

**TRANSMITTAL**

To:

**THE COUNCIL**

Date:

DEC 10 2008

From:

**THE MAYOR**

**TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.**

  
Eric Garcetti  
Mayor

Ana Guerrero)

DEPARTMENT OF  
**CITY PLANNING**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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PRESIDENT  
DANA M. PERLMAN  
VICE-PRESIDENT  
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DAVID H. J. AMBROZ  
MARIA CABILDO  
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CALIFORNIA



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MAYOR

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November 20, 2013

Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Mail Stop 160

City Planning Case No.: CPC-1995-148-GPC  
Council District No.: 14  
Central City North Community Plan

Dear Honorable Council Members:

**CORRECTION ORDINANCE AND GENERAL PLAN AMENDMENT RESOLUTION: GENERAL PLAN/ZONING CONSISTENCY PROGRAM, PUBLIC FACILITIES, FOR THE CENTRAL CITY NORTH COMMUNITY PLAN (740 EAST TEMPLE STREET)**

The subject action corrects the underlying General Plan Land Use Designation from Public Facilities to Heavy Manufacturing and corrects the zoning from PF-1XL to M3-1.

Pursuant to Section 559 of the City Charter, I have reviewed the findings of the City Planning Commission with respect to their actions on September 21, 1995, as part of City Planning Case No. CPC-1995-148-GPC, wherein the subject designations were made in error as part of the larger community plan revision adoption process, and on behalf of the Commission, I adopt their findings and approve the subject correction ordinance and resolution and recommend that they be adopted. As corrected, I find that my action conforms to the intent of the City Planning Commission on this matter.

Pursuant to Council Rule No. 38, transmitted herewith is the Correction Ordinance and Plan Amendment, together with findings, which I recommend for adoption by your Honorable Body.

Sincerely,

Michael J. LoGrande  
Director of Planning

Patricia Diefenderfer  
Senior City Planner

Attachments

**Discussion**

The subject properties are six contiguous parcels located within the Central City North Community Plan area on the eastern edge of a block bounded by Temple Street, Center Street, and Banning Street. The lots are currently used as a parking lot. The City Planning Commission approved and the City Council adopted a zone change from M3-1 to PF-1XL for the subarea as part of the Public Facilities Phase of the General Plan/Zoning Code Consistency Program for the Central City North Community Plan. At the time the ordinance was being prepared, the subject lots were privately owned. The Planning Department prepared an ordinance that misinterpreted the ownership of the subject lots and rezoned them to PF-1VL as if they were publicly owned. The subject correction ordinance and plan amendment resolution restores the previous zoning and corrects that error consistent with the intent of the City Planning Commission and the City Council of applying the PF Zone only to public, rather than private, properties.

**History**

The history of the General Plan/Zoning Consistency Program for the subject property is as follows:

- |                    |  |
|--------------------|--|
| September 21, 1995 | City Planning Commission recommends approval of zone changes and Plan Amendments as part of the Public Facilities phase of the General Plan/Zoning Consistency program for the Central City North Community Plan area (CPC-1995-148-GPC) |
| April 17, 1996     | City Council adopts the plan amendment and Ordinance No. 171,037, effective June 11, 1996.   |

**Findings**

The subject property is located within the Central City North Community Plan area, adopted by the City Council on December 15, 2000.

The corrected ordinance and plan amendment are in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan in that the subject property is privately owned. Applying the PF Zone to private property is not the intent of the City Planning Commission and the City Council.

The corrected ordinance to restore the M3-1 zone and resolution to restore the Heavy Manufacturing General Plan Land Use designation will not relate to nor have an effect upon other General Plan elements, specific plans, or other plans in preparation by the Department of City Planning.

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

The environmental document for the Central City North Community Plan update, ND-95-0188-CPU, was adopted by the City Council on April 17, 1996.

