

To: The Council

Date: DEC 18 2014

From: Mayor

Council District: 10

Correction Ordinance:
Correcting the Zoning of the
6134-6136 Venice Blvd. – APN: 5065-012-071

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

Handwritten signature of Eric Garcetti in blue ink, consisting of the initials 'EG' followed by a stylized flourish.

ERIC GARCETTI
Mayor

**DEPARTMENT OF
CITY PLANNING**

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December 23, 2014

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

Dear Mayor Garcetti:

PROPOSED ZONE CORRECTION: 6134-6136 VENICE BLVD. - APN: 5065-012-071

The subject action corrects the Zoning for 6134-6136 Venice Blvd. Currently, Assessor Parcel No. 5065-012-071 has a General Plan Land Use Designation of General Commercial but is zoned both Commercial [Q]C2-1VL and Restricted Density Residential RD2-1. The subject ordinance corrects that portion of the parcel zoned RD2-1 to [Q]C2-1VL consistent with the underlying General Plan land use designation, zoning and current use of adjacent commercial properties.

Pursuant to the provisions of Sections 555 of the City Charter transmitted herein is the correction ordinance, with findings, recommended for adoption. I have reviewed the findings of the City Planning Commission with respect to their actions on November 5, 1987 as part of City Planning Case No. CPC-1986-0821, wherein the subject designation for a portion of Subarea 745 was made in error as part of the General Plan/ Zoning Consistency Program and remained uncorrected through the Community Plan Revision Program actions of November 19, 1996 as part of City Planning Case No. CPC-1995-80-CPR. On behalf of the City Planning Commission, as evidenced by the attached findings, I find that the proposed zone correction is compatible with the objectives, policies and programs of the West Adams-Baldwin Hills-Leimert Community Plan, and adjacent land uses, and with the intended action of the City Planning Commission at that time.

Sincerely,

Michael J. LoGrande,
Director of Planning

Craig Weber
Principal Planner

Attachments:

1. Discussion and Findings
2. Correction Ordinance and Zone Change Map

Discussion

The subject property consists of two contiguous parcels located within the West Adams-Baldwin Hills-Leimert Community Plan Area in a block bounded by Venice Blvd., Comey Ave. and La Cienega Blvd. The northernmost parcel and subject of this correction is primarily used for surface parking. As part of the West Adams-Baldwin Hills-Leimert District General Plan/ Zone Consistency Program Plan Amendments, a portion of the subject parcel was inadvertently re-zoned to RD2-1 thereby creating a parcel with two zones, inconsistent with the General Plan.

The subject correction ordinance corrects the error consistent with the intent of the City Planning Commission and the City Council.

History

The history of the Community Plan Program for the subject property is as follows:

- | | |
|------------------|---|
| January 16, 1990 | City Council adopts Ordinance No. 165,481, as part of the General Plan/ Zoning Consistency Program for the West Adams-Baldwin Hills-Leimert Community Plan Area rezoning several residential parcels fronting Comey Ave. from R3 Medium Residential to Restricted Density Residential RD2. This zone change includes several properties associated with a LAFCO storm water channel easement located co-terminus with the rear and side property lines of these residential properties and directly adjacent to the subject property. |
| May 6, 1998 | City Council adopts General Plan Amendments as part of the Community Plan Revision Program for the West Adams-Baldwin Hills-Leimert Community Plan Area. The subject parcel's General Plan Land Use Designation of General Commercial and dual [Q]C2-1VL and RD2-1 zoning were not corrected as part of the update. |

Findings

The subject property is located within the West Adams-Baldwin Hills-Leimert Community Plan Area, last adopted by the City Council on May 6, 1998.

The correction to the [Q]C2-1VL zone is in substantial conformance with the purposes, intent and provisions of the General Plan, in that the subject parcels are currently designated for Neighborhood Commercial land uses in the West Adams-Baldwin Hills-Leimert Community Plan, and the current RD2-1 zone is inconsistent with that land use designation.

The corrected ordinance will not have an effect upon other General Plan elements, specific plans, or other plans being prepared by the Department of City Planning since City Council adoption of the proposed West Adams-Baldwin Hills-Leimert New Community Plan and it implementing zoning ordinances is pending.

The environmental document for the West Adams-Baldwin Hills-Leimert Community Plan Revision, EIR 90-0833, was certified by the City Council on May 6, 1998.

Based upon the above findings, the corrected ordinance is deemed to be consistent with the public necessity, convenience, general welfare and good planning and zoning practice.