

JAN 13 2015

To: The Council

Date:

From: Mayor

Council District: 5

Correction Ordinance:
Correcting the Zoning of the
Beverly Glen – Briarwood – Angelo Properties

I herewith concur with the proposed correction for the
subject properties, and transmit this matter for your consideration.

ERIC GARCETTI
Last Day For Council to Act
Time Limit



ERIC GARCETTI
Mayor

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND

6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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INFORMATION

www.planning.lacity.org

December 31, 2014

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

Dear Mayor Garcetti:

CORRECTION ORDINANCE: BEVERLY GLEN-BRIARWOOD-ANGELO PROPERTIES

The subject action corrects the zone of the subject properties from OS-1XL to RE15-1-H-RPD and corrects the underlying General Plan Land Use Designation from Open Space to Very Low II Residential.

In June of 1966 the subject properties, along with much of the privately owned properties within the Santa Monica Mountains were zone RE15-1-H. Additionally, in 1966, the City Planning Commission approved a Residential Planned Development (RPD) at the subject site as part of City Planning Case No. CPC-19622—a development that was built out during the subsequent decades. Through Ordinances 167,564 and 169,701 portions of the properties were rezoned to the A1 zone and then to the OS zone respectively. These designations were made in error as part of a larger zone revision process, and on behalf of the Commission, I adopt their findings from 1966 and approve the subject correction ordinance and recommend its adoption. As corrected, I find that my action conforms to the intent of the City Planning Commission on this matter.

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

Sincerely,

Michael J. LoGrande,
Director of Planning

Craig Weber,
Principal City Planner

Attachments

Discussion

The subject properties are two discontinuous sites located within the Bel Air-Beverly Crest Community Plan area. In July, 1966, the Los Angeles City Council approved a zone change from R1-1 to RE15-1-H, while the properties remained in the Low Residential land use designation. On March 15, 1992, the Los Angeles City Council approved a large zone revision program wherein the subject properties were mistakenly re-designated from Low Residential to Open Space, and re-zoned from RE15-1-H to A1-1-H-RPD, the A1 zone designation being commonly used for privately held open space (much of the subject properties appear to be undeveloped, though they are in fact developed with residential dwelling units). On June 12, 1994 the subject properties were again re-zoned from A1-1-H-RPD to OS-1XL, at the same time adjacent open space properties, then recently deeded to the City were also re-zoned.

The subject properties have been in private ownership, and have been developed with single family homes and condominiums since the time of the RPD approval in 1966. Adjacent properties developed as part of the same RPD retain their correct RE15-1-H-RPD zoning and Low Residential land use designation.

History

June, 1966	Ordinance No. 132,146 changed the subject properties from R1-1 to RE15-1-H.
July 1966	City Planning Commission Case CPC-19622 approved a 954-home Residential Planned Development across a 307 acre site affecting the subject properties. The zone designation is modified with an RPD suffix to RE15-1-H-RPD
March 1992	Ordinance No. 167,564 changed the subject properties from RE15-1-H-RPD to A1-1-H-RPD. At this time the Community Plan Land Use Designation was also changed from Low Residential to Open Space.
June 1994	Ordinance No. 169,701 changed the zone from A1-1-H-RPD to OS-1XL.

Findings

The subject properties are located within the area of the Bel Air-Beverly Crest Community Plan, revisions to which were adopted by the City Council on November 6, 1996.

The subject corrections are in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan. The subject correction changes the zone of the involved properties from OS-1XL, a zone designation intended for publically owned open space to RE15-1-H-RPD, a zone designation applied to adjacent sites, and previously to the subject sites, open which a residential planned development exists; and the underlying General Plan Land Use designation from Open Space to Very Low II Residential (the present-day appropriate land use category for the corresponding zone), thereby making the zone legal and consistent with the action taken by the City Council in June of 1966.

The ordinance correction will not have any effect upon other General Plan Elements, Specific Plans, or other plans in preparation by the Department of City Planning.

