

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2015-1295-HD-ZC	ENV-2015-1296-ND	CD-13 (O'Farrell)
PROJECT ADDRESS:		
Parcels and portions thereof located between Blake Avenue and the Los Angeles River, north of Altman Street and south of Marsh Street; parcels north and south along Allesandro Street east of Crystal Street; parcels located between Blimp Street and Gail Street; parcels located at the eastern termination of Ripple Place; and parcels located at the terminus of Glover Place, between the Los Angeles River and Crystal Street.		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
City Initiated Council File 14-0214 (O'Farrell-LaBonge)	213-998-0627	Alex.Heath@LACity.org
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Alex Heath	213-998-0627	Alex.Heath@LACity.org
APPROVED PROJECT DESCRIPTION:		
Update existing Q Conditions in place in Subarea 33A established by Ordinance No. 176,825 and portions of Subarea 33B and all of Subarea 33C in Ordinance No. 180154. Establish new set of Q Conditions for selected Los Angeles River adjacent parcels with a designated General Plan Land Use of Commercial Manufacturing that put in place additional development standards and restrictions for new residential and commercial uses, in addition to a decrease of the height district.		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

Recommended Actions:

1. **Approve and Recommend** that the City Council **Adopt** an amendment to update current Q Conditions from properties within Subarea 33a, portions of Subarea 33b, and Subarea 33c, of ordinance 176,825, with an added condition that the overall height of any structure not exceed 36 feet
2. **Approve and Recommend** that the City Council **Adopt** a Height District change from Height District 1VL to 1XL.
3. **Approve and Recommend** that the City Council **Adopt** a Zone Change from M2 to [Q]CM, incorporating the qualified conditions herein
4. **Recommend** that the city council **Adopt** negative declaration ENV-2015-1296-ND (Negative Declaration) as the environmental clearance.
5. **Adopt** the attached findings

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

FINAL ENTITLEMENTS NOT ADVANCING:

ITEMS APPEALED:

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination <input checked="" type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Zone Change Map <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input type="checkbox"/> Land Use <input type="checkbox"/> Other	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption <input checked="" type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Mitigation Monitoring Program <input type="checkbox"/> Other	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
NOTES / INSTRUCTION(S):			
FISCAL IMPACT STATEMENT:			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <p style="text-align: right;">*If determination states administrative costs are recovered through fees, indicate "Yes".</p>			
PLANNING COMMISSION:			
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission			
PLANNING COMMISSION HEARING DATE:		COMMISSION VOTE:	
April 9, 2015		8 - 0	
LAST DAY TO APPEAL:		APPEALED:	
N/A		NO	
TRANSMITTED BY:		TRANSMITTAL DATE:	
James K. Williams		SEP 08 2015	



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: SEP 08 2015

CASE NO.: CPC-2015-1295-HD-ZC
CEQA: ENV-2015-1296-ND

Location: Parcels between Blake Ave. and
the Los Angeles River

Council Districts: 13 – O'Farrell

Plan Areas: Silver Lake-Echo Park-Elysian
Valley

Request: Code Amendment

CORRECTED COPY*

Applicant: City of Los Angeles, Department of City Planning

At its meeting on August 13, 2015, the following action was taken by the Los Angeles City Planning Commission:

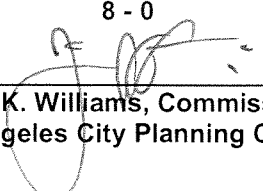
1. **Approved** an **Amendment** to update [Q] Qualified Conditions established for properties within Subarea 33A in Ordinance No.176,825, and Q Conditions established for properties within portions of Subarea 33B and all of Subarea C in Ordinance No. 180,154.
2. **Approved Q Conditions** whereby properties identified on the attached map(s) and made part of Article 2, Chapter 1 of the Los Angeles Municipal Code are subject to additional development standards and restrictions to permitted uses, development standards, including industrial buffers, noise, and aesthetics.
3. **Approved a Height District Change** from Height District 1VL to **1XL**.
4. **Approved a Zone Change** from M2 to **[Q]CM**.
5. **Adopted** the attached **Findings**.
6. **Adopted** Negative Declaration No. **ENV-2015-1296-ND*** as the environmental clearance.

RECOMMENDATIONS TO THE CITY COUNCIL:

1. **Recommend** the City Council **adopt** a **Code Amendment** to update [Q] Qualified Conditions established for properties within Subarea 33A in Ordinance No.176,825, and Q Conditions established for properties within portions of Subarea 33B and all of Subarea C in Ordinance No. 180,154.
2. **Recommend** the City Council **adopt** Q Conditions whereby properties identified on the attached map(s) and made part of Article 2, Chapter 1 of the Los Angeles Municipal Code are subject to additional development standards and restrictions to permitted uses, development standards, including industrial buffers, noise, and aesthetics.
3. **Recommend** the City Council **adopt** a **Height District Change** from Height District 1VL to **1XL**.
4. **Recommend** the City Council **adopt** a **Zone Change** from M2 to **[Q]CM**.
5. **Recommend** the City Council **adopt** the attached **Findings**.
6. **Recommend** the City Council **adopt** Negative Declaration No. **ENV-2015-1296-ND*** as the environmental clearance.

This action was taken by the following vote:

Moved: Segura
Seconded: Choe
Ayes: Ahn, Ambroz, Katz, Millman, Perlman, Dake-Wilson
Absent: Mack
Vote: 8 - 0


James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date / Appeals:

The Commission's determination is final as of the mailing date of this determination and is not appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

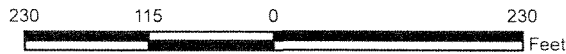
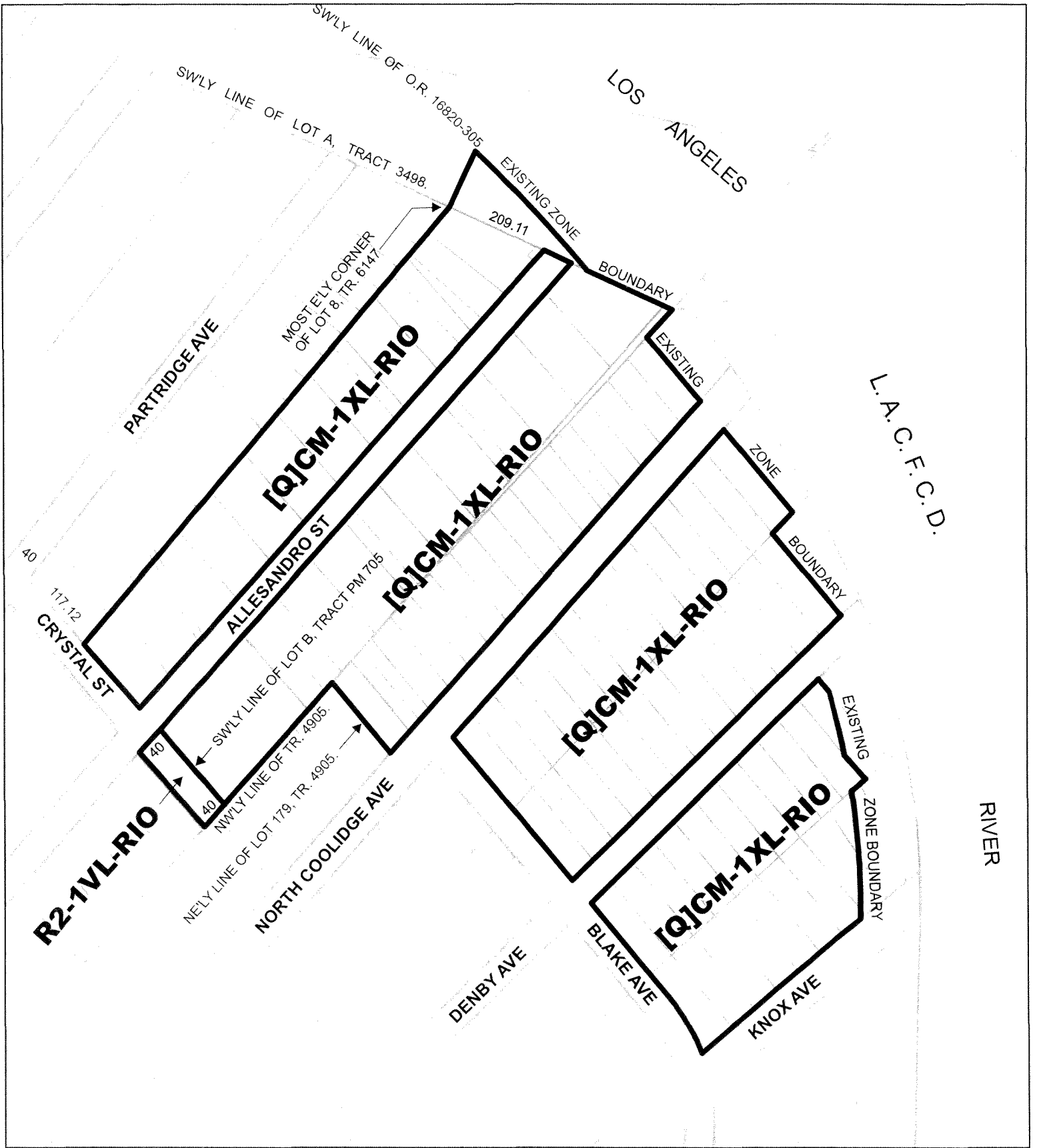
Attachments: Ordinance, Maps, Findings
Planning Assistant: Alex Heath

ORDINANCE NO. _____

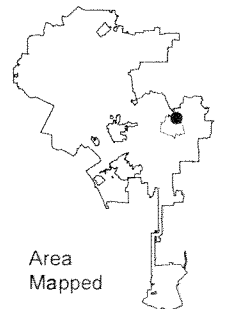
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

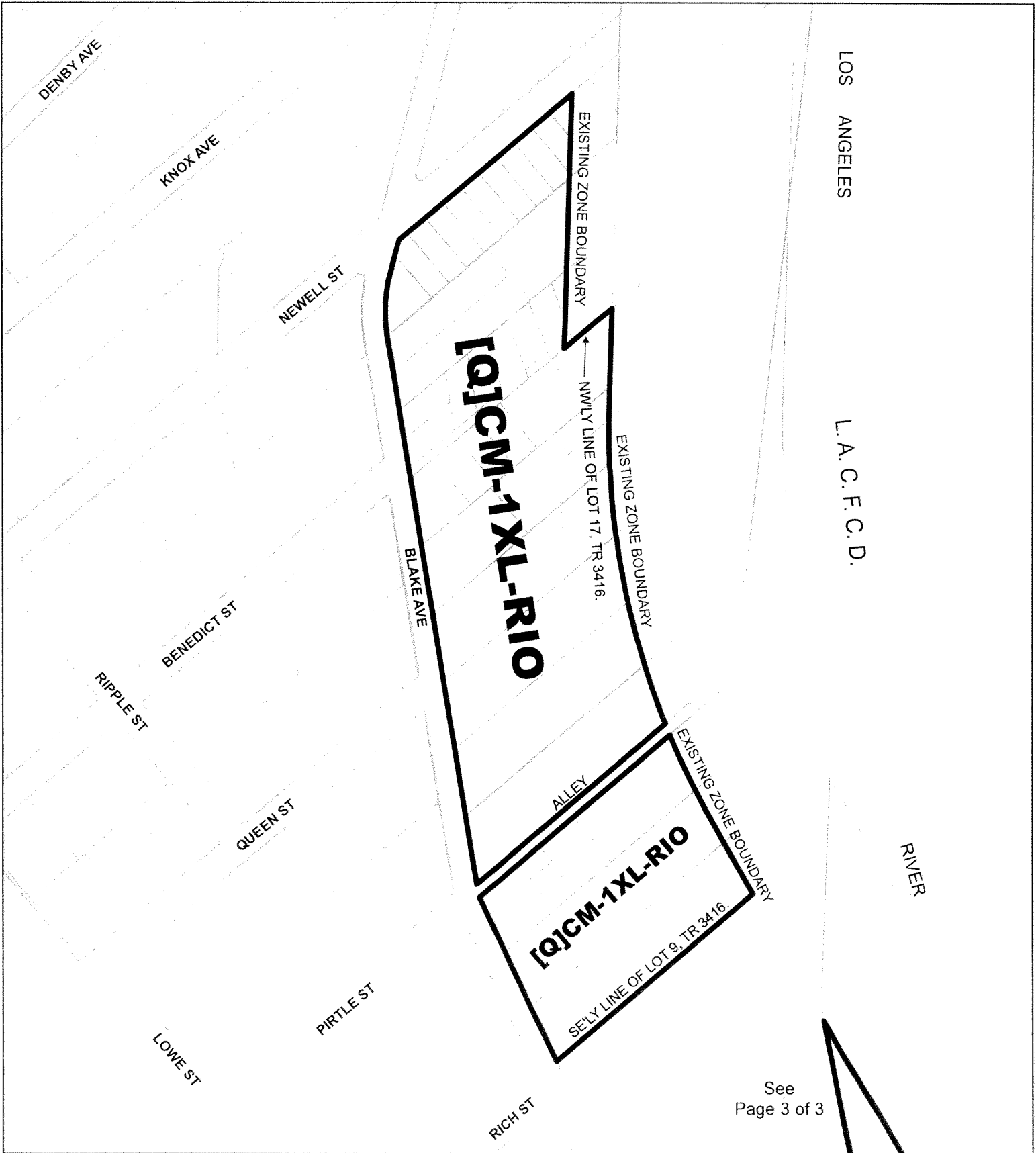
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on the properties shown upon a portion of the zone maps 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 set forth the zones and height districts as shown on the attached Elysian Valley Q Conditions Map. This ordinance supersedes Subarea 33A in Ordinance No. 176825, portions of Subarea 33B and all of Subarea 33C in Ordinance No. 180154.



C.M.150 B 213, 148.5 A 213	CPC-2015-1295-HD-ZC
----------------------------	---------------------

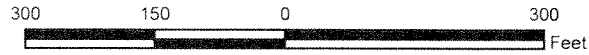




LOS ANGELES
L.A.C.F.C.D.

