

# CITY OF LOS ANGELES

CALIFORNIA



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MAYOR

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JUNE LAGMAY  
City Clerk

HOLLY L. WOLCOTT  
Executive Officer

December 10, 2010

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council file No. 10-1843, at its meeting held December 8, 2010.



City Clerk  
VCW

#40

TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

FILE NO. 10-1843

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and RESOLUTION relative to relative to a proposed General Plan Amendment to add a footnote to the West Adams-Baldwin Hills-Leimert, South Los Angeles, and Southeast Los Angeles Community Plans that regulates the establishment of new standalone Fast-Food Establishments.

Recommendations for Council action:

1. FIND that this action is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines.
2. ADOPT the FINDINGS of the Director of Planning as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION, approved by the Mayor and the Director of Planning, relative to a proposed General Plan Amendment to add a footnote to the West Adams-Baldwin Hills-Leimert, South Los Angeles, and Southeast Los Angeles Community Plans to prohibit the issuance of permits for new, or additions to, existing standalone Fast Food Establishments located on all properties with a General Plan Land Use designation of Commercial and Industrial that are located on Major Highway Class I, Major Highway Class II, Secondary Highways, or Collector Streets, but excluding all properties within Council Districts 5 and 15, and that portion of Council District 10 north of the Interstate 10 Freeway, as modified by the PLUM Committee and attached to Council file No. 10-1843.

Applicant: City of Los Angeles

CPC-2010-2278-GPA

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

Community Impact Statement: None submitted.

**TIME LIMIT FILE - FEBRUARY 12, 2011**

**(LAST DAY FOR COUNCIL ACTION – FEBRUARY 11, 2011)**

Summary:

At the public hearing held on December 6, 2010, the Planning and Land Use Management (PLUM) Committee considered communications from the Mayor and Director of Planning and Resolution relative to a proposed General Plan Amendment to add a footnote to the West Adams-Baldwin Hills-Leimert, South Los Angeles, and Southeast Los Angeles Community Plans that regulates the establishment of new standalone Fast-Food Establishments located on all properties assigned a General Plan Land Use designation of Commercial and Industrial, located on Major Highway Class I, Major Highway Class II, Secondary Highways, or Collector Streets.

During the discussion of this matter, Planning Department staff presented an overview of the report and addressed related questions from the Committee. Comments were heard from the public, including representatives of McDonald's, and the Chamber of Commerce. In addition, staff from Council District 5 requested that the portion within Council District 5 be removed from the subject area as the Council Office is trying to attract restaurants to that area. Staff for Council District 10 requested that the portion of the district north of the 10 freeway be excluded from the subject area. Comments were also provided by staff of CDs 8 and 9 expressing support for the proposal and stating that additional changes had been made in an effort to address some of the concerns brought to their attention. Councilmember Krekorian also recommended that language be added to clarify the exemption of the replacement of existing structures. After an opportunity for public comment, the PLUM Committee recommended that Council approve the proposed General Plan Amendment, as modified by the changes submitted by the Council Offices and Councilmember Krekorian. This matter is now forwarded to Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	ABSENT
KREKORIAN:	YES

PYL  
CDs 1,8,9,10  
12-7-10  
10-1843\_rpt\_plum\_12-7-10.doc

**ADOPTED**  
*\*as amended*  
DEC 8 2010  
*see attached Motion*  
**LOS ANGELES CITY COUNCIL**

- Not Official Until Council Acts -

**MOTION**

I HEREBY MOVE that Council ADOPT the following recommendations relative to a proposed General Plan Amendment to add a footnote to the West Adams-Baldwin Hills-Leimert, South Los Angeles, and Southeast Los Angeles Community Plans that regulates the establishment of new standalone Fast-Food Establishments:

1. AMEND the proposed General Plan Amendment to strike criteria No. 4 regarding 30% minimum lot coverage.
2. CLARIFY the intent of exempting demolitions of existing fast food restaurants and remodels; complete rebuilds on existing sites should not be subject to a square footage limitation.

