

FEB 14 2014

MOTION

14-0214

CS 13

The Elysian Valley community is a unique place in the our city. It is comprised of low-rise single family residences, artistic uses, industrial uses and community facilities. Elysian Valley is generally bounded by the Los Angeles River, the 5 Freeway, and Fletcher and Barclay Streets. In August 2004 the City adopted the Silver Lake-Echo Park-Elysian Valley Community Plan Update and subsequently, in August 2005, adopted "Q" Qualifying Conditions for the Elysian Valley (Ordinance No. 176825) area to further define development goals and standards.

Elysian Valley is bordered on the east by the Glendale Narrows portion of the Los Angeles River. This section of the River features a soft, natural bottom with lots of greenery and beautiful views of the San Gabriel Mountains. Many birds and fish are present, making it a prime area for bird-watching and fishing. As plans to revitalize the LA River continue to progress, Elysian Valley is increasingly viewed as a prime location for new development and in order to enhance, preserve and respect the existing character of this community, the "Q" Qualifying Conditions must be updated.

The current "Q" Conditions limit land use, require a river dedication and establish design standards for residential and non-residential uses. The current "Q" Conditions serve as a good base to work from and should be enhanced to include incentives for adaptive reuse of industrial buildings and the development of affordable housing and to allow live/work units. Additionally, the "Q" Conditions should prohibit certain lot ties and specific uses that are not compatible with the Los Angeles River as a recreation zone such as adult entertainment, auto uses, bail bonds, gasoline stations, open storage, pawn shops, pallet yards, recycling facilities and tow truck dispatching.

Due to growing development pressures, resulting from the increasing desirability of the Elysian Valley area, potential new development threatens the character of the area. Because of the unique development pattern of the area, additional conditions are needed to assure that new development will be compatible with surrounding properties and contribute to the community's goals and vision for Elysian Valley.

**I THEREFORE MOVE** that the Council instruct the Planning Department to update the Elysian Valley "Q" Qualifying Conditions to implement the goals of the Silver Lake-Echo Park-Elysian Valley Community Plan, including preserving and enhancing the neighborhood character and seeking a higher degree of compatibility of architecture and landscaping for new infill development.

**I FURTHER MOVE** that the Council instruct the Planning Department to modify the "Q" Conditions that were adopted in August 2005 by Ordinance No. 176825, to allow live/work units, incentives for adaptive reuse and affordable housing, as well as the prohibition of certain lot ties and uses that are not compatible with the Los Angeles River recreation zone.

PRESENTED BY:   
MITCH O'FARRELL  
Councilmember, 13<sup>th</sup> District

SECONDED BY: 



FEB 14 2014

ORIGINAL