RIVER

See
Page 3 of 3

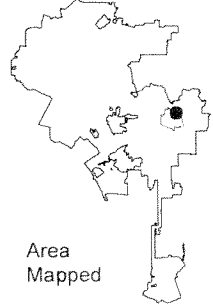


C.M. 148.5 A 213, 147 A 213	CPC-2015-1295-HD-ZC
-----------------------------	---------------------

CF/

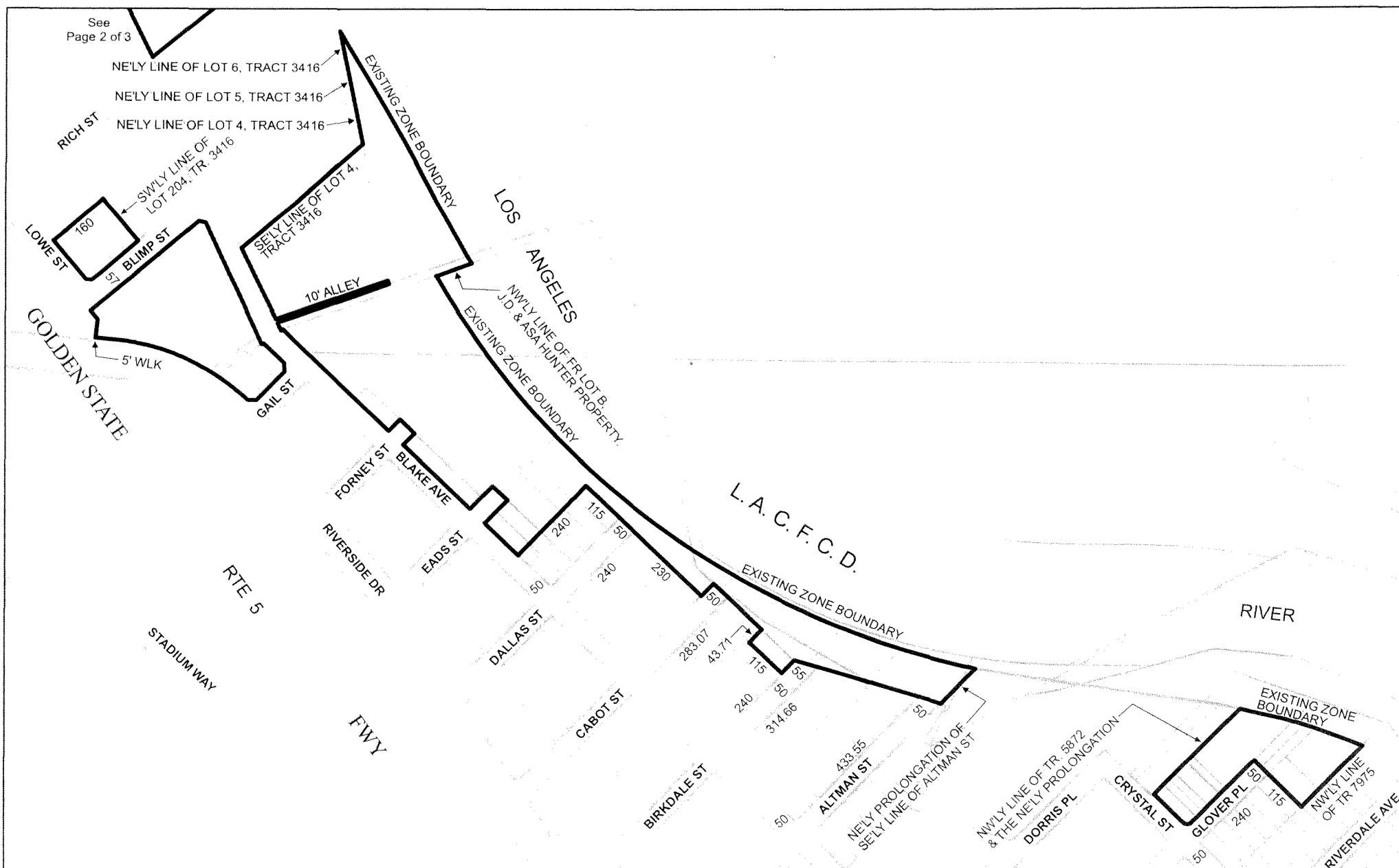
Silver Lake CPU

070715



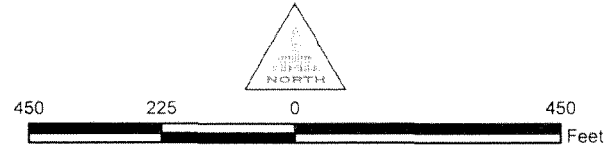
Area
Mapped

See Page 2 of 3




Page 3 of 3

[Q]CM-1XL-RIO



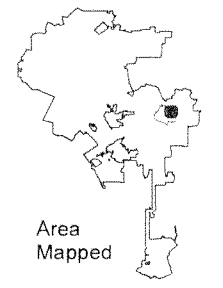
C.M. 147 A 213, 147 A 215 144 B 213, 145.5 A 217	CPC-2015-1295-HD-ZC
---	---------------------

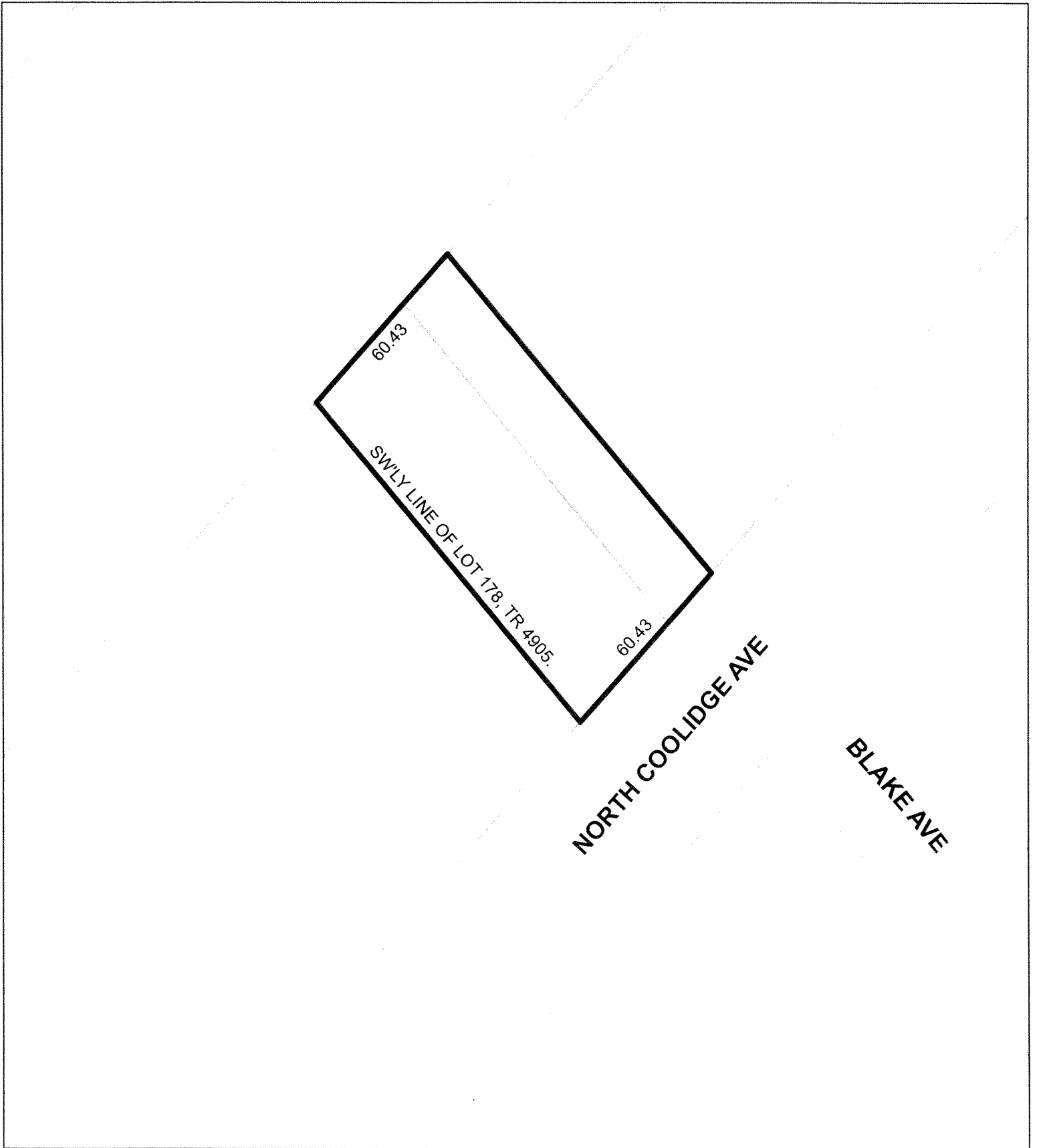

 Data Sources: Department of City Planning, Bureau of Engineering

CF/ 

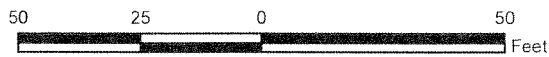
Silver Lake CPU

070715





 **COMMERCIAL
MANUFACTURING**

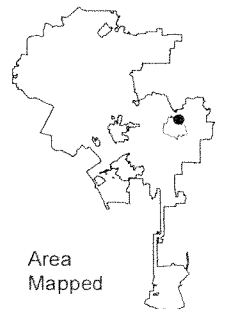


C.M. 150 B 213	CPC-2015-1295-HD-ZC
----------------	---------------------

CFI 

Silver Lake - Echo Park - Elysian Valley

070715



Area
Mapped

[Q] QUALIFIED CONDITIONS OF APPROVAL

Section 2. Pursuant to Section 12.32-G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of those properties described in Section 1 and are preceded by the “Q” in Brackets ([Q]). The conditions and limitations imposed by the new “Q” Qualified Classification are set forth as follows:

1. Uses:

- a.** Residential dwelling units are prohibited except for the following:
 - i.** Live/Work dwelling units are permissible at a ratio of one unit per 1,200 square feet of lot area and must comply with the following development standards:
 - 1. A minimum unit floor area of 750 square feet;
 - 2. A minimum work space of 150 square feet;
 - 3. Open floor plans at the ground floor (exclusive of restrooms/bathrooms, storage areas);
 - 4. Ground floors are comprised of a minimum floor-to-ceiling height of 12 feet (adaptive re-use projects exempt where not feasible within an existing structure);
 - 5. All Live/Work dwelling units shall be built in conformance with Section 419 of the Los Angeles Building Code and the provisions of this ordinance, subject to verification by the Los Angeles Department of Building and Safety.

- b.** Individual Food Service establishments are limited to 8,000 square feet.

- c.** Individual Retail establishments are limited to 10,000 square feet.

- d.** The following uses are prohibited;
 - i.** Any use involving the service, repair, storage, sales, or dismantling of new or used automobiles, trucks, trailers, or parts therein.
 - ii.** Any use involving the deposit, storage, transfer, or sorting of recyclable waste materials
 - iii.** Adult Entertainment
 - iv.** Bail Bond Broker
 - v.** Pawnshop
 - vi.** Public Storage Facility (Storage Building for Household Goods)
 - vii.** Open Storage Area
 - viii.** Drive-throughs of Any Kind
 - ix.** Shooting Gallery
 - x.** Tow Truck Dispatching

2. **Development Standards:** Projects will comply with the provisions of Ordinance No. 183,145 (River Improvement Overlay), except where the provisions of this ordinance are in conflict with the River Improvement Overlay, the provisions of this ordinance shall prevail.
- a. **Building Facades.** New buildings that are adjacent to Residentially Zoned properties shall provide articulation along Residential Zone frontages such that there is a break in plane or change in material (excluding glazing) in intervals of 10 to 15 horizontal feet.
 - b. **Building Height.**
 - (1) New buildings shall not exceed a height of 30 feet, excluding parapet walls.
 - (2) New buildings with frontages along the Los Angeles River shall not exceed a height of 20 feet within 10 feet of the river-fronting landscape buffer (20 feet of the river-fronting property line), excluding parapet walls.
 - c. **Industrial Buffer.** Industrial development adjacent to residentially zoned lots shall be designed with no loading area or bay door facing residentially zoned properties, with a five-foot-deep continuous landscape buffer that is inclusive of 24-inch box trees planted in 20-foot intervals, and with a minimum 6-foot solid decorative masonry perimeter wall adjacent to these properties.
 - d. **Lighting.** Projects across from, or adjacent to residentially zoned parcels shall have outdoor, on-site lighting designed and installed with shielding, such that the light source is directed down and away from adjacent residential properties. Prior to the issuance of building permits, a lighting plan showing the location of all exterior lighting facilities within the required parking areas shall be submitted to the Department of City Planning.
 - e. **Parking:** Any additional parking required as part of a change of use to a non-residential use, within an existing building, may be offset entirely through the provision of onsite bicycle parking, provided that the bicycle parking configuration complies with the provisions of LAMC 12.21A.16, and that any existing automobile parking spaces are maintained onsite.
 - f. **Loading.** New loading and unloading activities shall not impede traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning. Loading, unloading, and storage of materials and products shall be limited to the project site and located as far away from residentially zoned properties as possible. Deliveries and loading and unloading shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No deliveries shall be permitted on Sundays and legal holidays.

- g. Lot Coverage.** Buildings and structures shall cover no more than 60 percent of the area of a lot.
- h. Noise (Operational, Electronic Devices, Machinery).** Any electronic or mechanical equipment or machinery shall be enclosed in structures designed with noise-attenuating features by a licensed acoustical engineer.
- i. Public Address and Paging System.** Outdoor address or paging systems are prohibited.
- j. Residential Open Space.** On lots fronting the Los Angeles River and developed with residential uses, required open space pursuant to LAMC 12.21.G.2 shall be oriented to the river.
- k. Signs (Permitted).** Signs shall be limited to one per business establishment, per façade, and shall not exceed 1.5 square feet for every foot of building frontage or up to a maximum of five percent of the frontage.
- l. Signs (Prohibited).** Monument and pole signs are prohibited. Internally illuminated, digital, animated, or other non-static sign displays are prohibited.



DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT



City Planning Commission

ITEM 8

Date: August 13, 2015
Time: After 8:30 AM
Place: City Hall, 3rd Floor
200 North Spring Street, Room 350
Los Angeles, CA 90012

Case No.: CPC-2015-1295-HD-ZC
CEQA No.: ENV-2015-1296-ND
Incidental Cases: None
Related Cases: None
Council No.: 13-O'Farrell
Plan Area: Silver Lake-Echo Park-
Elysian Valley
Specific Plan/Overlay: River Improvement
Overlay District (RIO)
Certified NC: Elysian Valley
Neighborhood Council
GPLU: Commercial
Manufacturing
Zone(s): [Q]CM-1VL-RIO
[Q]M2-1VL-RIO
Council File Motion: CF-14-0214 (O'Farrell-
LaBonge)

Public Hearing: Held June 9, 2015
Appeal Status: Not applicable (City initiated).