PRESENTED BY \_\_\_\_\_

JAN PERRY

Councilmember, 9th District

SECONDED BY \_\_\_\_\_

BERNARD PARKS

Councilmember, 8th District

December 8, 2010

CF 10-1843

**ADOPTED**

DEC 8 2010

**LOS ANGELES CITY COUNCIL**

## **RESOLUTION**

**WHEREAS**, California Government Code Section 65300 requires that each City shall adopt a General Plan for the long-term physical development of their respective boundaries; and

**WHEREAS**, the West Adams-Baldwin Hills-Leimert, South Los Angeles, and Southeast Los Angeles Community Plans comprise a portion of the required Land Use Element of the City's General Plan and form the South Los Angeles Planning Area; and

**WHEREAS**, the South Los Angeles Planning area is represented by Council Districts 1, 5, 8, 9, 10, and 15; and

**WHEREAS**, City Charter Section 555 enables the City Council of the City of Los Angeles to amend the General Plan, in whole or in part; and

**WHEREAS**, statistics show that there is an overconcentration of Fast Food Establishments, as defined by LAMC 16.05 B.3, within the South Los Angeles Planning Area compared to other portions of the City of Los Angeles.

**WHEREAS**, this overconcentration has Planning and Land Use implications due to the absence of any Specific Plan, Community Design Overlay, existing General Plan policies or programs, or other Planning document that regulates the concentration and design of Fast Food Establishments; and

**WHEREAS**, the limited availability of land in the South Los Angeles Planning Area necessitates a permanent regulation to ensure diverse retail and dining opportunities for the community; and

**WHEREAS**, an Interim Control Ordinance (Ordinance 180,103), that placed temporary land use regulations on new standalone Fast Food Establishments, expired on September 14, 2010; and

**WHEREAS**, the proposed General Plan Amendment is consistent with the goals and policies of the existing three South Los Angeles Community Plans; and

**WHEREAS**, the City Planning Commission held a Public Hearing on October 14, 2010 and recommended that the Mayor and City Council approve the proposed General Plan Amendment to add a footnote to the three South Los Angeles Community Plans to regulate new standalone Fast Food Establishments; and

**WHEREAS**, the proposed General Plan Amendment exempts new Fast Food Establishments that are integrated into a mixed-used development or other joint-tenant commercial center to promote a combination of commercial/retail uses and walkable communities; and

**WHEREAS**, per California Environmental Quality Act (CEQA) guideline 15061, the City of Los Angeles approved and published a Categorical Exemption (ENV-2010-2279-CE) for the proposed General Plan Amendment on August 20, 2010;

**NOW, THEREFORE, BE IT RESOLVED**, that a General Plan Amendment be adopted to add a footnote to the West Adams-Baldwin Hills-Leimert, South Los Angeles, and Southeast Los Angeles Community Plans to prohibit the issuance of permits for new, or additions to, existing standalone Fast Food Establishments on all properties with a General Plan Land Use designation of Commercial and Industrial that are located on Major Highway Class I, Major Highway Class II, Secondary Highways, or Collector Streets, but excluding all properties within Council District 5 and 15, and that portion of Council District 10 north of the Interstate 10 Freeway. Exemptions from such prohibition and the City Planning Department approval process shall be available on an accompanying Zoning Information File (ZI).

MOVED: \_\_\_\_\_

SECONDED: \_\_\_\_\_

I CERTIFY THAT THE FOREGOING  
RESOLUTION WAS ADOPTED BY THE  
COUNCIL OF THE CITY OF LOS ANGELES  
AT ITS MEETING OF DEC 08 2010  
BY A MAJORITY OF ALL ITS MEMBERS.



JUNE LAGMAY  
CITY CLERK

BY Victoria Williams  
DEPUTY