

TO CITY CLERK FOR PLACEMENT ON NEXT  
REGULAR COUNCIL AGENDA TO BE POSTED

#55

**MOTION**

**I MOVE** that the matter of NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change and Height District Change for the property located at 1661 West 37<sup>th</sup> Place, Item 5 on the Wednesday February 22, 2017 Council Agenda (Council File No. 16-1474), **BE AMENDED** to **APPROVE** the attached Resolution, in lieu of any other Resolution attached to the file, to correct a typographical error, and thereby denote Low Medium I Residential as the correct land use category.

PRESENTED BY:   
MARQUEECE HARRIS-DAWSON  
Councilmember, 8<sup>th</sup> District

SECONDED BY: 

ORIGINAL

FEB 24 2017



## RESOLUTION

**WHEREAS** the subject property is an approximately .149 acre parcel located between Western Avenue and Halldale Avenue within the area covered by the South Los Angeles Community Plan, adopted by the City Council in March 2000;

**WHEREAS** a single family residential structure that was built on the subject property for residential use in 1921 still stands today, and the property has had continuous residential use from that time;

**WHEREAS** the subject property is privately owned;

**WHEREAS** the zone of the adjacent parcel to the west was changed from R2-1-O to C2-1-O in 1965 at the request of an applicant;

**WHEREAS** in 1965 the applicant also requested that the zone of the subject parcel be changed from R2-1-O to R3-1-O;

**WHEREAS** the City Planning Commission in 1965 recommended that the request to change the zone of the subject property from R2-1-O to R3-1-O be denied;

**WHEREAS** a City Planning Commission report dated April 22, 1965 recommended that the zone change request for the subject parcel be disapproved as filed (no change to R3-1-O) and that instead a zone change from R2-1-O Multiple Dwelling to P-1-O Automobile Parking be adopted, citing an excess of residential capacity in the area and a desire to ensure the parcel's use for parking purposes for the adjacent commercial properties along Western Avenue;

**WHEREAS** the subject property has never been developed as a parking lot for the adjacent commercial properties along Western Avenue, and there is no intention for the subject properties to be used for parking purposes;

**WHEREAS** the zone of the subject property was changed from R2-1-O to P-1-O when the City Council adopted the recommendations of the City Planning Commission in 1965;

**WHEREAS** the height district of the subject property was changed from -1 to -1VL in 1991 when the City Council adopted Ordinance No. 167,121, which consisted of zone and height district changes consistent with the AB283 General Plan/ Zoning program;

**WHEREAS** the current residential parcels to the east of the subject property are designated Low Medium I Residential with an associated zone of R2-1-O;

**WHEREAS** the residential use on the property is an allowed use within the R2-1-O zone and the existing building complies with the use and development regulations set forth in the R2 zone itself, the -1 height district, and the "O" supplemental use district;

**WHEREAS** a re-zoning and re-designation of this property from General Commercial and P-1VL-O to Low Medium I Residential and R2-1-O would designate and zone the subject property to be consistent with the existing single family use on the property and with surrounding residential properties;

**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 South Los Angeles Community Plan to protect existing stable lower density residential neighborhoods from encroachment by incompatible uses and to designate specific lands to provide for adequate multi-family residential development.

**NOW THEREFORE BE IT RESOLVED** that the South Los Angeles Community Plan be amended as shown on the attached General Plan Amendment Map.