

## RESOLUTION

WHEREAS, the subject property is located within the area covered by the West Adams-Baldwin Hills-Leimert Community Plan (“Community Plan”), which was adopted by the City Council on June 29, 2016 (CF 16-0597); and

WHEREAS, a Motion was adopted by the City Council Planning and Land Use Management Committee on February 19, 2020 (CF 20-0229) to consider a General Plan Amendment and accompanying Zone Change for the property located at 3031 S. Hauser Boulevard, Los Angeles, CA 90016 and 5416 W. Jefferson Boulevard, Los Angeles, CA 90016, to reconcile its existing Open Space zoning and land use designation with the long-standing Commercial Manufacturing use of the site; and

WHEREAS, the property located at 3031 S. Hauser Boulevard, Los Angeles, CA 90016 and 5416 W. Jefferson Boulevard, Los Angeles, CA 90016, is a privately owned 2.4 acre site improved with a two-story 50,908 square foot storage/warehouse building, and a surface parking lot; and

WHEREAS, the current General Plan land use designation for the property is Open Space and the current zone is OS-1XL. Land use and zoning for the site changed from Industrial and Residential through previous Community Plan updates including the 1998 West Adams Community Plan Update (CPU) and the 1986 General Plan Zone Consistency (AB283) Program; and

WHEREAS, the General Plan Amendment is a City-initiated correction necessary to reconcile the property’s Open Space zoning and land use designation with the long-standing Commercial Manufacturing use of the site; and

WHEREAS, no physical changes or alterations are proposed as part of the project; and

WHEREAS, to carry out the above-referenced correction, the city has requested a General Plan Amendment to (a) change the land use designation for the subject property from Open Space to Hybrid Industrial within the West Adams-Baldwin Hills-Leimert Community Plan (“Community Plan”); (b) amend the General Plan Generalized Land Use Map for the Community Plan area to reflect the Hybrid Industrial 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 West Adams-Baldwin Hills-Leimert Community Plan, representing a correction to conform to the physical identity of the project site; and

WHEREAS, the City Planning Commission at its meeting of December 3, 2020, approved the foregoing General Plan Amendment; and

WHEREAS, the General Plan Amendment is necessary to achieve and maintain consistency between zoning and the adopted Community Plan as required by California State law; and

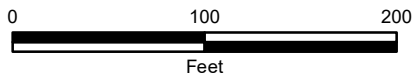
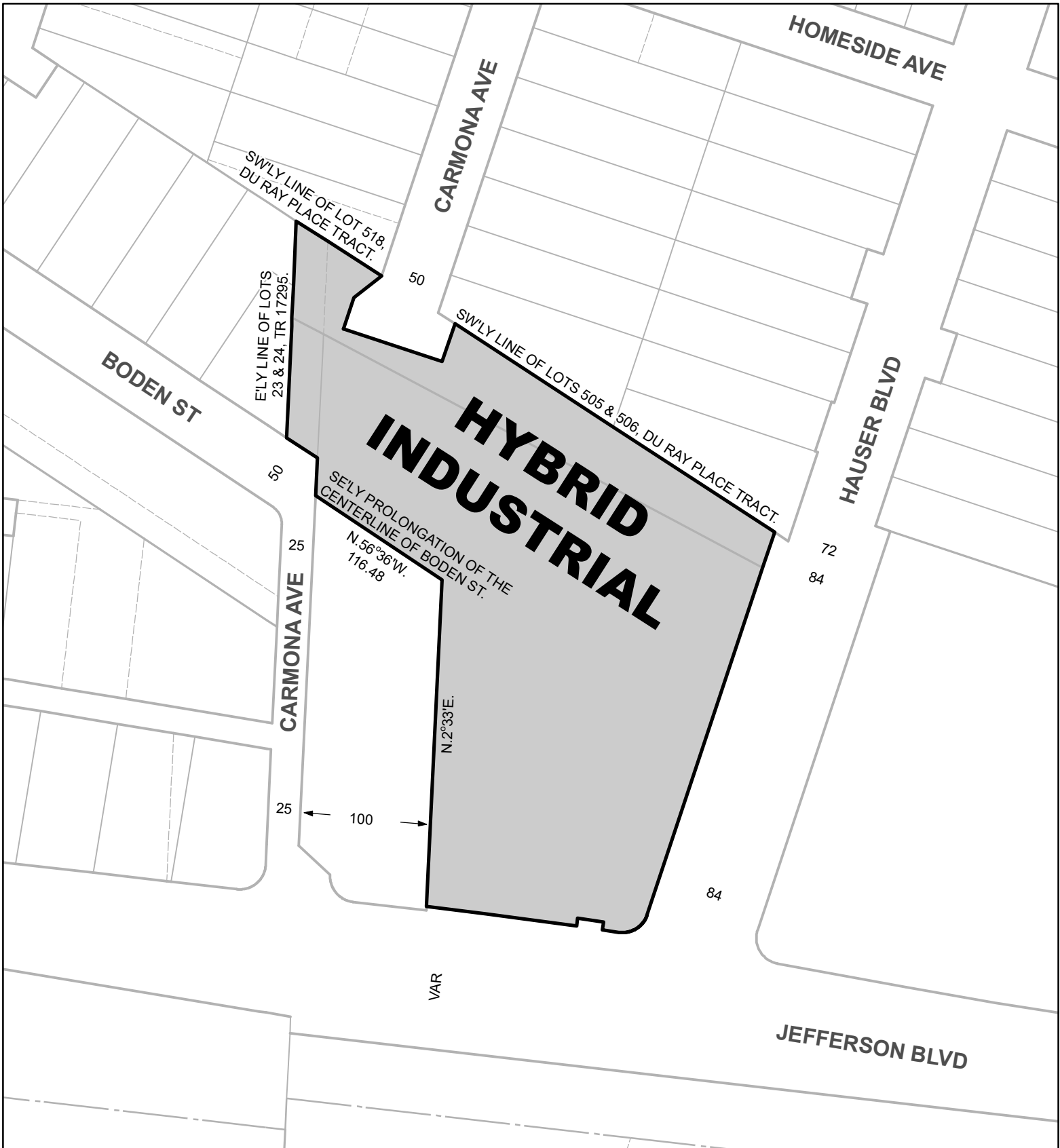
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the West Adams-Baldwin Hills-Leimert 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 on the General Plan; and

WHEREAS, the project has been determined eligible for Categorical Exemption, Case No. ENV-2020-5890-CE, 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.



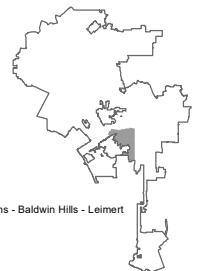
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WEST ADAMS - BALDWIN HILLS

City of Los Angeles



West Adams - Baldwin Hills - Leimert