



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: DEC 19 2016

Case No.: CPC-2016-1768-GPA-ZC

Council District: 11 - Bonin

CEQA: ENV-2016-1769-ND

Plan Area: Westchester – Playa Del Rey

Project Site: Lots 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, and 180, Tract 12714 (west side of South Sepulveda Boulevard, between 80th and 83rd Streets)

Applicant: City of Los Angeles
Representative: Antonio Isaia, City Planning Associate

At its meeting of **December 8, 2016**, the Los Angeles City Planning Commission took the actions below in consideration of the following ordinance:

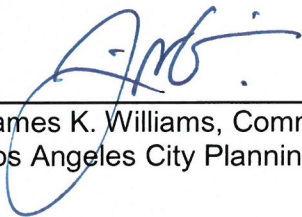
Ordinance to amend the existing Westchester-Playa del Rey Community Plan land use designation and zoning for 13 shallow, city-owned lots fronting on the west side of Sepulveda Boulevard between 80th and 83rd Streets, from the Low Residential designation and R1 zone to the Public Facility designation and PF zone, all in conjunction with the continued use and maintenance of the lots as a landscape buffer along Sepulveda Boulevard.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2016-1769-ND (“Negative Declaration”), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **Found** the Negative Declaration reflects the independent judgment and analysis of the City; and **Adopted** the Negative Declaration.
2. **Recommended** that the City Council **Adopt** a General Plan Amendment from Low Residential to Public Facilities;
3. **Recommended** that the City Council **Adopt** a Zone Change from R1-1 to PF-1; and
4. **Adopted** the attached Findings.

This action was taken by the following vote:

Moved: Katz
Seconded: Mack
Ayes: Ahn, Ambroz, Millman, Padilla-Campos, Perlman, Dake Wilson
Absent: Choe

Vote: 8 – 0



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

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final upon the mailing date of this determination letter 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: Resolution, Ordinance, Maps, Findings
c: Antonio Isaia, Planning Associate

ORDINANCE NO. _____

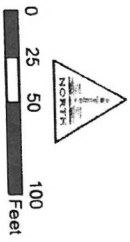
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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 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:



PF-1



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FINDINGS

The subject city-owned properties have a history of use as part of a landscaped buffer between Sepulveda Boulevard on the east and single-family residential uses on the west, and has functioned as part of a gateway into this part of the Westchester community, enhancing community identity. The proposed General Plan Amendment and Zone Change from Low Residential (R1) to Public Facility (PF) is consistent with this historical use, and ensures that the properties will continue to be maintained as both a buffer and for aesthetic enjoyment.

General Plan Framework

The General Plan defines the foundation for all land use decisions as the city implements growth and development policies; it also provides a holistic and comprehensive view of the City of Los Angeles. Amendments to adopted community plans are allowed to further refine land use boundaries and categories to reflect local conditions, existing land uses, parcel characteristics, and public input.

The Public Facilities land use designation and corresponding zone is appropriate for parcels that are planned for institutional uses and/or open space areas, but not for residential uses. While the proposed project removes property designated for residential development and use, the involved properties are individually too small - averaging 50 feet wide by 5 feet deep and totaling approximately 3,270 square feet in area - for the practical development of even one dwelling unit within the limitation of the existing R1 zone. The existing Low Residential land use designation is not reflective of the existing and historic use of the site for landscaping and sidewalks since the mid-1940s. All 13 of the contiguous properties along this portion of Sepulveda Boulevard are owned by the City and match other landscaped buffers along important Arterial Boulevard I (Major Highway, Class I).

The proposed land use designation and zone is consistent with the General Plan Framework's policies that seek to enhance livability:

Objective 5.1: Translate the Framework Element's intent with respect to citywide urban form and neighborhood design to the community and neighborhood levels through locally prepared plans that build on each neighborhood's attributes, emphasize quality of development, and provide or advocate "proactive" implementation programs.

Policy 5.1.1: Use the Community Plan Update process and related efforts to define the character of communities and neighborhoods at a finer grain than the Framework Element permits.

The project will provide for the continued maintenance of a landscaped aesthetic along Sepulveda Boulevard, benefitting both local residents and visitors to the community. The proposed revision to the project site's land use designation and zone furthers the Framework's objective to more finely define the character of the community through the continued use and maintenance of the existing landscaped area. The General Plan Amendment process is the tool through which changes and adjustments, such as being proposed, can be made without taking on the lengthy process of a comprehensive Community Plan Update.

Objective 5.5: Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.

Policy 5.5.4: Determine the appropriate urban design elements at the neighborhood level, such as sidewalk width and materials, street lights and trees, bus shelters and benches, and other street furniture.

The project, through the continued use and maintenance of landscaping along Sepulveda Boulevard, enhances the aesthetic of the public realm along this arterial.

Westchester-Playa del Rey Community Plan (Land Use Element)

The Land Use element of the General Plan is comprised of 35 community plans and they strive to ensure that sufficient land is designated to provide for the housing, commercial, employment, educational, cultural, social and aesthetic needs of the City's residents. Community plans are intended to promote an arrangement of land uses, streets, and services which encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community.

The subject site is situated on the west side of Sepulveda Boulevard. This neighborhood is located in the east-central portion of the Westchester-Playa del Rey Community Plan area. Most of the buildings in the neighborhood were constructed in the 1940s.