Expiration Date: October 10, 2015

Multiple Approval: Not applicable

PROJECT

LOCATION: Parcels and portions thereof located between Blake Avenue and the Los Angeles River, north of Altman Street and south of Marsh Street; parcels north and south along Allesandro Street east of Crystal Street; parcels located between Blimp Street and Gail Street; parcels located at the eastern termination of Ripple Place; and parcels located at the terminus of Glover Place, between the Los Angeles River and Crystal Street.

PROPOSED

PROJECT: Update existing Q Conditions in place in Subarea 33A established by Ordinance No. 176,825 and portions of Subarea 33B and all of Subarea 33C in Ordinance No. 180154. Establish new set of Q Conditions for selected Los Angeles River adjacent parcels with a designated General Plan Land Use of Commercial Manufacturing that put in place additional development standards and restrictions for new residential and commercial uses, in addition to a decrease of the height district.

REQUESTED

ACTIONS:

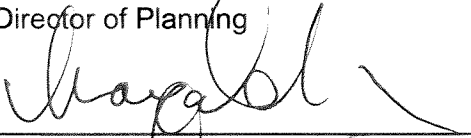
1. Pursuant to LAMC Section 12.32-G, **Update** [Q] Qualified Conditions established for properties within Subarea 33A in Ordinance No.176,825, and Q Conditions established for properties within portions of Subarea 33B and all of Subarea C in Ordinance No. 180,154.
2. Pursuant to LAMC Section 12.32-G, **Adoption** of Q Conditions whereby properties identified on map attached thereto and made part of Article 2, Chapter 1 of the Los Angeles Municipal Code are subject to additional development standards and restrictions to permitted uses, development standards, including industrial buffers, noise, and aesthetics.
3. Pursuant to LAMC Section 12.32, **Adoption** of a Height District change from Height District 1VL to 1XL. (continue to page 2).

4. Pursuant to LAMC Section 12.32-F, **Adoption** of a zone change from M2 to [Q]CM for select parcels identified.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of ENV-2015-1296-ND (Negative Declaration) as the environmental clearance.

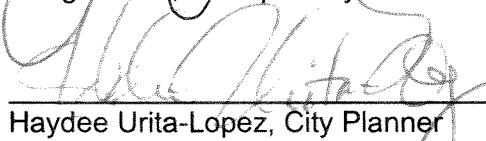
**RECOMMENDED
ACTIONS:**

1. **Approve and Recommend** that the City Council **Adopt** an amendment to update current Q Conditions from properties within Subarea 33A, portions of Subarea 33B, and Subarea C.
2. **Approve and Recommend** that the City Council **Adopt** Q Conditions establishing additional development standards and restrictions for subject properties.
3. **Approve and Recommend** that the City Council **Adopt** a Height District change from Height District 1VL to 1XL.
4. **Approve and Recommend** that the City Council **Adopt** a Zone Change from M2 to [Q]CM.
5. **Recommend** that the city council **Adopt** ENV-2014-1296-ND (Negative Declaration) as the environmental clearance.

MICHAEL J. LOGRANDE
Director of Planning



Craig Weber, Principal City Planner



Haydee Urita-Lopez, City Planner
Tel: (213) 978-1162



Alex Heath, Planning Assistant

Tel: (213) 978-0627

TABLE OF CONTENTS

Project Analysis A-1

- Project Summary
- Background
- Conclusion

Findings F-1

- General Plan/Charter Findings
- Legislative Action Findings
- CEQA Finding

Public Hearing and Communications P-1

Exhibits:

- A – Draft Ordinance with Zone Change Maps
- B – Environmental Review (Negative Declaration)

PROJECT ANALYSIS

Project Summary

The proposed "Q" Qualifying Conditions update the development standards and land use restrictions for properties in Elysian Valley with a General Plan Land Use designation of Commercial Manufacturing. The proposed Q Conditions include the following: limitations on the type of allowable residential and commercial uses, lot coverage limits, buffer requirements for new industrial uses adjacent to residentially zoned lots, design standards for new residential development, set-back requirements for development adjacent to the Los Angeles River, change of use parking provisions, and a height limit reduction from 45 feet to 30 feet (through the subject Height District change). The proposed Q Conditions would be applied to parcels located in the following areas: parcels and portions thereof located between Blake Avenue and the Los Angeles River, north of Altman Street and south of Marsh Street; parcels north and south along Allesandro Street east of Crystal Street; parcels located between Blimp Street and Gail Street; parcels located at the eastern termination of Ripple Place; and parcels located at the terminus of Glover Place, between the Los Angeles River and Crystal Street. The parcels highlighted in the map (Exhibit A) have been identified for the proposed modified Q Conditions and height district change.

Background

Elysian Valley is located along the Glendale Narrows, which is an especially scenic portion of the Los Angeles River due to a higher than average water table and a soft, natural riverbed supporting a unique ecosystem of riparian plants and wildlife. The popular Los Angeles River Bike Path provides a seven mile continuous right-of-way for pedestrians and cyclists along the Glendale Narrows portion of the river. Elysian Valley is one of the few neighborhoods in Los Angeles that maintains direct access to the Glendale Narrows and the Los Angeles River Bike Path. These unique assets have raised the area's profile as plans to revitalize the Los Angeles River progress and appreciation for the river grows.

The current *Silver Lake-Echo Park-Elysian Valley Community Plan* was adopted by the City Council on August 11, 2004. The Council at the time also adopted zone changes "in-concept" and the necessary ordinances to implement zoning regulations were to follow. On July 19, 2005 Ordinance No. 176,825 was adopted, which changed the land use and zoning of the area's industrial properties from Light Industrial to Commercial Manufacturing designation. Properties redesignated Commercial Manufacturing were provided additional regulations contained within a set of Q Conditions in order to further address issues sensitive to Elysian Valley's industrial riverside. These Q Conditions limit certain land uses and establish design standards for residential and non-residential uses. On August 6, 2008 Correction Ordinance No. 180154 was passed in order to provide a correction to the language in Ordinance No. 176825. The correction removed the word "buildable" from a sentence describing the allowable residential density per lot area, as opposed to the inaccurately worded "buildable lot area". Because the word was inadvertently entered, removing it dissolved confusion about the intent, which was to regulate density based simply on lot area.

Six years after the correction ordinances were adopted, on July 2, 2014 Ordinance No. 183,145 was adopted establishing the River Improvement Overlay (RIO) for designated areas adjacent to the Los Angeles River, including all properties located within Elysian Valley. The RIO Ordinance requires new development within the established River District to comply with additional

landscaping, screening, and accessibility regulations with the goal of establishing a positive interface between river adjacent properties and the river parks and greenways.

Despite the additional regulations in place with Ordinance No. 176,825 and Ordinance No. 183,145, prospective development still presents challenges. Many of the challenges are due to Elysian Valley being completely encircled by physical barriers. These barriers include an elevated section of the I-5 Freeway which runs along the area's western flank and the other being the Los Angeles River channel located to the east, over which there are no local bridge crossings. Vehicle and pedestrian circulation is limited because all of the neighborhood streets feed into a single road, Riverside Drive, which runs parallel to the I-5 Freeway until eventually linking up with the wider street network. This situation constrains the area's ability to accommodate additional development, primarily because of the higher traffic volumes that would result on a substandard network of streets with exceptionally limited overall access. Elysian Valley also hosts several unique communities that have evolved in large part due to the area's physical isolation. It is an area that provides housing and employment to working class families as well as affordable workspaces for people employed in hands-on, creative pursuits. Each has formed a collaborative community that has embraced the river. It is the desire of the local communities and Council District 13 to preserve the unique neighborhood qualities that distinguish Elysian Valley.

On October 7, 2014 Council motion (CF-14-0214, O'Farrell-LaBonge) was approved, instructing the City Planning Department to update the Elysian Valley "Q" Qualifying Conditions in order to implement the goals of the Silver Lake-Echo Park-Elysian Valley Community Plan, which include the preservation and enhancement of neighborhood character and the pursuit of a higher degree of architectural and landscaping compatibility for new infill development. Furthermore, the City Planning Department was instructed by the Council to modify the Q Conditions that were adopted in August 2005 by Ordinance No. 176,825, to include provisions for live/work units and incentives for adaptive reuse and affordable housing.

The motion to update the existing Q Conditions was prompted by current circumstances in Elysian Valley, whereby, due to the area's proximity to an attractive portion of the Los Angeles River, its neighborhoods have experienced increased appeal and ensuing development pressures. The proposed Q Conditions would further regulate new infill development in order to preserve the existing character of the area. The Q Conditions would be applied to most CM (Commercial Manufacturing) commercially zoned properties located within Elysian Valley, with additional standards for river adjacent properties and those abutting residentially zone areas.

Residential is the predominant land use in Elysian Valley outside of the area's Commercial Manufacturing zone. The area south of Glover Place is single family in character, consistent with its R-1 zoning, while the area north of Glover Place includes blocks of single family homes as well as large parcels dedicated to public facilities in addition to Commercial Manufacturing zoned properties along the river. The blocks extending north from Ritch Street and west of Blake Avenue are designated Low Medium Multi-family with R-2 zoning and are made up of a mix of single family and multiple family structures. These residential areas coexist alongside the Commercial Manufacturing zone occupying most of the properties and blocks abutting the river from Glover Street extending to California State Route 2 in the northern most corner of Elysian Valley. The Commercial Manufacturing zone consists of warehouses and storage facilities that were built from the 1940s onward following the pattern of locating industrial development along the Los Angeles River's banks. As some industrial uses moved out of the area, a number of warehouses have been repurposed as studios for creative industries. Elysian Valley's relatively affordable stock of capacious industrial buildings located along the river has attracted an established community of

creative professionals to work and increasingly live in the area, yet the majority of the neighborhood remains a predominantly working class community of multi-generational families.

The proposed update to the existing Q Conditions provides additional standards and restrictions on permitted uses and the greater limitation of incompatible uses. These standards and regulations are compatible with or more restrictive than the regulations found in the River Implementation Overlay Ordinance and the LAMC. The updated Q Conditions include the following changes to the existing regulations:

Restricting Residential Uses

Residential uses within the Commercial Manufacturing zone would be prohibited with exception to live/work units. Although provisions for affordable housing were recommended in Council Motion CF-14-0214, it was concluded by the planning staff that this provision would not be pursued. This represents a further restriction of residential uses beyond the current regulations allowing for residential development provided 25% of units are designed with three or more bedrooms. The proposed prohibition of most residential uses serves to more effectively preserve the area's industrial lands for productive and creative employment generating uses. Additionally, by preventing the overdevelopment of the riverside area with residential uses the existing character of the surrounding residential neighborhoods, with their limited infrastructural capacity for additional residents, would be better preserved.

Lot Coverage Limits

New development would be limited to 60% lot coverage. The current regulations do not impose any limitations on lot coverage beyond standard setbacks. This proposed restriction would limit the scale of development in an area adjacent to both the riverside and moderately scale residential neighborhoods. The natural qualities of the riverside and the neighborhood characteristics of the residential areas are deemed vulnerable to the encroachment of large structures; by restricting development to 60% lot coverage, the prospect of inappropriately scaled development is limited. Lot sizes throughout the project area have been analyzed in order to arrive at a percentage of lot coverage deemed appropriate. Based on information from the Los Angeles County Office of the Assessor, the project area consists of approximately 118 lots ranging in size from 2,750 square feet to 87,991 square feet with roughly half the lots consisting of less than 8,000 square feet in area. The chart shown below provides a range of examples depicting the varying lot sizes and dimensions within the project area along with the currently permitted buildable area as dictated by the setbacks required for a residential development within the CM zone.

Lot Size (sq ft)	Dimension (width x depth)	Total Req. Setback Area	Developable Area (% of Lot Area)
4,800	40 x 120	1,440	3,360 (70%)
5,600	40 x 140	1,600	4,000 (71%)
7,500	60 x 125	2,000	5,500 (73%)
10,400	80 x 130	2,350	8,050 (77%)
12,500	125 x 100	2,725	9,775 (78%)
20,800	160 x 130	3,550	17,250 (82%)
60,000	100 x 600	9,850	50,150 (84%)

The scenarios provided above demonstrate that as the size of the lot increases so too does the proportion of land that can be built over with structures. The intent of imposing a lot coverage limit of 60% is to limit buildings with large footprints from being built over large lot areas while still allowing for standard sized lots to be appropriately developed to the current density allowance. Given the wide range of lot sizes within the area, including 44 lots over 10,000 square feet and 22 lots over 20,000 square feet, in addition to the potential to consolidate lots, it is apparent that the potential for very large buildings exists within an area where the further development of large buildings would be inappropriate because of surrounding low and medium scaled residential neighborhoods, as well as rare wildlife amenities. A lot coverage limit of 60% would significantly decrease the potential for large buildings while still allowing standard scale lots to be developed appropriately.

The CM zone requires that every lot with a residential use shall have a minimum width of 50 feet and a minimum area of 5,000 square feet. Under both current and proposed requirements for the area, the density permitted is one unit per 1,200 square feet of lot area. On a standard 5,000 square foot lot, four units are permitted. A 60% lot coverage requirement applied to a 5,000 square foot lot allows for a 3,000 square foot building footprint which can accommodate a two-story 6,000 square foot structure based on an allowable Floor Area Ratio of 1.5:1 and a 30 foot height limit as dictated by the 1XL Height District. Such a structure could accommodate up to four 1,500 square foot units or four 1,100 square foot units and eight fully enclosed parking spaces, thus allowing for the full utility of a standard lot for live/work residential purposes as dictated by the allowable density.

Height District Change

The prevailing height district would be changed from 1VL (45 feet) to 1XL (30 feet). By reducing the current permitted height of new buildings from 45 feet to 30 feet, the proposed Q Conditions provide further assurance that the height of new development does not overwhelm Elysian Valley where the typical building height is only one to two stories tall. The prospect of taller buildings near the riverside detracting from its natural character is a particular concern that this stricter height limitation addresses.

