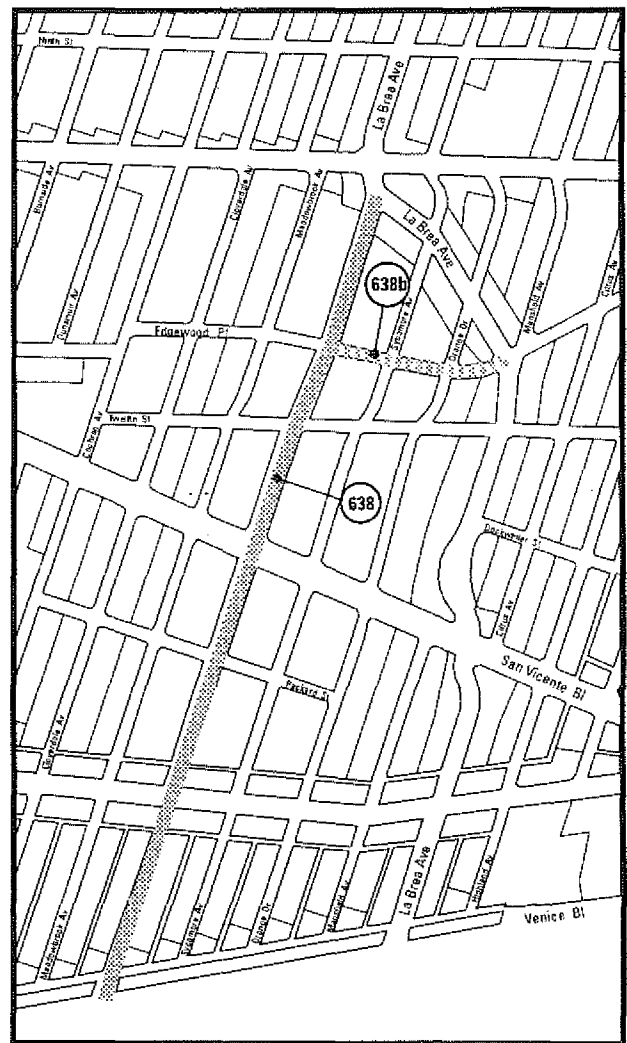
Existing Street Classification	Secondary Highway
Preliminary Recommendation	Not discussed
Revised Recommendation	Collector Street