Changing the land use designation and zoning to match the current use is consistent with the following policies and objectives described in the Westchester-Playa del Rey Community Plan:

Community Design and Landscape Guidelines:

B. Streetscape

Objective 2: Establish a comprehensive streetscape and landscape improvement program for identified corridors and districts that will set standards and priorities for the selection and installation of the following: Street trees, Street Lighting, Streetscape Elements, and public signage

The Westchester Streetscape Improvement Project identified this area of Sepulveda Boulevard for improvements, consisting of a decorative sidewalk, street trees, and drought-resistant landscaping.

Currently, the Westchester-Playa del Rey Community Plan designates the subject properties with a Low Residential land use designation and R1 zoning. The purpose of the request is to better reflect and preserve the property's current use as a landscape buffer.

Public Necessity. Granting the requested action, as recommended, is consistent with public necessity. The current community plan land use designation is Low Residential and the zoning of the properties is R1 (One-Family Residential). The Low Residential land use designation allows for a range of low density single-family zones to be applied to the properties. In the instant case, the R1 Zone is applied to the subject properties. However, the physical dimensions of the individual lots and their area in aggregate make residential development impractical for residential use. The existing use of the site for landscaping and meandering sidewalks does not correspond to a Low-Density Residential land use designation.

Convenience. Granting the requested legislative action, as recommended, is consistent with public convenience and will align the historic and future use of the site with a more appropriate general plan land use designation and zone. The proposed actions contribute to the preservation of the neighborhood character.

General Welfare. Granting the requested legislative action, as recommended, is consistent with the general welfare, in that the proposed general plan amendment and zone change would preserve a valuable aesthetic asset to the community. The proposed action will result in the preservation of landscaping that provides a buffer between a major highway and established residential uses, as well as the protection of the character of the surrounding residential neighborhoods.

Good Zoning Practice. Granting the requested legislative action, as recommended, will be consistent with good zoning practice. Currently, the existing land use designation and zoning call for a development and use that cannot be practically implemented, and does not reflect the historic, current, or anticipated future use of the site. The proposed legislative action would make the Westchester-Playa del Rey Community Plan's General Plan Land Use designation and corresponding zoning of the properties consistent with both the current and historic use of the site, as well as further the implementation of the community plan's goals to enhance livability for the community's residents.

Based on the foregoing, the proposed General Plan Amendment and Zone Change to the Westchester-Playa del Rey Community Plan is consistent with both the General Plan Framework as well as the Community Plan Policies, Goals, and Objectives. Further, the recommended action is deemed consistent with the public necessity, convenience, general welfare and good zoning practice.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to Section 21082.1(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2016-1769-ND), which concludes that the proposed land use designation change and zone change will result in no significant impacts. This declaration reflects the independent judgment of the lead agency. The Negative Declaration was published for a period of 20 days, from July 28, 2016 to August 17, 2016; no comments were received during that time.

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

The proposed changes and revisions to the land use designation and zoning would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

The impacts of the proposed change of land use designation and zoning are considered not significant. The current Los Angeles Municipal Code and all applicable ordinances and building and safety processes and procedures remain in effect. The proposed change in land use designation from Low Residential to Public Facilities and zoning and from R1 to PF will ensure consistency with the existing use of the subject site that has historically served as a landscaped buffer/parkway.

The proposed change of land use designation and zoning have no impacts to human beings since the project reflects the current conditions, and no other changes are proposed.

The environmental case file can be found in the Policy Division of the Department of City Planning, Room 667, 200 North Spring Street, Los Angeles CA 90012.

DRAFT RESOLUTION

WHEREAS, the subject property is located within the area covered by the Westchester-Playa del Rey Community Plan, which was adopted by the City Council on April 13, 2004 (CF 04-0297); and

WHEREAS, the City is proposing to maintain a landscaped buffer along the western side of Sepulveda Boulevard between 80th and 83rd Streets, upon 13 shallow, approximately 50-foot wide by 5-foot in depth lots, totaling approximately 3,270 square feet in area in the Westchester community; and

WHEREAS, to carry out the above-referenced project, the City requested a General Plan Amendment to (a) change the land use designation for the subject property from Low Residential to Public Facilities within the Westchester-Playa del Rey Community Plan ("Community Plan"); and (b) amend the General Plan Generalized Land Use Map for the Community Plan area to reflect the Public Facilities land use designation; and

WHEREAS, the General Plan Amendment is consistent with Charter Sections 555, 556, and 558, representing an Amendment in Part of the Westchester-Playa del Rey Community Plan, to ensure the continued use and maintenance of the property for landscaping along Sepulveda Boulevard; and

WHEREAS, the City Planning Commission at its meeting of December 8, 2016, approved the foregoing General Plan Amendment; and

WHEREAS, pursuant to the provisions of the Los Angeles 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 purpose of the Westchester-Playa del Rey Community Plan to designate land uses in an orderly and unified manner; and

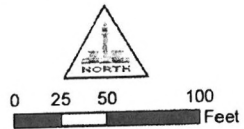
WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations in the General Plan; and

WHEREAS, the project has been reviewed by Negative Declaration ENV 2016-1768-ND, in accordance with the City's Guidelines for implementation of the California Environmental Quality Act ("CEQA") by the City Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as shown on the attached General Plan Amendment Map.



PUBLIC FACILITIES



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CFI/gg

Westchester - Playa del Rey

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City of Los Angeles



Westchester