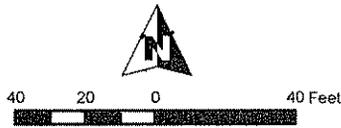
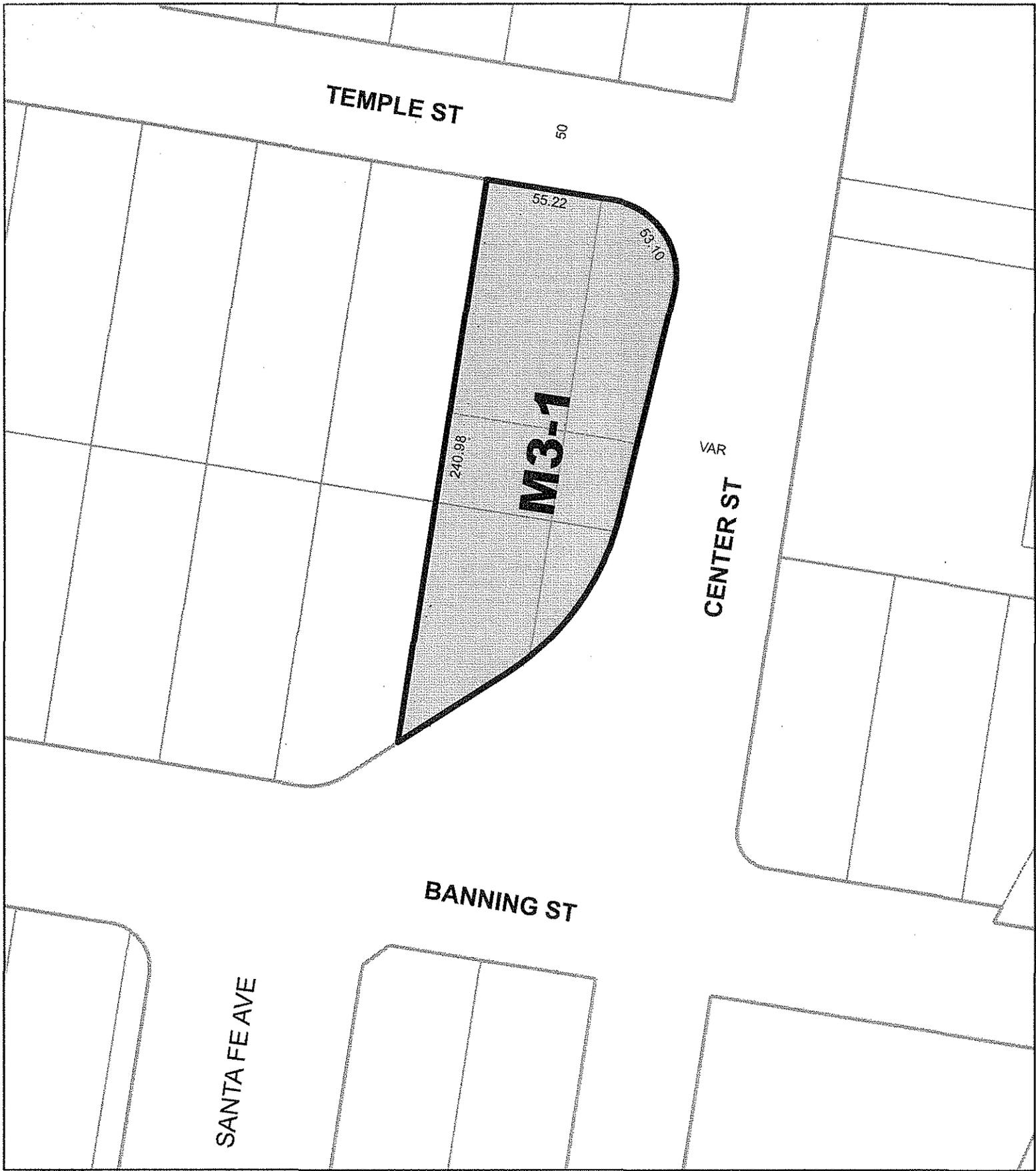
Based on the above findings, the corrected ordinance is deemed to be consistent with the public necessity, convenience, general welfare, and good planning and zoning practice.