Development Regulations

New development regulations include requiring façade articulation along building faces fronting residential zones, orientation of required residential open space toward the river for adjacent properties, decreased building heights along the river, landscaped buffers between industrial uses and residential zones, outdoor lighting restrictions for industrial or commercial properties adjacent to residential properties, restrictions on loading activities at properties adjacent to residential zones, noise abatement features and enclosure requirements for mechanical equipment, and restrictions on signage size and type. Many of these conditions have been carried over from the development regulations established in 2005 with Ordinance 176,825, with some minor modifications. However, several of the previously established conditions have been effectively made redundant following the establishment of the River Improvement Overlay (RIO) in 2015. In response to this, the proposed Q Conditions do not contain regulations on trash enclosures, river adjacent landscaped buffers and fencing, deferring instead to the regulations provided within the RIO. The development regulations included within the proposed Q Conditions are designed to minimize disturbances from industrial sites to surrounding residential properties and improve compatibility between river adjacent development and the public river pathway.

Commercial Uses

Individual food service and retail establishments will be permitted while limited to 8,000 square feet and 10,000 square feet respectively. Allowing new food service and retail establishments removes the prohibitions on 100% commercial buildings that were imposed for Subarea 33a as part of Ordinance Number 176,825. The intent of allowing new food service and retail uses to within the Commercial Manufacturing area is to provide a greater range of uses within an area that remains physically isolated from surrounding shopping and dining amenities. This would not only provide convenient uses within walking distance of most residents and the local workforce who would currently be required to drive outside of the area, but it could also facilitate activation along the riverside by food service establishment and other businesses who utilize frontage along the river for its pleasant atmosphere.

Summary of Major Legislative Actions for this Area

- August 11, 2004: Council adopted the *Silver Lake-Echo Park-Elysian Valley Community Plan Update*. The Council at the time also adopted zone changes “in-concept” and the necessary ordinances to implement zoning regulations were to follow.
- July 19, 2005: Ordinance No. 176,825 was adopted, which included Q Conditions for new development within the Elysian Valley Industrial Zones. These Q Conditions limit certain land uses and establish design standards for residential and non-residential uses.
- August 6, 2008: Correction Ordinance No. 180,154 was passed in order to provide a correction to the language in Ordinance No. 176825. The correction removed the word “buildable” from a sentence describing the allowable residential density per lot area, as opposed to inaccurately worded “buildable lot area”.
- July 2, 2014: Ordinance No. 183,145 was adopted establishing the River Improvement Overlay (RIO) and River Design Guidelines for designated areas adjacent to the City’s waterways, including all properties located within Elysian Valley. The RIO Ordinance requires new development within the established River District to comply with additional landscaping, screening, and accessibility regulations with the goal of establishing a positive interface between river adjacent properties and the river parks and greenways.
- October 7, 2014: Council motion (CF-14-0214, O’Farrell-LaBonge) instructing the City Planning Department to update the Elysian Valley “Q” Qualifying Conditions. Furthermore, the City Planning Department was instructed by the Council to modify the Q Conditions that were adopted in August 2005 by Ordinance No. 176,825, to include provisions for live/work units and incentives for adaptive reuse and affordable housing.

Conclusion

The Department recommends that the existing Q Conditions be revised to place additional regulations on new development of Elysian Valley’s CM designated area. Additional regulations should prohibit uses that are not compatible with the Los Angeles River as a recreation area such as adult entertainment, auto uses, bail bonds, gas stations, open storage, recycling facilities, pawn shops, and tow truck dispatching. The scale of new development should be reduced from

1VL (45') to 1XL (30') and property development should be limited to 60% lot coverage with structures along the river restricted to a height of 20 feet within 10 feet of the required river-fronting landscaped buffer (20 feet of the river-fronting property line). New residential use should be limited to live/work units, each with a permissible ratio of one unit per 1,200 square feet of lot area. Retail establishments and food service establishments should be limited to 10,000 square feet and 8,000 square feet respectively. Any additional parking required as part of a change of use to a non-residential use, within an existing building, should be permitted to be offset entirely through the provision of onsite bicycle parking.

With these recommended regulations in place, future development in Elysian Valley will be obliged to reflect the existing context and capacity of the neighborhood.

FINDINGS

General Plan/Charter Findings

1. The updated Q Conditions provide additional development standards and land use restrictions to ensure consistency with the City's General Plan Framework and land use designation.
 - a. General Plan Framework

The Citywide General Plan Framework text includes land use objectives and policies that support the conservation of existing residential neighborhoods, conservation of natural resources, and the enhancement of recreation and open space opportunities. The proposed Q Conditions would be in conformance with the following general plan framework land use policy statements:

Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

Objective 3.5: Ensure that the character and scale of stable, single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

The project area and its immediate vicinity consists primarily of one and two story buildings and can be broadly identified within three distinct portions of the project area. The southern residential portion of Elysian Valley is primarily made up of one-story detached single family homes, the northern portion is developed with a mix that includes single-family and multilevel apartment buildings, and the commercial and industrial uses are clustered along the riverside within mostly one and two-story warehouses. The proposed conditions preserve the character of the area by limiting new buildings to 30 feet.

Furthermore, the conditions would prevent out-of scale development on properties nearby the river by limiting new projects to 60% lot coverage. The proposed building height regulations include building step backs to ensure improved orientation of buildings toward the river. The proposed decrease in height from 45-feet to 30-feet, in addition to the 20-foot height limit step-back for buildings with frontages toward the Los Angeles River, will better achieve compatibility with the scale and height of this neighborhood area and ensure consistency with the policies of the General Plan Framework.

Policy 3.5.4: Require new development in special use neighborhoods such as water-oriented, rural/agricultural and equestrian communities to maintain their predominant and distinguishing characteristics.

It is recognized that the river serves as a valuable asset both regionally and locally. The Glendale Narrows represents the most appreciated section of the Los Angeles River due to the unique natural environment that persists within the otherwise concrete channel and Elysian Valley is the neighborhood most associated with this environment. The proposed Q Conditions would support the preservation of the existing river-oriented qualities

currently appreciated by residents and visitors by limiting development to 60% lot coverage and a maximum height of 30-feet. These restrictions would prevent inappropriately large structures from being built to a height and scale that overshadow the river path and obstructs views to and from the river.

The proposed conditions establish restrictions on housing types in commercial areas to those that are deemed most essential to this particular community. While previous conditions allowed for all types of residential uses with the only provision being that 25% of the units have a minimum of 3 bedrooms, the current proposal restricts residential uses to live/work dwelling units. The council motion directed the planning department to include incentives for adaptive use of industrial buildings to accommodate live/work units. Allowing live/work residential uses were seen as in keeping with the character and needs of the area. For this reason the proposed Q Conditions limit residential uses to only live/work housing units.

Furthermore, the proposed Q Conditions prohibit commercial uses that would detract significantly from the existing character of the area; they include: auto servicing and repair, recyclable waste processing facilities, public storage facilities, pawn shops, bail bond brokers, adult entertainment, shooting galleries, and drive-throughs of any kind.

Policy 3.14.3: Promote the re-use of industrial corridors for small scale incubator industries.

The re-use of underutilized industrial buildings along the river by artists and artisans has become a defining characteristic of Elysian Valley's Commercial Manufacturing designated area. There is a desire to encourage this activity by accommodating live/work housing that allows this workforce to reside in dwelling areas that conform to the Los Angeles Building Code and meet the unique needs of professions that requires flexible work spaces combined with the opportunities for collaboration that living within a creative community fosters. The proposed Q Conditions include provisions for live/work units as a means of encouraging the continued re-appropriation of the commercial manufacturing district for creative uses. Furthermore, the prohibition of new single purpose residential development in the area serves to preserve land for industrial uses.

Policy 3.14.4: Limit the introduction of new commercial and other non-industrial uses in existing commercial manufacturing zones to uses which support the primary industrial function of the location in which they are located.

The proposed Q Conditions would significantly limit new residential and some commercial development from what is currently allowed. However individual food service and retail establishments would be permitted to a maximum size of 8,000 square feet and 10,000 square feet respectively. These proposed limits and provisions for residential and commercial within Elysian Valley's Commercial Manufacturing zone are in response to the growing need to achieve a balance of uses in the area.

Residential uses are currently permitted by right in Elysian Valley's Commercial Manufacturing zone. The proposed Q Conditions would significantly limit the introduction of new residential uses by limiting residential to live/work units in addition to stricter height and lot coverage restrictions. Live/work units support the existing industrial function of the area by allowing populations that work in the Commercial Manufacturing area to also live

within close proximity. These housing types accommodate the artisans and artists who utilize many of the warehouse spaces for studios and workshops.

With the exception of live/work housing, which has been deemed most critical to the character and stability of the area, a prohibition on all other residential dwelling units ensures that the area's commercial manufacturing district is not reduced to make way for excessive residential development. Such a scenario would not only place a significant burden on the area's already over-strained infrastructure, it would also damage the existing character of the neighborhood and the riverside and result in the loss of important industrial land.

The proposed Q Conditions provide additional provisions for new commercial uses in the CM area. While Ordinance Number 176,825 prohibited 100% commercial uses throughout most of the area, the proposed Q Conditions permit retail and food service uses to locate in the Commercial Manufacturing zone on a limited scale that restricts food service establishments to 8,000 square feet and retail establishment to 10,000 square feet. By doing so the proposed Q Conditions are addressing the relative isolation of Elysian Valley from the commercial amenities in the surrounding area. The Commercial Manufacturing zone represents an opportunity to allow for a wider range of uses that serve the needs of the neighborhood. New retail uses and businesses serving food would serve the residential and workforce population and would reduce the need to travel outside of the area for daily services and basic needs. Given this situation, new commercial uses are justifiable in the Commercial Manufacturing zone.

b. Silver Lake-Echo Park-Elysian Valley Community Plan

The project area falls within the area covered by the Silver Lake-Echo Park-Elysian Valley Community Plan adopted by the City Council on August 11, 2004. The Silver Lake-Echo Park-Elysian Valley Community Plan designates the parcels in the project area as Commercial Manufacturing with a corresponding zone of Commercial Manufacturing (CM), with the exception of four parcels located between Knox Avenue and Newell Avenue that remain zoned for Light Industrial (M2) because they were erroneously omitted from 2004 Ordinance 176,825. The updated Q Conditions provides additional development standards and land use restrictions for Elysian Valley's Commercial Manufacturing designated area to ensure greater compliance with the objectives and policies of the Community Plan.

The Silver Lake-Echo Park-Elysian Valley Community Plan texts identifies significant planning and land use issues and opportunities in the area. The proposed Q Conditions would address the following issues and opportunities described in the Silver Lake-Echo Park-Elysian Valley Community Plan.

Issue	<i>Incompatibility between industrial uses and surrounding uses, particularly between industrial and residential uses in Elysian Valley.</i>
Opportunity	<i>Establish design guidelines for Elysian Valley that will help minimize the incompatibility between abutting residential and industrial uses.</i>

The Community Plan specifically identifies Elysian Valley's industrial uses as being incompatible with the surrounding residential uses. To address these issues the proposed Q Conditions include a series of restrictions to new industrial development. A number of

the most offensive uses would be prohibited altogether, including: automobile uses involving servicing, repair, storage and sales, recycling facilities, public storage facilities for household goods and open storage areas. Permitted industrial uses adjacent to residential uses would be required to provide a five-foot-deep continuous landscaped buffer inclusive of 24-inch box trees planted in 20-foot intervals. Designated loading areas would be required to be located as far as possible from residential areas and loading and deliveries would be restricted to normal business hours. Noises generated by electronic or mechanical equipment would be required to be enclosed and insulated to a level that is not excessively audible from beyond the property. Measures such as these would reduce the disruptions caused by industrial uses to residential areas in Elysian Valley. The community plan highlights the following opportunity to preserve industrial land.

Opportunity *Allow joint live/work uses as a means to preserve industrial lands in Elysian Valley to meet evolving needs of modern manufacturers and re-conceptualize industrial uses.*

Elysian Valley's Commercial Manufacturing area currently supports a number of workshop and studio spaces being utilized by artists and artisans. Uses of this nature have contributed to the continued function of the area as a productive industrial district. The Community Plan identifies the opportunity to allow live/work uses to promote the continued reuse of the Commercial Manufacturing area for re-conceptualized industrial uses. This is a response to a wider trend which sees the evolution of industrial land uses due to technological advances and new industry sectors which have resulted in many older industrial areas becoming obsolete for the uses they were originally designed for, followed by the re-appropriation of former industrial structures by artists and artisans as work spaces. Studio spaces and workshops can be enhanced with a residential component that allows for flexible working routines and closer collaboration between artists and artisans.

Traditional apartments cannot accommodate the types of activity envisioned for industrial urban communities, therefore in order to accommodate the needs of modern manufactures and artisans who support the continued evolution of Elysian Valley's Commercial Manufacturing district, live/work are allowed within the proposed Q Conditions.

The Silver Lake-Echo Park-Elysian Valley Community Plan text identifies objectives and policies directed towards maintaining high quality residential environments with adequate housing supplied to meet the needs of all economic, age and ethnic segments of the Plan Area. The proposed Q Conditions would be in conformance with the following policies:

Policy 1-1.3: Protect existing single family residential neighborhoods from new out-of-scale development

Policy 1-1.4: Encourage new infill residential development that complements existing development and architectural style.

Policy 1-1.5: Protect existing stable single family and low-density multiple family residential neighborhoods from encroachment by higher density residential and other incompatible uses.

The proposed Q Conditions would provide strict limitations on new development in the commercial manufacturing zone by lowering the allowable height of new structures from

45 feet to 30 feet and reducing the permissible lot coverage to 60%. These regulations would ensure that new development is compatible with the surrounding single and multi-family residential neighborhoods. In addition to limiting the scale of new structures, the proposed Q Conditions further restrict the potential for excessive residential density by only permitting the development of live/work units. New development that does occur on lots adjacent to residentially zoned properties would be required to complement existing development by providing façade articulation such that there is a break in plan or change in material in intervals of 10 to 15 horizontal feet. With the proposed Q Conditions in place, development that is incompatible and out-of-scale with the existing character of Elysian Valley’s residential neighborhoods would not be permitted.

c. River Improvement Overlay (RIO)

The project area is included within the River Improvement Overlay (RIO) Ordinance 183145 District and River Design Guidelines adopted in July 2014, which provides a set of goals as well as specific design standards for new development. The proposed Q Conditions have been drafted to respond to specific development pressure along the river in Elysian Valley and have been guided by the vision for a revitalized riverfront put forth by the Los Angeles River Revitalization Master Plan and supported by the RIO. The proposed Q Conditions are in conformance with the goals of the Los Angeles River Master Plan to enhance river identity and the purpose and guidelines set out in the RIO, including:

- Purpose *Support the goals of the Los Angeles River Revitalization Master Plan*
- Establish a positive interface between river adjacent property and river parks and/or greenways*
- Provide an aesthetically pleasing environment for pedestrians and bicyclists accessing the river area*
- Promote the river identity of river adjacent communities*

In accordance with the purpose of the River Improvement Overlay, the proposed Q Conditions provide development standards that contribute to the positive interface between river adjacent development and the River Greenway (river bike path). The proposed Q Conditions would prevent new development from encroaching upon the river public right-of-way by requiring that buildings with frontages along the Los Angeles River do not exceed a height of 20 feet within 10 feet of the required 10-foot wide river-fronting landscaped buffer. In addition, lots fronting the Los Angeles River and developed with residential uses would be required to orient open spaces toward the river in order to encourage the provision of open space and landscaping along the river.