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

RESOLUTION

WHEREAS the subject properties are three discontinuous sites totaling approximately 11.4 acres located on parcels fronting Beverly Glen Boulevard, Briarwood Drive and Angelo Drive, within the area covered by the Bel Air-Beverly Crest Community Plan, adopted by the City Council in November, 1996;

WHEREAS the subject properties were historically planned for Low Residential land uses since the 1960s;

WHEREAS a 954-home Residential Planned Development was approved by the City Planning Commission in 1966 effecting the subject properties as well as adjacent properties;

WHEREAS the subject properties were developed with residential homes in 1977 and 1978;

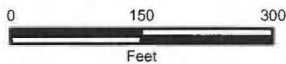
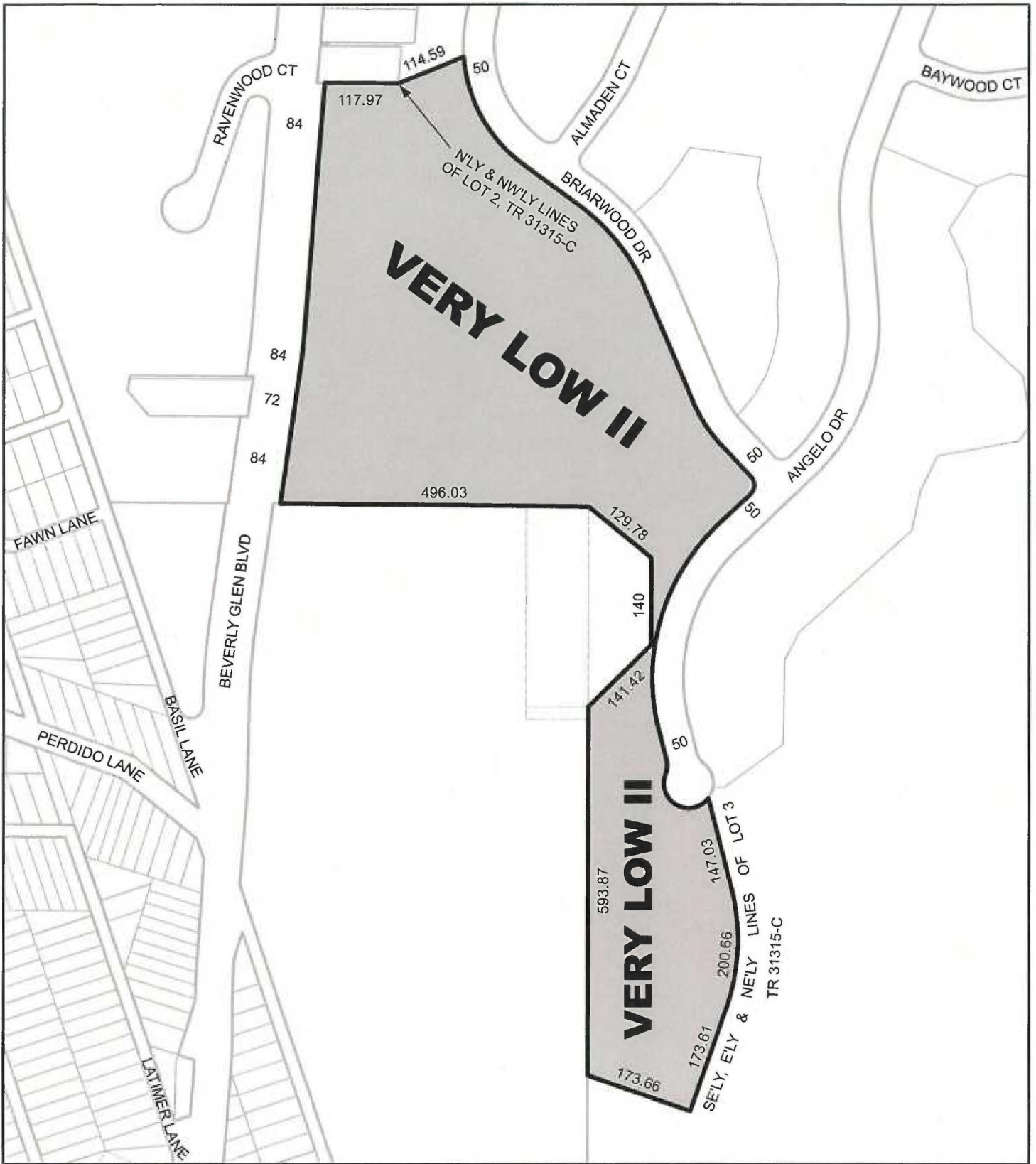
WHEREAS a subsequent re-designation of the site from Low Residential to Open Space in 1992 was made in error, as were subsequent re-zonings from RE15-1-H-RPD to A1-1-H-RPD and later to OS-1XL;

WHEREAS the Very Low II Residential land use category is the present-day land use category that is appropriate to properties with an RE15 zone;

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

WHEREAS the requested General Plan Amendment is consistent with the intent and purposes of the Bel Air-Beverly Crest Community Plan to designate land use in an orderly and unified matter; and

NOW THEREFORE BE IT RESOLVED that the Bel Air-Beverly Crest Community Plan be amended as shown on the attached General Plan Amendment Map.