ORDINANCE NO. \_\_\_\_\_

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

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

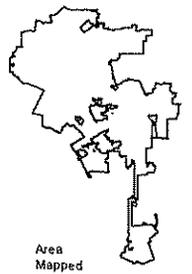
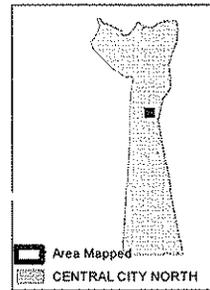
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the Zoning map shall be as follows:



C.M.129 A 217, 130-5 A 217	CPC-1995-148-GPC
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Sec. \_\_\_\_ The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

\_\_\_\_\_  
Holly L. Wolcott, City Clerk

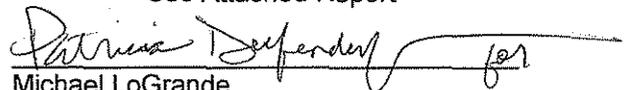
By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Pursuant to Section 559 of the City Charter,  
I approve this ordinance on behalf of the  
City Planning Commission and recommend  
that it be adopted...

November 20, 2013  
See Attached Report

  
\_\_\_\_\_  
Michael LoGrande  
Director of Planning

File No. \_\_\_\_\_

DEPARTMENT OF  
**CITY PLANNING**  
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November 20, 2013

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

City Planning Case No.: CPC-1995-148-GPC  
Council District No.: 14  
Central City North Community Plan

**CORRECTION ORDINANCE AND GENERAL PLAN AMENDMENT RESOLUTION: GENERAL PLAN/ZONING CONSISTENCY PROGRAM, PUBLIC FACILITIES, FOR THE CENTRAL CITY NORTH COMMUNITY PLAN (740 EAST TEMPLE STREET)**

Dear Mayor Garcetti,

Pursuant to Section 555 of the City Charter transmitted herewithin is the correction ordinance and general plan amendment resolution, together with findings, recommended for adoption. The subject ordinance and resolution restore the M3-1 Zone and the corresponding land use designation of Heavy Manufacturing for privately owned parcels within a portion of Subarea 240 of Ordinance No. 171,037 as a part of the Community Plan Revision Program for the Central City North Community Plan area.

On behalf of the City Planning Commission, as evidenced by the attached findings, I find the proposed reclassification is compatible with the objectives, policies, and programs of the Central City North Community Plan, and adjacent land uses.

The proposed general plan amendment is submitted to the Mayor for recommendation to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code.

## RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the Director of Planning on behalf of the City Planning Commission relative to the General Plan Amendments; and
2. Approve and recommend that City Council adopt the attached Findings; and
3. Recommend that the City Council adopt by Resolution the proposed General Plan Amendment for parcels located at 740 East Temple Street as set forth in the attached exhibits; and
4. Recommend that the City Council direct staff to revise the Central City North Community Plan in accordance with this action.

Sincerely,

Michael J. LoGrande  
Director of Planning

  
Patricia Diefenderfer  
Senior City Planner

## Attachments

1. Discussion and Findings
2. Correction Ordinance and Zone Change Map
3. Resolution Amending the Central City North Community Plan
4. General Plan Amendment Map

**Discussion**

The subject properties are six contiguous parcels located within the Central City North Community Plan area on the eastern edge of a block bounded by Temple Street, Center Street, and Banning Street. The lots are currently used as a parking lot. The City Planning Commission approved and the City Council adopted a zone change from M3-1 to PF-1XL for the subarea as part of the Public Facilities Phase of the General Plan/Zoning Code Consistency Program for the Central City North Community Plan. At the time the ordinance was being prepared, the subject lots were privately owned. The Planning Department prepared an ordinance that misinterpreted the ownership of the subject lots and rezoned them to PF-1VL as if they were publicly owned. The subject correction ordinance and plan amendment resolution restores the previous zoning and corrects that error consistent with the intent of the City Planning Commission and the City Council of applying the PF Zone only to public, rather than private, properties.