Ordinance No. 183,145 (River Improvement Overlay) includes detailed development regulations involving screening, fencing, exterior site lighting, landscaping, noise-attenuation, and river access. Several of these development regulations were redundant with the development regulations established by 2005 Ordinance No. 176,825, including regulations on trash enclosures, river adjacent landscaped buffers and fencing. The previous regulations have been made redundant will not be carried over under the proposed Q Conditions which will defer instead to the regulations provided by the RIO.

As part of the proposed Q Conditions, projects would be required to comply with the provisions of the River Improvement Overlay except where they are in conflict with the proposed Q Conditions, in which case, the provisions of the proposed Q Conditions would prevail. The proposed Q conditions further enhance the RIO regulations and they provide further specificity to ensure compatibility with the RIOs goals.

LEGISLATIVE ACTION FINDINGS

2. Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with the public necessity, convenience, general welfare and good zoning practice.
 - a. Public Necessity. Granting the requested legislative action, as recommended, will be deemed consistent with public necessity. The proposed Q Conditions will reduce the intensity of land development in an area adjacent to low and medium density residential neighborhoods and the Los Angeles River, which is valued as an important natural and recreational resource. To satisfy the preservation of local character and require in-fill development to match the character of Elysian Valley's residential neighborhoods, industrial lands, and river adjacent areas, the Silver Lake-Echo Park-Elysian Valley Community Plan encourages the protection of lower density neighborhoods and industrial areas from incompatible uses and development of inappropriate density and scale.
 - b. Convenience. Granting the requested legislative action, as recommended, will be deemed consistent with public convenience. The proposed Q Conditions contribute to the preservation of the neighborhood character and provides neighborhood stabilization. The proposed Q Conditions provide certainty that the character and unique local neighborhood culture of Elysian Valley, including the qualities of the riverside, will be embraced and maintained.
 - c. General Welfare. Granting the requested legislative action, as recommended, will be deemed consistent with the general welfare in that the proposed Q Conditions would prevent the over development of the Elysian Valley's Commercial Manufacturing district with residential uses. The current zoning conditions allow for market rate residential development to an allowed density of 1 dwelling unit for every 1,200 square feet of lot area with the requirement that 25% of the units contain 3 or more bedrooms. Based on growing development interest in the area, it is anticipated that under current conditions the Commercial Manufacturing area could be largely redeveloped with residential uses. The proposed Q Conditions would prevent this by drastically limiting the opportunities for residential development to live/work units in addition to a reduction in the maximum allowable height of building from 45 feet to 30 feet and a lot coverage limit of 60%. These restrictions would result in the preservation of property within the Commercial Manufacturing area for the jobs and productivity provided by industrial and artisan uses, as well as protecting the character of the surrounding residential neighborhoods and the adjacent riverfront.
 - d. Good Zoning Practice. Granting the requested legislative action, as recommended, will be deemed consistent with the good zoning practice. The proposed Q Conditions are in conformance with the purposes, intent and provision of the General Plan as reflected in the adopted Silver Lake-Echo Park-Elysian Valley Community Plan. The subject area is zoned for Commercial Manufacturing, which is primarily designated for

manufacturing and industrial establishments and uses. The Silver Lake-Echo Park-Elysian Valley Community plan calls for the preservation of industrial lands for their primary industrial function, and while the current zone allows for "R3" multiple dwelling uses, such uses pose the potential to proliferate and undermine the primary function of Elysian Valley's Commercial Manufacturing zone. By limiting the range and scale of residential uses permitted in Elysian Valley's Commercial Manufacturing zone, the proposed Q Conditions would preserve the principal intention of the zone as land reserved for the productive output of goods and services as well as a source of jobs.

3. Pursuant to Section 12.32-G.2 of the Municipal Code, the recommended action is deemed consistent with the purpose of the Q Qualified Classification which is deemed necessary to protect the best interest of and assure a development more compatible with the surrounding property or neighborhood. Furthermore, the recommended action secures an appropriate development in harmony with the objectives of the General Plan, and prevents or mitigates potential adverse effects of the zone change.

The proposed Q Conditions mitigate the impacts of the prospective over development of residential uses throughout an area designated for Commercial Manufacturing. The original zone change from Light Industrial (M2) to Commercial Manufacturing (CM) throughout the industrial lands in Elysian Valley effectuated in 2004 by the Silver Lake-Echo Park-Elysian Valley Community Plan was intended to address the incompatibility between industrial uses and surrounding residential areas by reducing the range of noxious uses that could be permitted in the area. This zone change also included provisions for residential uses as allowed in the CM zone and presented new opportunities for residential development along the riverside. The desirability of the riverside has elevated the profile of the Commercial Manufacturing area for new residential development which threatens to undermine the core function of an area that provides sites for light industry and manufacturing as well as employment. Under the current conditions it is probable that many of the area's business would relocate over time as property owners take advantage of more lucrative opportunities to develop multi-story residential projects along the riverside and throughout the Commercial Manufacturing area. The impacts associated with this scenario are negative for the surrounding residential neighborhoods, the riverside, and the City's industrial base. The recommended action to adopt the proposed Q Conditions is consistent with the purpose of the Q Qualified Classification as a means to protect the best interest of the community and the City by mitigating the adverse effects of the 2004 zone change.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

4. Pursuant to Section 21082.1(c)(3) of the California Public Resource Code, the Department of City Planning prepared Negative Declaration No. ENV-2015-1296-ND, which concludes that impact resulting from this policy change will be less than significant, and/or that there will be no impacts. The environmental document was published and it observed a 20-day public comment period from May 21, 2015 to June 10, 2015.

As stated in the mandatory findings of significance in the Negative Declaration, the Department of City Planning concludes the following:

- a. That the proposed policy amendment does not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant or animal community. No impacts are anticipated.

- b. That the proposed policy revisions have less than significant impacts that are individually limited but cumulatively considerable. However, current LAMC regulations, the RIO ordinance, stricter Q conditions with development standards that are compatible with the existing uses, and a lower height restriction all result in less than significant impacts. As such, the proposed policy revisions result in a less than significant impact.
- c. That the proposed policy revisions to the subject area that is already fully developed with a mix of residential, commercial, and commercial manufacturing uses has less than significant impacts to human beings.

PUBLIC HEARING AND COMMUNICATIONS

Hearing

A public hearing conducted by the Hearing Officer on this matter was held at Dickerson Employee Benefits located at 1918 Riverside Drive, Los Angeles CA, 90039, on Tuesday, June 9, 2015 starting at 6:00pm.

1. Present: 108 Community members and stakeholders signed in, including residents, business and property owners, local employees, journalists, Council District 13 staff, and the general public.
2. Initial Indication and Testimony: 28 speakers provided public comments during the hearing. The comments ranged from specific critiques of the proposed Q Conditions to general opposition to prospective development. A significant majority of the comments communicated a desire to limit development and preserve the existing character of Elysian Valley. Testimony included comments that included the following topics of importance:
 - Concerns about the area's capacity to cope with increased development and the resulting traffic due to the area's constrained physical layout, which has resulted in limited accessibility for vehicles and pedestrians and a limited parking supply.
 - The Los Angeles River in Elysian Valley was not viewed as an appropriate location for increased height or density. Many stated that buildings above two stories along with additional residential units would diminish the appeal of the area for residents and river enthusiasts.
 - Residents did not perceive of any potential community benefits from increased development and preferred to limit development altogether in order to maintain the area's current state.
 - The self-proclaimed community involved in creative trades and pursuits perceived prospective residential development as a particular threat to the existing creative uses along the river because available spaces for studios and workshops could potentially be redeveloped in favor of residential development.
 - There were requests to consider the comprehensive build-out scenario that would be allowed under the proposed Q Conditions and reduce allowable building heights and densities accordingly.

The twenty day extension was allowed for comments to be emailed, mailed, or faxed on June 29, 2015.

Open House

An Open House was held at Dickerson Employee Benefits, one hour before the public hearing to provide an opportunity for the public to learn more about the proposed project and ask questions. The Open House centered around information boards on display depicted massing and sectional diagrams as well as pictures of the variety of building typologies that would and would not be allowed under the proposed conditions. All material was provided in both English and Spanish. There were four planning staff, including bilingual staff on-hand to assist guest with questions and interpreting the material. The Open House commenced at 5:00 pm and was left open until the end of the public hearing in order to accommodate late-comers or those who wanted to return for more information about the project.

Communications Received

A total of 35 letters were received both by mail and email throughout the twenty day public comment period. Most letters presented multiple points either in support or in opposition to specific details of the proposed Q Conditions, and were more often in opposition to increased development in Elysian Valley generally. The most frequently cited issues reflected the issues presented during the public hearing could be broadly categorized as concerns about the potential over development of the area with specific concerns about increased building heights, density, parking demand, and the limited capacity of the area to accommodate new development. The majority of letters also expressed a desire to preserve the existing character of Elysian Valley. A number of letters contained specific recommendations for modifying the proposed conditions, notably, reducing the allowable FAR from 1.5:1 to 0.75:1 or prohibiting residential development along the riverside entirely. While the majority of letters expressed concerns about development and recommend further restrictions, there were seven letters that expressed concerns that the proposed conditions were overly restrictive. Several commenters cited the regional housing shortage as a reason to not impose further restrictions on additional residential development, while others felt that the conditions were arbitrary and prevented valuable property from being fully appreciated. Two letters expressed complete support of the proposed Q Conditions as a satisfactory way to limit overdevelopment and protect the neighborhood's identity.

EXHIBIT A

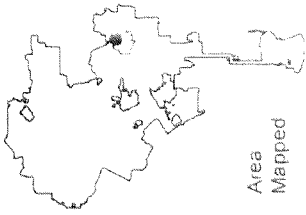
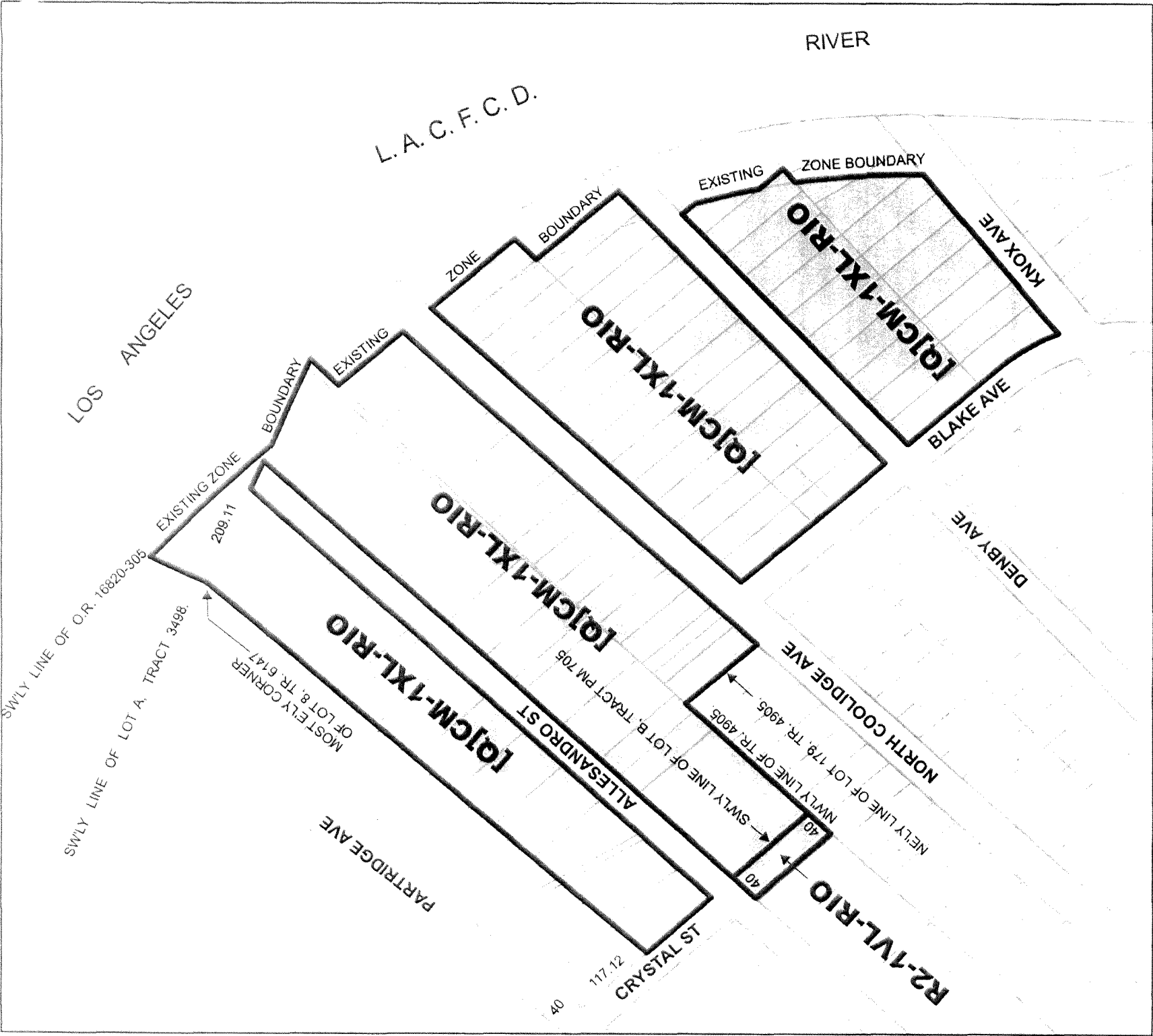
ORDINANCE NO. _____

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 zone classifications on the properties shown upon a portion of the zone maps 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 set forth the zones and height districts as shown on the attached Elysian Valley Q Conditions Map. This ordinance supersedes Subarea 33A in Ordinance No. 176825, portions of Subarea 33B and all of Subarea 33C in Ordinance No. 180154.