C.M. 154.5A 151, 153 B 153	CPC-19622
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AAI *[Signature]*

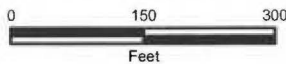
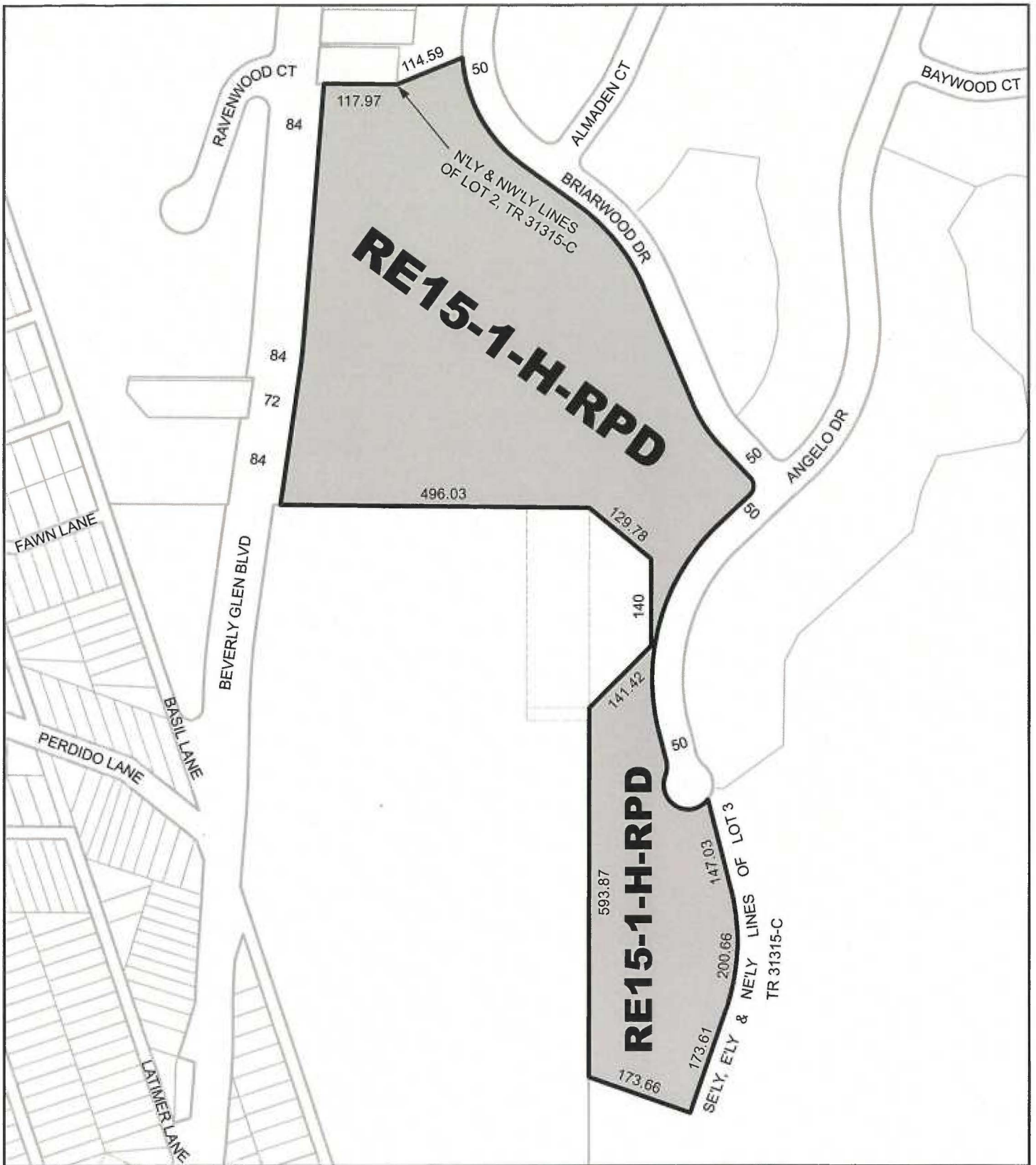
123114

ORDINANCE NO. _____

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

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

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



C.M. 154.5A 151, 153 B 153	CPC-19622
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AAI

123114



Area Mapped

Sec. _____. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

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

HOLLY L. WOLCOTT, City Clerk

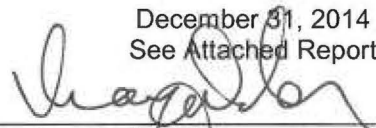
By _____
Deputy

Approved _____

Mayor

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

December 31, 2014
See Attached Report



Michael LoGrande
Director of Planning

File No. _____