**History**

The history of the General Plan/Zoning Consistency Program for the subject property is as follows:

- September 21, 1995      City Planning Commission recommends approval of zone changes and Plan Amendments as part of the Public Facilities phase of the General Plan/Zoning Consistency program for the Central City North Community Plan area (CPC-1995-148-GPC)
- April 17, 1996            City Council adopts the plan amendment and Ordinance No. 171,037, effective June 11, 1996.

**Findings**

The subject property is located within the Central City North Community Plan area, adopted by the City Council on December 15, 2000.

The corrected ordinance and plan amendment are in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan in that the subject property is privately owned. Applying the PF Zone to private property is not the intent of the City Planning Commission and the City Council.

The corrected ordinance to restore the M3-1 zone and resolution to restore the Heavy Manufacturing General Plan Land Use designation will not relate to nor have an effect upon other General Plan elements, specific plans, or other plans in preparation by the Department of City Planning.

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

The environmental document for the Central City North Community Plan update, ND-95-0188-CPU, was adopted by the City Council on April 17, 1996.

Based on the above findings, the corrected ordinance is deemed to be consistent with the public necessity, convenience, general welfare, and good planning and zoning practice.

## RESOLUTION

**WHEREAS** six privately owned parcels located at 740 East Temple Street are currently zoned PF-1XL and designated for Public Facilities land use on the Central City North Community Plan Map, adopted by the City Council on April 17, 1996, pursuant to City Plan Case No. 1995-148-GPC; and

**WHEREAS** the property owner of 740 Temple Street requested a zoning correction ordinance for the subject properties from PF-1XL to M3-1 with a corresponding plan amendment to re-designate the two properties from Public Facilities to Heavy Industrial within the Central City Community Plan; and

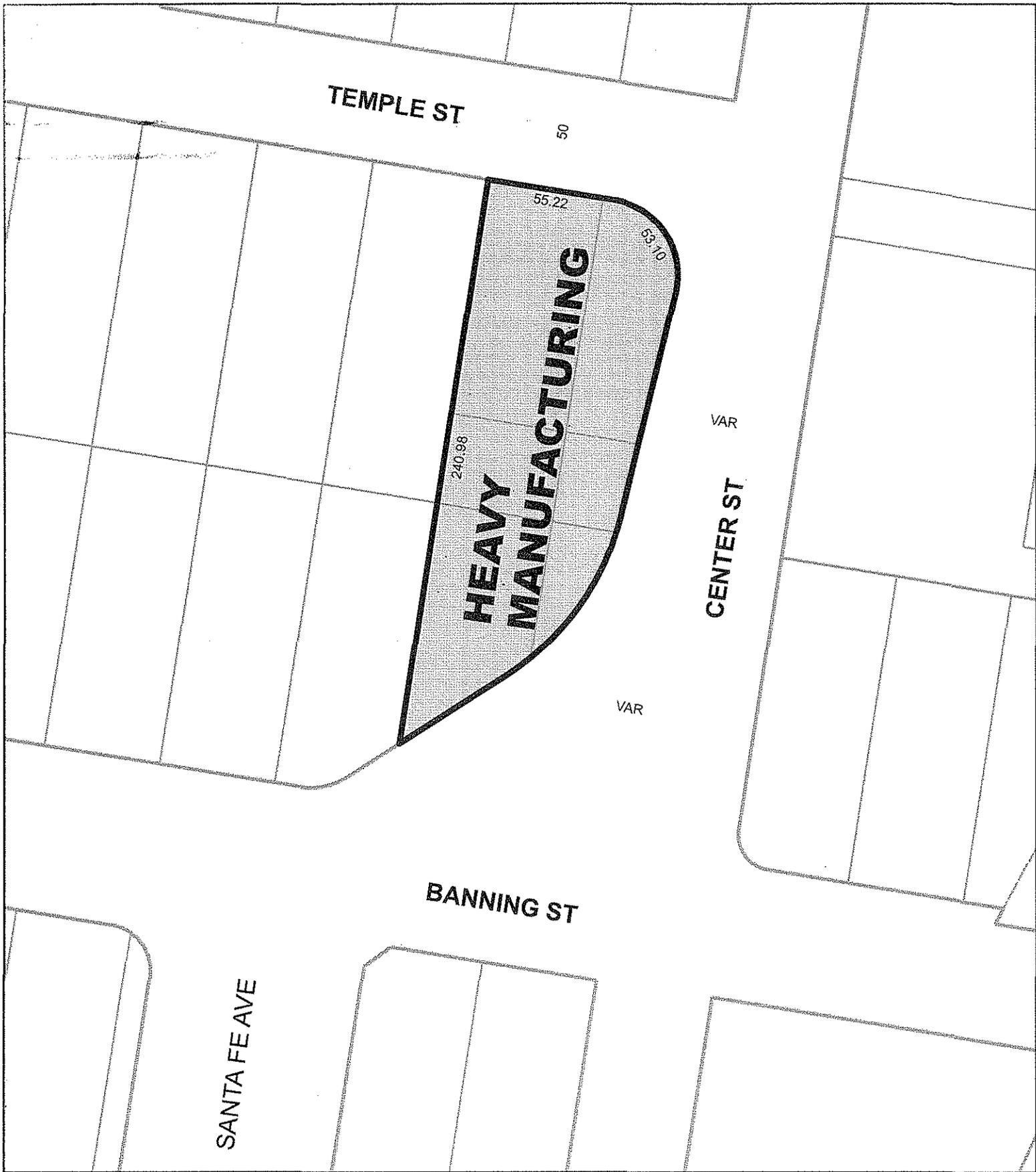
**WHEREAS** the PF Zone and Public Facilities land use designation are solely applicable to public land; and