DRAFT



C.M. 150 B 213, 148.5 A 213	CPC-1995-0357-CPU	070715
Silver Lake CPU		

CFI

DENBY AVE

KNOX AVE

NEWELL ST

BENEDICT ST

RIPPLE ST

QUEEN ST

LOWE ST

PIRTLE ST

RICH ST

BLAKE AVE

ALLEY

[Q]CM-1XL-RIO

[Q]CM-1XL-RIO

EXISTING ZONE BOUNDARY

NW 1/4 LINE OF LOT 17, TR 3416.

EXISTING ZONE BOUNDARY

EXISTING ZONE BOUNDARY

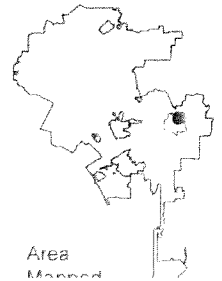
SE 1/4 LINE OF LOT 9, TR 3416.

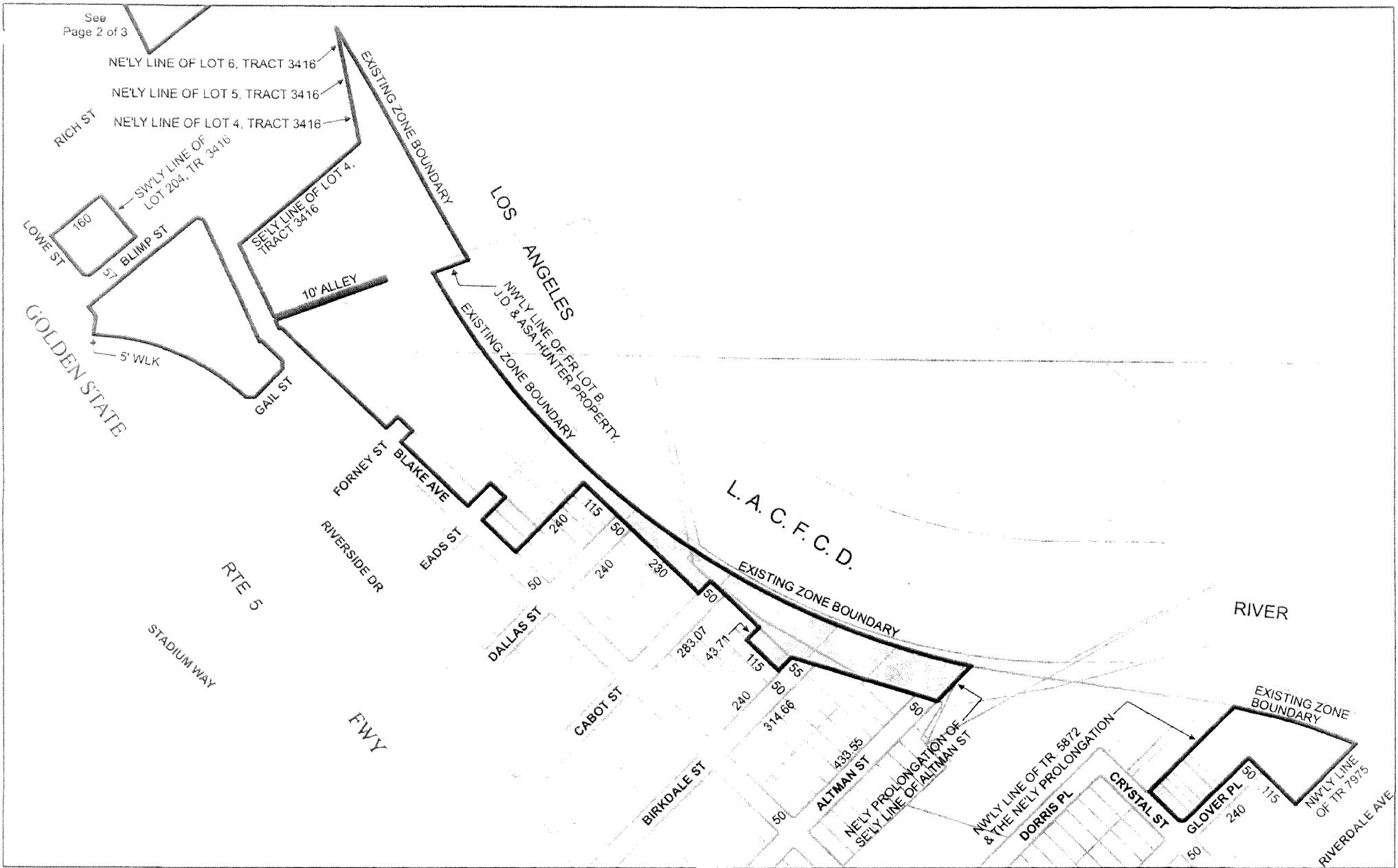
LOS ANGELES

L.A.C.F.C.D.

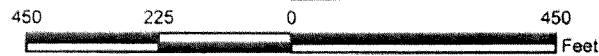
RIVER

See
Page 3 of 3

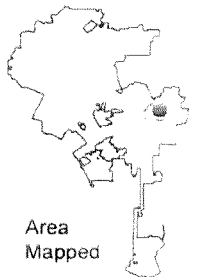


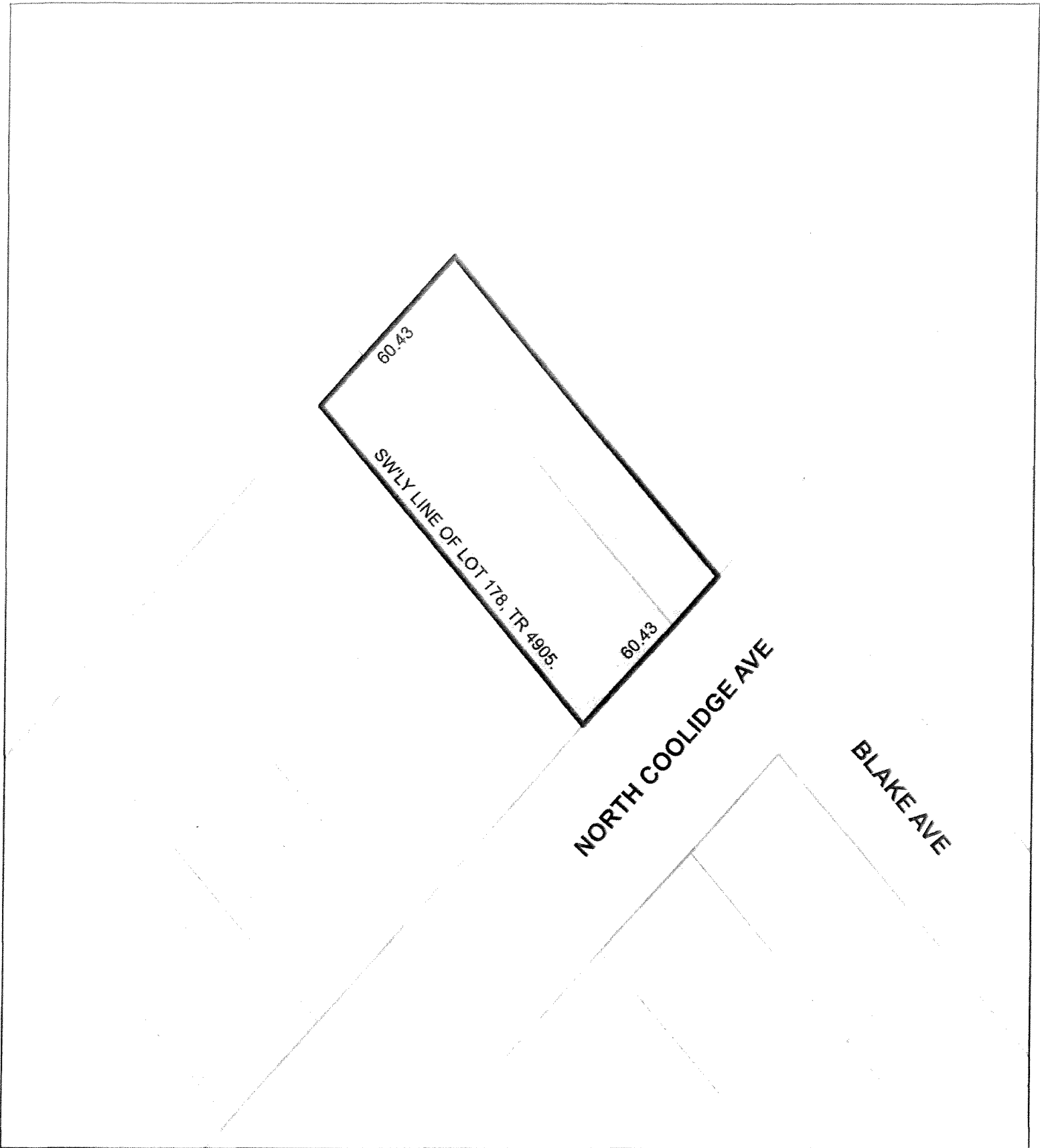


[Q]CM-1XL-RIO



C.M. 147 A 213, 147 A 215 144 B 213, 145.5 A 217	CPC-1995-0357-CPU
---	-------------------



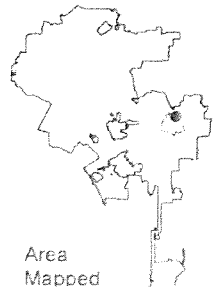


 **COMMERCIAL
MANUFACTURING**



C.M. 150 B 213

CPC-1995-0357-CPU



Area
Mapped

Section 2. Pursuant to Section 12.32-G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of those properties described in Section 1 and are preceded by the “Q” in Brackets ([Q]). The conditions and limitations imposed by the new “Q” Qualified Classification are set forth as follows:

1. Uses:

- a. Residential dwelling units are prohibited except for the following:
 - i. Live/Work dwelling units are permissible at a ratio of one unit per 1,200 square feet of lot area and must comply with the following development standards:
 1. A minimum unit floor area of 750 square feet;
 2. A minimum work space of 150 square feet;
 3. Open floor plans at the ground floor (exclusive of restrooms/bathrooms, storage areas);
 4. Ground floors are comprised of a minimum floor-to-ceiling height of 12 feet (adaptive re-use projects exempt where not feasible within an existing structure);
 5. All Live/Work dwelling units shall be built in conformance with Section 419 of the Los Angeles Building Code and the provisions of this ordinance, subject to verification by the Los Angeles Department of Building and Safety.
- b. Individual Food Service establishments are limited to 8,000 square feet.
- c. Individual Retail establishments are limited to 10,000 square feet.
- d. The following uses are prohibited;
 - i. Any use involving the service, repair, storage, sales, or dismantling of new or used automobiles, trucks, trailers, or parts therein.
 - ii. Any use involving the deposit, storage, transfer, or sorting of recyclable waste materials
 - iii. Adult Entertainment
 - iv. Bail Bond Broker
 - v. Pawnshop
 - vi. Public Storage Facility (Storage Building for Household Goods)
 - vii. Open Storage Area
 - viii. Drive-throughs of Any Kind
 - ix. Shooting Gallery
 - x. Tow Truck Dispatching

2. **Development Standards:** Projects will comply with the provisions of Ordinance No. 183,145 (River Improvement Overlay), except where the provisions of this ordinance are in conflict with the River Improvement Overlay, the provisions of this ordinance shall prevail.
- a. **Building Facades.** New buildings that are adjacent to Residentially Zoned properties shall provide articulation along Residential Zone frontages such that there is a break in plane or change in material (excluding glazing) in intervals of 10 to 15 horizontal feet.
 - b. **Building Height.**
 - (1) New buildings shall not exceed a height of 30 feet, excluding parapet walls.
 - (2) New buildings with frontages along the Los Angeles River shall not exceed a height of 20 feet within 10 feet of the river-fronting landscape buffer (20 feet of the river-fronting property line), excluding parapet walls.
 - c. **Industrial Buffer.** Industrial development adjacent to residentially zoned lots shall be designed with no loading area or bay door facing residentially zoned properties, with a five-foot-deep continuous landscape buffer that is inclusive of 24-inch box trees planted in 20-foot intervals, and with a minimum 6-foot solid decorative masonry perimeter wall adjacent to these properties.
 - d. **Lighting.** Projects across from, or adjacent to residentially zoned parcels shall have outdoor, on-site lighting designed and installed with shielding, such that the light source is directed down and away from adjacent residential properties. Prior to the issuance of building permits, a lighting plan showing the location of all exterior lighting facilities within the required parking areas shall be submitted to the Department of City Planning.
 - e. **Parking:** Any additional parking required as part of a change of use to a non-residential use, within an existing building, may be offset entirely through the provision of onsite bicycle parking, provided that the bicycle parking configuration complies with the provisions of LAMC 12.21A.16, and that any existing automobile parking spaces are maintained onsite.
 - f. **Loading.** New loading and unloading activities shall not impede traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning. Loading, unloading, and storage of materials and products shall be limited to the project site and located as far away from residentially zoned properties as possible. Deliveries and loading and unloading shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No deliveries shall be permitted on Sundays and legal holidays.

- g. **Lot Coverage.** Buildings and structures shall cover no more than 60 percent of the area of a lot.
- h. **Noise (Operational, Electronic Devices, Machinery).** Any electronic or mechanical equipment or machinery shall be enclosed in structures designed with noise-attenuating features by a licensed acoustical engineer.
- i. **Public Address and Paging System.** Outdoor address or paging systems are prohibited.
- j. **Residential Open Space.** On lots fronting the Los Angeles River and developed with residential uses, required open space pursuant to LAMC 12.21.G.2 shall be oriented to the river.
- k. **Signs (Permitted).** Signs shall be limited to one per business establishment, per façade, and shall not exceed 1.5 square feet for every foot of building frontage or up to a maximum of five percent of the frontage.
- l. **Signs (Prohibited).** Monument and pole signs are prohibited. Internally illuminated, digital, animated, or other non-static sign displays are prohibited.

EXHIBIT B

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION

LEAD CITY AGENCY
City of Los Angeles

COUNCIL DISTRICT
CD 13 - MITCH O'FARRELL

PROJECT TITLE
ENV-2015-1296-ND

CASE NO.
CPC-2015-1295-HD-ZC

PROJECT LOCATION

In general, all parcels west of Blake Avenue that are zoned CM; and a few parcels east of Blake Avenue that are zoned CM, see map attached.

