

To: The Council

Date: JAN 12 2017

From: Mayor

Council District: 11

Proposed General Plan Amendment and Zone Change
On Properties Designated as Lots
156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, and 180,
Tract 12714 (West Side of Sepulveda Boulevard between 80th and 83rd Streets)
within the Westchester-Playa del Rey- Community Plan
(CPC-2016-11768-GPA-ZC)

I herewith concur with the City Planning Commission's action
and transmit this matter for your consideration.



ERIC GARCETTI
Mayor

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE

RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
VERONICA PADILLA-CAMPOS
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CITY OF LOS ANGELES
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ERIC GARCETTI
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Date: **DEC 19 2016**

City Planning Case No. CPC-2016-1768-GPA-ZC
Council District No. 11

Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Dear Councilmembers:

PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON PROPERTIES DESIGNATED AS LOTS 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, AND 180, TRACT 12714 (WEST SIDE OF SEPULVEDA BOULEVARD BETWEEN 80TH AND 83RD STREETS) WITHIN THE WESTCHESTER-PLAYA DEL REY COMMUNITY PLAN

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the December 8, 2016 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Low Residential to Public Facilities for the subject property. The City Planning Commission recommended approval of a concurrent Zone Change from R1-1 to PF-1.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone change will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

That the City Council:

1. Find the project was assessed in the environmental document, ENV-2016-1769gf-ND; and
2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment for the subject property; and
4. Adopt by Resolution, the proposed General Plan Amendment to the Westchester-Playa del Rey Community Plan as set forth in the attached exhibit; and

5. Concur in the attached action of the City Planning Commission relative to its recommended approval of the Zone Change for the subject property; and
6. Adopt the ordinance changing the Zone to PF-1 as set forth in the attached exhibit; and
7. Direct staff to revise the Community Plan Map in accordance with this action.

Very truly yours,

VINCENT P. BERTONI, AICP
Director of Planning



Antonio Isaia
City Planning Associate

Attachments:

1. City Planning Case File
2. City Planning Commission action, including Findings
3. General Plan Amendment Map
4. Zone Change Ordinance Map

DEPARTMENT OF
CITY PLANNING
CITY PLANNING COMMISSION

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Date: **DEC 19 2016**

City Planning Case No. CPC-2016-1768-GPA-ZC
Council District No. 11

Honorable Eric Garcetti, Mayor
City of Los Angeles
City Hall, Room 305
Los Angeles, CA 90012

Dear Mayor:

PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON PROPERTIES DESIGNATED AS LOTS 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, AND 180, TRACT 12714 (WEST SIDE OF SEPULVEDA BOULEVARD BETWEEN 80TH AND 83RD STREETS) WITHIN THE WESTCHESTER-PLAYA DEL REY COMMUNITY PLAN

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the December 8, 2016 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Low Residential to Public Facilities for the subject property within the Westchester-Playa del Rey Community Plan. The City Planning Commission recommended approval of a concurrent Zone Change from R1-1 to PF-1.

The proposed General Plan Amendment is submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone Change will be transmitted to you following City Council's action.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendment for the subject property; and,
2. Recommend that the City Council Adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and,
3. Recommend that the Council Adopt, by Resolution, the Plan Amendment to the Westchester-Playa del Rey Community Plan, as shown in the attached exhibit; and,
4. Recommend that the City Council direct staff to revise the Westchester-Playa del Rey Community Plan in accordance with this action.

Honorable Eric Garcetti, Mayor
CPC-2016-1768-GPA-ZV
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Very truly yours,

VINCENT P. BERTONI, AICP
Director of Planning



Antonio Isaia
City Planning Associate

Attachments:

1. City Planning Case File
2. Resolution
3. City Council Package