**WHEREAS** before April 17, 1996, the subject property was zoned M3-1, corresponding to Heavy Manufacturing land use; and

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

**WHEREAS** the requested General Plan Amendment is consistent with the intent and purposes of the Central City North Community Plan to designate land use in an orderly and unified matter; and

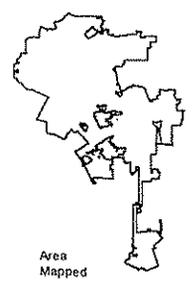
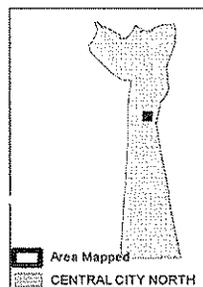
**NOW THEREFORE BE IT RESOLVED** that the Central City North Community Plan be amended as shown on the attached General Plan Amendment Map.



C.M.129 A 217, 130-5 A 217      CPC-1995-148-GPC

LH/

100713



## TRANSMITTAL TO CITY COUNCIL

<b>Case No.</b> CPC-1995-148-GPC	<b>Planning Staff Name(s) and Contact No.</b> Nick Maricich – 213-978-1240	<b>C.D. No.</b> 14
<b>Related Case No(s).</b>	<b>Last Day to Appeal</b>	

<b>Location of Project</b>  Central City North Community Plan
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<b>Applicant(s) and Representative(s) Name(s) and Contact Information, if available.</b>  Applicant: City of Los Angeles
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<b>Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.</b> Not Applicable
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**Final Project Description** (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

<b>Project description:</b>  A correction ordinance and general plan amendment resolution to restore the M3-1 Zone and the corresponding land use designation of Heavy Manufacturing for privately owned parcels within a portion of Subarea 240 (740 East Temple Street) of Ordinance 171,037 as part of the Community Plan Revision Program for the Central City North Community Plan
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<b>Items Appealable to Council</b>  NOT APPLICABLE
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<b>Fiscal Impact Statement</b> <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small>		
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 Iris F. Awakuni, City Planner	11-26-2013  DATE:
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