As Presented at Public Hearing



Change to Modified Collector Street

Revised Recommendation



Change to Modified Collector Street

Change to Collector Street

Wilshire Community Plan Update Program

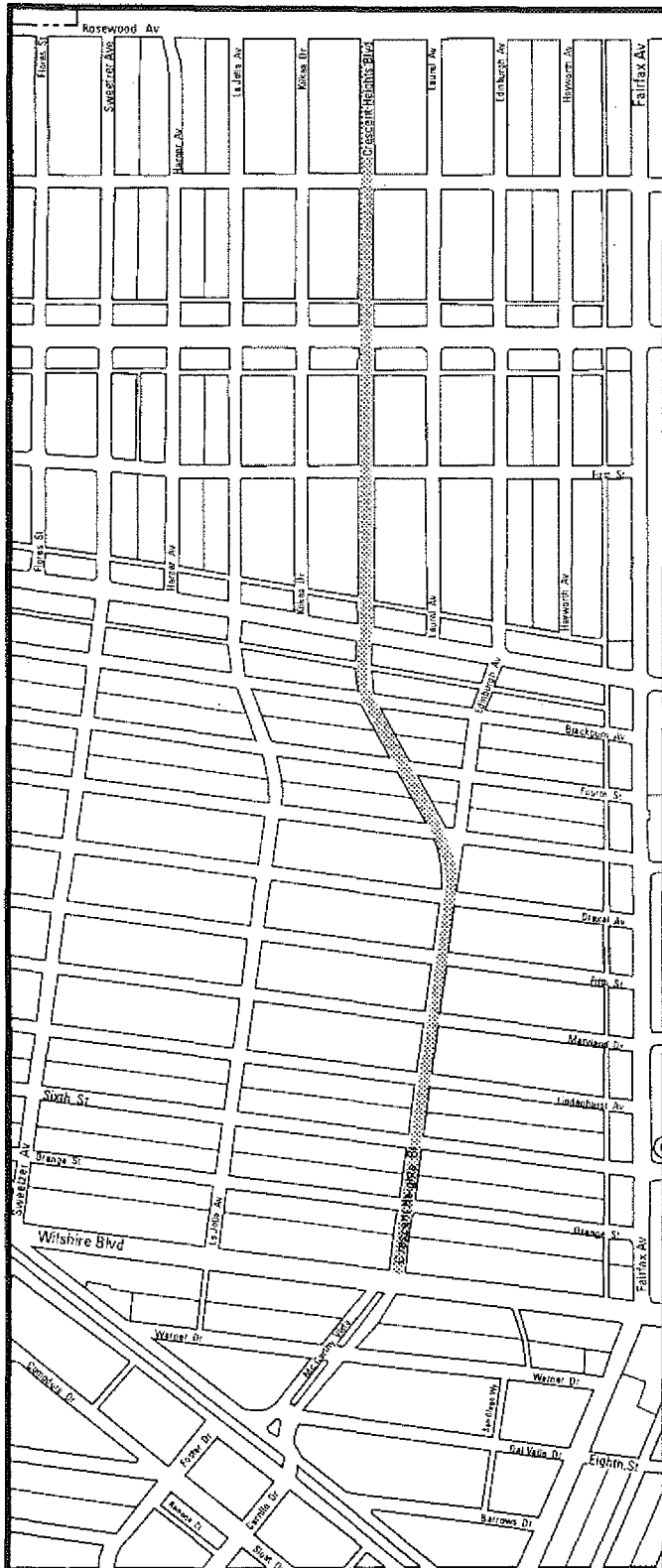
Figure 15

Figure 15

Crescent Heights Boulevard

Crescent Heights Boulevard (Rosewood Avenue to Wilshire Boulevard)

Existing Street Classification	Secondary Highway
Preliminary Recommendation	Not discussed
Revised Recommendation	No change



No Change

Wilshire Community Plan Update Program

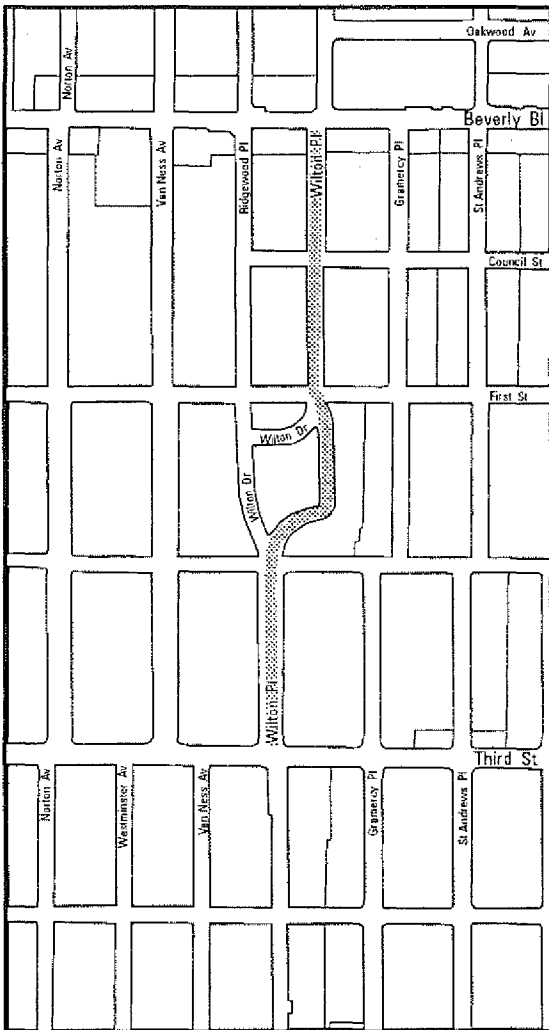
Figure 16

Figure 16

Wilton Place

Wilton Place (Beverly Boulevard to 3rd Street)

Existing Street Classification	Secondary Highway
Preliminary Recommendation	Not discussed
Revised Recommendation	No change



No Change

LOS ANGELES CITY PLANNING DEPARTMENT STAFF REPORT

LOS ANGELES CITY PLANNING COMMISSION

DATE: May 10, 2001
 TIME: After 9:30 a.m.*
 PLACE: 201 N. Figueroa Street
 9th floor
 Los Angeles, CA 90012