PROJECT DESCRIPTION

Pursuant to Los Angeles Municipal Code Sections (LAMC) 12.32, a city initiated ordinance to revise existing Q conditions in the Elysian Valley area, commonly known as "Frogtown" for parcels between Blake Avenue and the Los Angeles River (please see attached map for parcels that are a part of this revision). Per LAMC, 12.32 update the zoning to CM for one parcel that is currently zoned M2 but is designated by our General Plan for Commercial Manufacturing uses. The proposed update includes revisions to existing Q conditions that provide additional standards and restrictions to permitted uses, development standards, including industrial buffers, noise, and aesthetics, including lighting and signs, all of which are compatible with or stricter than the regulations found in the River Implementation Overlay Ordinance and the LAMC. In addition, per LAMC 12.32, a decrease of the height district from 1VL (45 feet) to 1XL (30 feet). The River Implementation Overlay (RIO) zoning remains as is.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Los Angeles Department of City Planning
200 N. Spring Street, Room 667
Los Angeles, CA 90012

FINDING:

The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM

TITLE

TELEPHONE NUMBER

HAYDEE URITA-LOPEZ

City Planner

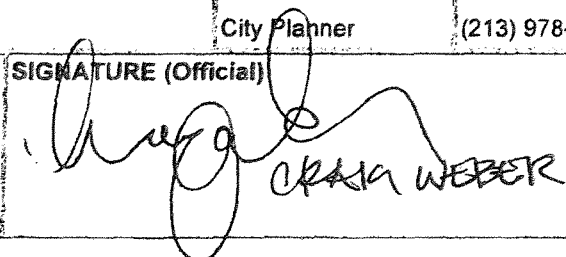
(213) 978-1162

ADDRESS

SIGNATURE (Official)

DATE

200 N. SPRING STREET, 7th FLOOR
LOS ANGELES, CA. 90012


CRAIG WEBER

6-10-15

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 13 - MITCH O'FARRELL	DATE: 04/17/2015
---	---	----------------------------

RESPONSIBLE AGENCIES: Department of City Planning

ENVIRONMENTAL CASE: ENV-2015-1296-ND	RELATED CASES: CPC-2015-1295-HD-ZC
--	--

PREVIOUS ACTIONS CASE NO.: CPC-1995-0967-CPU	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.
--	---

PROJECT DESCRIPTION:
ELYSIAN VALLEY Q CONDITIONS

ENV PROJECT DESCRIPTION:
Pursuant to Los Angeles Municipal Code Sections (LAMC) 12.32, a city initiated ordinance to revise existing Q conditions in the Elysian Valley area, commonly known as "Frogtown" for parcels between Blake Avenue and the Los Angeles River (please see attached map for parcels that are a part of this revision). Per LAMC, 12.32 update the zoning to CM for one parcel that is currently zoned M2 but is designated by our General Plan for Commercial Manufacturing uses. The proposed update includes revisions to existing Q conditions that provide additional standards and restrictions to permitted uses, development standards, including industrial buffers, noise, and aesthetics, including lighting and signs, all of which are compatible with or stricter than the regulations found in the River Implementation Overlay Ordinance and the LAMC. In addition, per LAMC 12.32, a decrease of the height district from 1VL (45 feet) to 1XL (30 feet). The River Implementation Overlay (RIO) zoning remains as is.

ENVIRONMENTAL SETTINGS:
The project area is composed of parcels on the south banks of the Los Angeles River in the Elysian Valley neighborhood (also known as Frogtown). This neighborhood is located in the northernmost portion of the Silver Lake-Echo Park-Elysian Valley Community Plan area, along the Los Angeles River Bike Path. The subject properties also fall within the River Implementation Overlay (RIO) and per Los Angeles Municipal Code Section (LAMC) 13.17, all provisions, procedures, and development standards in the River Implementation Overlay apply to all properties in the subject area.
The subject parcels are currently developed with the following uses: manufacturing, open storage, warehouse, distributors, machine shops, artist in residences, and a few interspersed single family homes. Most of the industrial buildings are low-scale and appear to have been built between the 1920s-1960s. Across the river to the east are the communities of Glassell Park, Cypress Park, and Mount Washington. Directly southeast is Elysian Park and Dodger Stadium, and located further south is the Cornfield Arroyo Seco industrial district. To the west are the multi-family residential neighborhoods of Echo Park and Silver Lake. To the north is the residential neighborhood of Atwater Village. The Elysian Valley neighborhood is located within a liquefaction zone. The nearest earthquake fault is identified as the Upper Elysian Park Fault and it is a classified type B in ZIMAS (Zoning Information Mapping Access System), under Seismic Hazards and Additional Information. The corresponding police station is the Northeast Division, reporting district 1146 and Fire Station No. 56. This information is reviewed on a case by case basis for each project when undergoing project review for CEQA compliance.
In general, the Elysian Valley neighborhood is delineated by the 5-freeway on the southwest side, the Glendale Freeway on the northwest side, and the curvilinear Los Angeles River on the northeast side. The northern portion of the neighborhood is planned 'Low Medium I Residential' with 'Commercial Manufacturing' planned parcels fronting the river. Blake Avenue functions as a separation between these commercial manufacturing uses and residential uses. Blake Avenue is designated a local street and built with a variable right-of-way width of 40-50 feet. The southern portion of the neighborhood is primarily planned 'Low Residential'. Within the overall neighborhood there are some parcels which are planned Public Facilities and are zoned OS-1XL-RIO and [Q]PF-1XL-RIO; there are also a few parcels which are planned 'General Commercial' and are zoned C2-1VL-RIO.
Adjacent uses within 500 feet of the subject area include residential single family and multi-family dwellings to the west and south, in parcels zoned RD3-1VL-RIO, R2-1VL-RIO, and R1-1VL-RIO. These residential uses are fronting local streets and one Major Highway Class II Street (Riverside Drive) which parallels the 5-freeway. As Riverside Drive continues northward, it crosses under the 5-freeway and intersects Stadium Way. Leading away from the Elysian Valley neighborhood, both of these street segments are classified scenic (Riverside Drive a Scenic Major Highway Class II, Stadium Way a Scenic Secondary Highway). These scenic highways are located

approximately 300 feet from the subject area.

PROJECT LOCATION:

In general, all parcels east of Blake Avenue that are zoned CM; and a few parcels east of Blake Avenue that are zoned CM, see map attached.

COMMUNITY PLAN AREA:

SILVER LAKE - ECHO PARK - ELYSIAN VALLEY
STATUS:

AREA PLANNING COMMISSION:

EAST LOS ANGELES

**CERTIFIED NEIGHBORHOOD
COUNCIL:**

ELYSIAN VALLEY RIVERSIDE

Does Conform to Plan

Does NOT Conform to Plan

EXISTING ZONING:

[Q]CM-1VL-RIO, M2-1VL-RIO

**MAX. DENSITY/INTENSITY
ALLOWED BY ZONING:**

n/a

GENERAL PLAN LAND USE:

Commercial Manufacturing

**MAX. DENSITY/INTENSITY
ALLOWED BY PLAN
DESIGNATION:**

n/a

LA River Adjacent:
YES

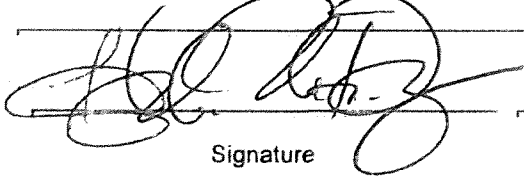
PROPOSED PROJECT DENSITY:

n/a

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



City Planner

(213) 978-1162

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Los Angeles Department of City Planning

PHONE NUMBER:

(213) 978-1162

APPLICANT ADDRESS:

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

AGENCY REQUIRING CHECKLIST:

Department of City Planning/Attn: Haydee Urita-Lopez

DATE SUBMITTED:

05/13/2015

PROPOSAL NAME (if Applicable):

Elysian Valley "Frogtown" Q Conditions

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

I. AESTHETICS

a. Have a substantial adverse effect on a scenic vista?				✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

II. AGRICULTURE AND FOREST RESOURCES

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

III. AIR QUALITY

a. Conflict with or obstruct implementation of the applicable air quality plan?				✓
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✓
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				✓
d. Expose sensitive receptors to substantial pollutant concentrations?				✓
e. Create objectionable odors affecting a substantial number of people?				✓

IV. BIOLOGICAL RESOURCES

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓	

V. CULTURAL RESOURCES

	Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓
VI. GEOLOGY AND SOILS				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?				✓
c. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e. Result in substantial soil erosion or the loss of topsoil?				✓
f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
VII. GREEN HOUSE GAS EMISSIONS				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				✓
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓
VIII. HAZARDS AND HAZARDOUS MATERIALS				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

	Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY				
a. Violate any water quality standards or waste discharge requirements?				✓
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f. Otherwise substantially degrade water quality?				✓
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j. Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING				
a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	

	Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIII. POPULATION AND HOUSING				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
XIV. PUBLIC SERVICES				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?			✓	
c. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?			✓	
d. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	
XV. RECREATION				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
XVI. TRANSPORTATION/TRAFFIC				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	

	Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e. Result in inadequate emergency access?			✓	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	
XVII. UTILITIES AND SERVICE SYSTEMS				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as **ENV-2015-1296-N** and the associated case(s), **CPC-2015-1295-HD-ZC**.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org>; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or

City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
HAYDEE URITA-LOPEZ	City Planner	(213) 978-1162	05/13/2015

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	The proposed policy revision includes a height district change to decrease the allowable height from 45 feet down to 30 feet. Impacts to scenic vistas are not anticipated.
b.	NO IMPACT	The proposed policy revision includes a height district change to decrease the allowable height from 45 feet down to 30 feet. Impacts to scenic vistas are not anticipated.
c.	LESS THAN SIGNIFICANT IMPACT	The project area is developed with residential, commercial, and commercial manufacturing uses. The proposed policy revision includes adding further restrictions on development standards to ensure stricter compatibility with existing uses. Also, the proposed policy revision includes a height district change to decrease the allowable height from 45 feet down to 30 feet. The project also consists of updating the zone of one parcel from M2 to CM. Impacts to visual character and quality of the sites and their surroundings are considered to be less than significant.
d.	LESS THAN SIGNIFICANT IMPACT	See above for explanation. Impacts to creating a new source of light and glare or night-time views are considered to be less than significant.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The subject properties are zoned CM for commercial manufacturing uses and also fall under the River Implementation Overlay (RIO) Zone. The proposed policy revision does not include the conversion of farmland. No impacts are anticipated.
b.	NO IMPACT	The subject area is zoned for commercial manufacturing uses and is not presently developed with agricultural land. No impact will result.
c.	NO IMPACT	The subject area is zoned for commercial manufacturing uses and is not presently developed with forestland. No impact will result.
d.	NO IMPACT	The subject area is zoned for commercial manufacturing uses and is not presently developed with forestland. No impact will result.

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

e.	NO IMPACT	The subject area is zoned for commercial manufacturing uses and is not presently developed with farmland or forestland. No impact will result.	
----	-----------	--	--

III. AIR QUALITY

a.	NO IMPACT	The proposed revisions do not conflict with or obstruct the implementation of the SCAQMD or Congestion Management Plan. The revisions include a height reduction, and restrictive Q conditions to ensure that development standards that are more compatible with existing uses. Impacts to air quality are not anticipated.	
----	-----------	--	--

b.	NO IMPACT	The proposed revisions do not conflict with or obstruct the implementation of the SCAQMD or Congestion Management Plan. The revisions include height reductions and restrictive Q conditions to ensure that development standards that are more compatible with existing uses. Impacts to air quality are not anticipated.	
----	-----------	--	--

c.	NO IMPACT	The proposed revision includes a height reduction and restrictive Q conditions to ensure that development standards that are more compatible with existing uses. The proposed revisions would not result in a cumulatively considerable net increase of any criteria pollutant. The subject area is an urbanized area with existing buildings that are currently occupied with commercial manufacturing uses. Impacts to air quality are not anticipated.	
----	-----------	---	--

d.	NO IMPACT	The proposed revision includes a height reduction and restrictive Q conditions to ensure that development standards that are more compatible with existing uses. The subject area is an urbanized area with existing buildings that are currently occupied with commercial manufacturing uses. The revision includes height reductions and more restrictive building standards. Impacts to increasing air pollution is not anticipated.	
----	-----------	---	--

e.	NO IMPACT	The proposed revision includes a height reduction and restrictive Q conditions to ensure that development standards that are more compatible with existing uses. The subject area is an urbanized area with existing buildings that are currently occupied with commercial manufacturing uses. The revision includes height reductions and more restrictive building standards. Impacts to objectionable odors are not anticipated.	
----	-----------	---	--

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The project consists of updating and revising Q conditions, updating the zone of one parcel from M2 to CM, and decreasing the allowable height from 45 feet to 30 feet. The proposed policy revision does not include construction, demolition, or alteration of existing structures. Impacts to applicable species are not anticipated.	
b.	LESS THAN SIGNIFICANT IMPACT	The subject area is an active neighborhood-commercial corridor. The proposed revisions do not include construction, demolition, or alteration of existing structures. Impacts to riparian habitats or other sensitive natural communities are not anticipated.	
c.	NO IMPACT	The subject area is an active residential neighborhood-commercial manufacturing corridor that does not have wetlands. Impacts to wetlands are not anticipated.	
d.	LESS THAN SIGNIFICANT IMPACT	The subject area is an active neighborhood-commercial corridor. The proposed revisions do not include construction, demolition, or alteration of existing structures. Impacts to applicable species are anticipated to be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The project consists of updating and revising Q conditions, updating the zone of one parcel from M2 to CM, and decreasing the allowable height from 45 feet to 30 feet. This policy revision includes parcels that are zoned CM and parcels that have commercial manufacturing uses. Wetlands are not included in this policy revision. RIO standards remain as is. Impacts to wetlands are anticipated to be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	The project consists of updating and revising Q conditions, updating the zone of one parcel from M2 to CM, and decreasing the allowable height from 45 feet to 30 feet. This policy revision includes parcels that are zoned CM and parcels that have commercial manufacturing uses. Wetlands are not included in this policy revision. RIO standards remain as is. Impacts to applicable conservation plans are anticipated to be less than significant.	

V. CULTURAL RESOURCES

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

a.	NO IMPACT	The subject area is an urban neighborhood and built-out commercial manufacturing district. The proposed policy revisions do not include construction, demolition, or alteration of existing structures. Impacts to applicable historical resources are not anticipated.	
b.	NO IMPACT	The subject area is an urban neighborhood and built-out commercial manufacturing district. The proposed policy revisions do not include construction, demolition, or alteration of existing structures. Impacts to applicable archaeological resources are not anticipated.	
c.	NO IMPACT	The subject area is an urban neighborhood and built-out commercial manufacturing district. The proposed policy revisions do not include construction, demolition, or alteration of existing structures. Impacts to applicable unique geological features are not anticipated.	
d.	NO IMPACT	The subject area is an urban neighborhood and built-out commercial manufacturing district. The proposed policy revisions do not include construction, demolition, or alteration of existing structures. Impacts to human remains are not anticipated.	