Public Hearing held:
January 30 and 31, 2001
Limited Public Hearing Required

CASE NO. CPC 97-0051 CPU**CEQA: EIR 97-0245 (CPU)**

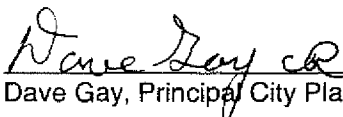
Location: **Wilshire Community Plan Area**
 Council Districts: **1,4,5,10,13**
 Plan Area: **Wilshire**
 Plan Land Use: **Various**
 Zone: **Various**
 District Map: **Various**

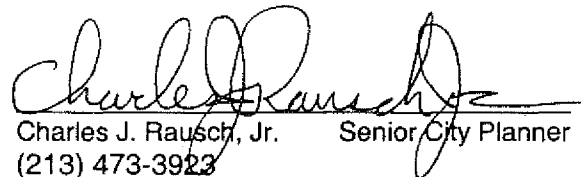
PROJECT: **Wilshire Community Plan Update:** The Wilshire Community Plan Update is intended to identify and refine outdated land use issues and inconsistent zoning, review policies and programs, as well as revise and update the plan map and text.

APPLICANT: City of Los Angeles

RECOMMENDATION:

1. **Approve** the Staff Report as the Commission Report.
2. **Adopt** the attached findings.
3. **Approve and Recommend** that the Mayor approve and the City Council adopt the attached Wilshire Plan Resolution, Wilshire Plan Community Text, and Change Maps (Exhibits A, B, C, D, and E) amending the Wilshire Community Plan as part of the General Plan of the City of Los Angeles.
4. **Approve and Recommend** that the City Council adopt the rezoning actions to effect changes of zone as identified on the Land Use Change Map (Exhibit C) and Land Use Change Matrix (Exhibit F).
5. **Certify** that the Planning Commission has reviewed and considered the Environmental Impact Report (EIR) No. 97-0245 in its determination of approving the proposed plan, and transmit the EIR to the City Council for consideration and appropriate action.


 Dave Gay, Principal City Planner


 Charles J. Rausch, Jr. Senior City Planner
 (213) 473-3923

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, 221 North Figueroa Street, Room 1600, Los Angeles, CA 90012* (Phone No. 213-580-5257). While all written communications are given to the Commission for consideration, the initial packets are sent the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 580-5257.

RESOLUTION

WHEREAS, the Wilshire Community Plan was adopted by the City Council on May 17, 1976, and amended in December, 1988 through the General Plan/Zoning Consistency Program, and by limited amendments through the Periodic Plan Review Program; and

WHEREAS, the Community Plan Update consists of amendments to the Wilshire Community Plan map and text with associated zone and height district changes; and

WHEREAS, the Hearing Examiner, as a representative of the City Planning Commission held public hearings on the preliminary plan on January 30 and 31, 2001; and

WHEREAS, a notice of public hearing was published in the "Metropolitan News-Enterprise" on January 5, 2001, mailed to property owners and distributed through the Council Offices, in accordance with Section 12.32-C1 of the Los Angeles Municipal Code; and

WHEREAS, the City Planning Commission conducted a limited public hearing on May 10, 2001; and

WHEREAS, notice of the limited public hearing was published in the "Metropolitan News-Enterprise" and mailed to all interested parties on Monday, April 16, 2001, in accordance with Section 12.32-C1 of the Los Angeles Municipal Code; and

WHEREAS, evidence, both written and oral, was duly presented to and considered by the City Planning Commission at the aforesaid public hearing, including but not limited to a staff report, exhibits, appendices, and public testimony; and

WHEREAS, the amendments to the Wilshire Community Plan reflect changes in land use policies that have occurred in the community since the current plan was adopted; and

WHEREAS, the City Council has reviewed and considered the Environmental Impact Report (EIR) No. 97-0245 in its determination of adopting the proposed plan; and

WHEREAS, pursuant to the City Charter and ordinance provisions, the Mayor and the City Planning Commission have transmitted their recommendations.

NOW, THEREFORE, BE IT RESOLVED, that the Wilshire Community Plan with associated zone and height district changes be amended.

BE IT FURTHER RESOLVED that the Environmental Impact Report has been found adequate to comply with the California Environmental Quality Act and the State and City Guidelines relating thereto and, that the City Council hereby certifies the Environmental Impact Report and instructs that a "Notice of Determination" be filed with the Los Angeles County Clerk and the Los Angeles City Clerk, in accordance with Article VI, Sections 11b and 11d of the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970, as amended.