VI. GEOLOGY AND SOILS

a.	NO IMPACT	The subject area is not located in an Alquist-Priolo Zone. No impacts are anticipated.	
b.	NO IMPACT	The nearest earthquake fault to the subject area is identified as the Raymond Fault classified as a type B in ZIMAS (Zoning Information Mapping Access System), under Seismic Hazards and Additional Information. The proposed policy revisions do not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
c.	NO IMPACT	The subject area has parcels that are within a liquefaction zone, as identified in ZIMAS (Zoning Information Mapping Access System), under Seismic Hazards and Additional Information. The proposed policy revisions do not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

d.	NO IMPACT	The subject area is not within a landslide area as identified in ZIMAS (Zoning Information Mapping Access System), under Seismic Hazards and Additional Information. The proposed policy revisions do not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
e.	NO IMPACT	The proposed policy revisions do not include the demolition, remodel, or construction of new structures. Impacts are anticipated to be less than significant. No grading is proposed as part of these policy revisions. No impacts are anticipated.	
f.	NO IMPACT	See VI.e explanation. No construction or excavation is proposed as part of these policy revisions. No impacts are anticipated.	
g.	NO IMPACT	See VI.e explanation. The subject property does not contain expansive soils; no impacts are anticipated.	
h.	NO IMPACT	See VI.e explanation. No septic tanks are proposed. No impacts are anticipated.	

VII. GREEN HOUSE GAS EMISSIONS

a.	NO IMPACT	The proposed policy revision does not include the demolition, remodel, or construction of new structures. No impacts are anticipated.	
b.	NO IMPACT	The proposed policy revision does not include the demolition, remodel, or construction of new structures and does not propose to deviate from any standard, policy or regulation for greenhouse gas emissions. No impacts are anticipated.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	The proposed policy revision does not involve the routine transport, use, or disposal of hazardous materials. No impacts are anticipated.	
b.	NO IMPACT	The proposed policy revision does not involve the use or storage of hazardous substances. No impacts are anticipated.	
c.	NO IMPACT	The proposed policy revision does not involve the use or storage of hazardous substances. No impacts are anticipated.	
d.	NO IMPACT	The proposed policy revision does not involve construction, demolition, or remodeling. The subject area is not located on a methane site (ZIMAS profile report May 13, 2015). No impacts are anticipated.	

Impact?	Explanation	Mitigation Measures	
e.	NO IMPACT	The subject area is not located within an airport land use plan area.	
f.	NO IMPACT	The subject area is not located near any private airports.	
g.	NO IMPACT	The proposed policy revisions are not anticipated to interfere with an adopted emergency response plan or an emergency evacuation plan. Impacts are not anticipated.	
h.	NO IMPACT	The subject area is not located within a high fire severity zone (ZIMAS profile report May 13, 2015). Impacts are not anticipated.	
IX. HYDROLOGY AND WATER QUALITY			
a.	NO IMPACT	The proposed policy revisions do not include the demolition, remodel, or construction of new structures and will not violate any water quality standards or waste discharge requirements. No impacts are anticipated.	
b.	NO IMPACT	The proposed policy revisions do not include the demolition, remodel, or construction of new structures. No impacts to groundwater supplies are anticipated.	
c.	NO IMPACT	The proposed policy revisions do not include the demolition, remodel, or construction of new structures and does not involve the alteration of any streams, creeks, rivers or any other watercourse. No impacts are anticipated.	
d.	NO IMPACT	The proposed Q Condition revision does not include the demolition, remodel, or construction of new structures and does not involve the alteration of any streams, creeks, rivers or any other watercourse. No impacts are anticipated.	
e.	NO IMPACT	The proposed policy revisions do not include the demolition, remodel, or construction of new structures. Impacts to existing drainage systems are not anticipated.	
f.	NO IMPACT	See IX.e. explanation. Currently, new projects are required to comply with the Standard Urban Stormwater Mitigation Plan (SUSMP). The proposed policy revisions do not include revisions to the city's established SUSMP. No impacts are anticipated.	

Impact?	Explanation	Mitigation Measures	
g.	NO IMPACT	The proposed policy revisions do not include the demolition, remodel, or construction of new structures. Additionally, the subject area is not within a 100-year flood plain (Environmental and Public Facilities Maps 1996 & Navigate LA) or in a Flood Zone (ZIMAS & Navigate LA). No impacts are anticipated.	
h.	NO IMPACT	The proposed policy revisions do not include the demolition, remodel, or construction of new structures. Additionally, the subject area is not within a 100-year flood plain (Environmental and Public Facilities Maps 1996 & Navigate LA). No impacts are anticipated.	
i.	NO IMPACT	The proposed policy revisions do not include the demolition, remodel, or construction of new structures. Impacts related to flooding created by the proposed policy revisions are not anticipated.	
j.	NO IMPACT	The proposed policy revisions do not include the demolition, remodel, or construction of new structures. The subject site is not located within a tsunami inundation area. Impacts from a seiche, tsunami, or mudflow are not anticipated.	

X. LAND USE AND PLANNING

a.	NO IMPACT	<p>The subject parcels are currently developed with the following uses: manufacturing, open storage, warehouse, distributors, machine shops, artist in residences, and a few interspersed single family homes. Most of the industrial buildings are low-scale and appear to have been built between the 1920s-1960s. In general, the Elysian Valley neighborhood is delineated by the 5-freeway on the southwest side, the Glendale Freeway on the northwest side, and the curvilinear Los Angeles River on the northeast side. The northern portion of the neighborhood is planned 'Low Medium I Residential' with 'Commercial Manufacturing' planned parcels fronting the river. Blake Avenue functions as a separation between these commercial manufacturing uses and residential uses. Blake Avenue is designated a local street and built with a variable right-of-way width of 40-50 feet. The southern portion of the neighborhood is primarily planned 'Low Residential'. Within the overall neighborhood there are some parcels which are planned Public Facilities and</p>	
----	-----------	---	--

Impact?	Explanation	Mitigation Measures
	are zoned OS-1XL-RIO and [Q]PF-1XL-RIO; there are also a few parcels which are planned 'General Commercial' and are zoned C2-1VL-RIO. The proposed policy revisions are not anticipated to divide an established community.	
b. LESS THAN SIGNIFICANT IMPACT	The proposed policy revisions are updating existing Q conditions to further restrict uses and development standards that are compatible with the existing land uses. The proposed policy revisions also include a height district change to DECREASE the allowable height from 45 feet to 30 feet. The policy revisions, also include updating the zoning of a parcel that is currently zoned M2, however it corresponds to a Commercial Manufacturing land use as designated by our General Plan. The update from M2 to CM will actually result in a zoning consistency. The subject area also falls within the RIO Zone, and this zoning will stay in place. Impacts to are considered to be less than significant.	
c. NO IMPACT	See explanation above. Impacts to applicable habitat conservation plans or natural community conservation plan are not anticipated.	
XI. MINERAL RESOURCES		
a. NO IMPACT	The subject site is not located within a known Oil Field but is located within a Mineral Resource Zone (MRZ-2 as identified in ZIMAS (Profile Report May 13, 2015). However, the site is located in an urban setting which is already developed with commercial manufacturing uses and does not include mining uses. Impacts are to mineral resources are not anticipated.	
b. NO IMPACT	The subject site is not located within a known Oil Field but is located within a Mineral Resource Zone (MRZ-2 as identified in ZIMAS (Profile Report May 13, 2015). However, the site is located in an urban setting which is already developed with commercial manufacturing uses and does not include mining uses. Impacts related to the loss of availability of a locally-important mineral resources are not anticipated.	
XII. NOISE		

Impact?	Explanation	Mitigation Measures	
a.	LESS THAN SIGNIFICANT IMPACT	Noise levels in excess of standards in the general plan or noise ordinance are not expected. Demolition, construction, or remodeling are not a part of the proposed policy revisions. Additionally, projects are all subject to the LAMC Noise Ordinance and all its regulations and procedures are incorporated herein by reference.	
b.	LESS THAN SIGNIFICANT IMPACT	Permanent excessive groundborne vibration or groundborne noise levels are not anticipated from the proposed policy revisions. Noise levels in excess of standards in the general plan or noise ordinance are not expected. Demolition, construction, or remodeling are not a part of this proposed policy revisions. Projects are all subject to the LAMC Noise Ordinance and all its regulations and procedures are incorporated herein by reference.	
c.	LESS THAN SIGNIFICANT IMPACT	A permanent increase in ambient noise levels in the vicinity above existing levels is not anticipated from the proposed policy revisions. Demolition, construction, or remodeling are not a part of this proposed policy revisions. Projects are all subject to the LAMC Noise Ordinance and all its regulations and procedures are incorporated herein by reference.	
d.	LESS THAN SIGNIFICANT IMPACT	Temporary substantial increases in ambient noise levels are considered less than significant. Noise levels in excess of standards in the general plan or noise ordinance are not expected. Demolition, construction, or remodeling are not a part of the proposed policy revisions. Projects are all subject to the LAMC Noise Ordinance and all its regulations and procedures are incorporated herein by reference.	
e.	NO IMPACT	The subject area is not located within an airport land use plan, therefore no impacts are anticipated.	
f.	NO IMPACT	The subject area is not located near a private airstrip, therefore no impacts are anticipated.	
XIII. POPULATION AND HOUSING			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed revisions includes height reductions and more restrictive building standards to ensure compatibility with existing uses. New projects must comply with all LAMC and CEQA provisions. The proposed policy action is anticipated to have a less than significant impact.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

b.	NO IMPACT	Impacts to housing displacement are not anticipated. The proposed revisions do not include building a new project. New projects are subject to CEQA standards and guidelines, as required by the city and the LAMC.	
c.	NO IMPACT	Impacts to housing displacement are not anticipated. The proposed policy revisions do not include the actual construction of a project. The policy revisions are standards that will be complied with along with CEQA clearances and LAMC provisions required for new projects.	

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy revision. Impacts that require new fire department facilities are considered less than significant to no impact.	
b.	LESS THAN SIGNIFICANT IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy revision. Impacts that require new public facilities, including police facilities are considered less than significant to no impact.	
c.	LESS THAN SIGNIFICANT IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy revision. Impacts that require new school facilities are considered less than significant to no impact.	
d.	LESS THAN SIGNIFICANT IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy revision. Impacts that require new parks or park facilities are considered less than significant to no impact.	
e.	LESS THAN SIGNIFICANT IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy revision. Impacts that require new public facilities in general, are considered less than significant to no impact.	

XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy revision. Impacts that require new parks or recreation centers are considered less than significant to no impact.	
----	------------------------------	--	--

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

b.	LESS THAN SIGNIFICANT IMPACT	Demolition, construction, or remodeling of new units or buildings, are not a part of this policy revision. Impacts that require the expansion or construction new parks or recreation centers are considered less than significant to no impact.	
----	------------------------------	--	--

XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The proposed policy revisions do not change or decrease peak hour trips. All projects are subject to the RIO ordinance, the LAMC's project permit review compliance, parking, and design review procedures. After compliance and review with Q conditions, the RIO, LAMC, projects are anticipated to result in a less than significant impact.	
----	------------------------------	---	--

b.	LESS THAN SIGNIFICANT IMPACT	The proposed policy revisions do not result in an change or decrease in levels of service standards. The use of the subject area is anticipated to remain the same (residential, commercial, commercial manufacturing uses). Impacts are considered to be less than significant.	
----	------------------------------	--	--

c.	LESS THAN SIGNIFICANT IMPACT	No change in air traffic patterns will result from the proposed policy amendment.	
----	------------------------------	---	--

d.	LESS THAN SIGNIFICANT IMPACT	This property lies adjacent to the Los Angeles River and Bike Path. RIO ordinance zoning will remain as is. All appropriate design guidelines must be incorporated into any new projects ensure public and emergency access. The proposed policy revisions do not change the RIO ordinance zoning.	
----	------------------------------	--	--

e.	LESS THAN SIGNIFICANT IMPACT	The proposed policy revisions do not change emergency access requirements. All new projects are subject to emergency access review by the Fire Department and Department of Transportation. Impacts are anticipated to result in a less than significant impact.	
----	------------------------------	--	--

f.	LESS THAN SIGNIFICANT IMPACT	See XVI.e changes to adopted transportation plans are not anticipated.	
----	------------------------------	--	--

XVII. UTILITIES AND SERVICE SYSTEMS

a.	NO IMPACT	No impacts to wastewater treatment requirements are anticipated, the proposed policy revisions do not include demolition, remodel, or construction of structures.	
----	-----------	---	--

Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	No impacts to wastewater treatment facilities or the expansion of wastewater treatment facilities are anticipated, the proposed policy revisions does not include demolition, remodel, or construction of structures.	
c.	NO IMPACT	No impacts to wastewater treatment facilities or the expansion of storm water drainage facilities are anticipated, the proposed policy revisions do not include demolition, remodel, or construction of structures.	
d.	NO IMPACT	No impacts to water supply are anticipated, the proposed policy revisions do not include demolition, remodel, or construction of structures.	
e.	NO IMPACT	No impacts to water supply are anticipated, the proposed policy revisions do not include demolition, remodel, or construction of structures.	
f.	LESS THAN SIGNIFICANT IMPACT	Impacts to water supply are anticipated to be less than significant; the proposed policy revisions do not include demolition, remodel, or construction of structures.	
g.	LESS THAN SIGNIFICANT IMPACT	The proposed policy revisions do not apply to solid waste requirements. Solid waste requirements remain the same, as required by the LAMC and other legislative bodies.	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	The proposed policy revisions do not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant or animal community. No impacts are anticipated.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed policy revisions have less than significant impacts that are individually limited but cumulatively considerable. However, current LAMC regulations, the RIO ordinance, stricter Q conditions with development standards that are compatible with the existing uses, and a lower height restriction all result in less than significant impacts. As such, the proposed policy revisions result in a less than significant impact.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed policy revisions to the subject area that is already fully developed with a mix of residential, commercial, and commercial manufacturing uses has less than significant impacts to human beings.	



DRAFT MAP OF THE ELYSIAN VALLEY Q CONDITIONS UPDATE



AREAS AFFECTED BY DRAFT Q CONDITIONS UPDATE

