



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### City Planning Commission

**Date:** June 13, 2024

**Time:** 8:30 a.m.

**Place:** City Hall

**Public Hearing:** March 20, 2024

**Appeal Status:** Not Applicable

**Case No.:** CPC-2024-551-GPA-ZC-HD

**CEQA No.:** ENV-2020-6762-EIR,  
ENV-2020-6762-EIR-ADD1

**Incidental Cases:** None

**Related Cases:** None

**Council No.:** 14 – de León

**Plan Area:** Northeast Los Angeles

**Specific Plan:** El Sereno-Berkshire  
Craftsman HPOZ

**Certified NC:** LA32

**GPLU:** Various

**Zone:** Various

**Applicant:** City of Los Angeles

**PROJECT LOCATION:** The proposed project is located at the eastern edge of the Northeast Los Angeles Community Plan and generally bounded by the City of South Pasadena to the north, the City of Alhambra to the east, Alhambra Avenue to the south, and Lowell and Maycrest Avenues to the west.

**PROPOSED PROJECT:** Los Angeles City Planning is proposing to amend the General Plan Land Use designations and Zoning for properties that were previously designated as Public Facilities or Open Space and zoned PF-1, R1-1, R1-1-HPOZ, R3-1, or R4-1-HPOZ in anticipation of the I-710 Freeway Expansion.

#### RECOMMENDED ACTIONS:

City Planning recommends that the City Planning Commission:

1. Find that the project was assessed in the Housing Element Environmental Impact Report ("EIR") No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021, and the Addendum (ENV-2020-6762-EIR-ADD1) approved June 14, 2022;
2. Approve and recommend that the Mayor approve and the City Council adopt, pursuant to Los Angeles Municipal Code (LAMC) Section 13B.1.1 of Chapter 1A, a General Plan Amendment from Public Facilities, Open Space and Low Residential land uses to Low Residential, Low Medium II Residential, Medium Residential and Neighborhood Commercial land uses;
3. Approve and recommend that the City Council adopt, pursuant to LAMC Section 13B.1.4 of Chapter 1A, a Zone and Height District Change from PF-1, R1-1-HPOZ, R1-1, R3-1, and R4-1-HPOZ to OS-1-HPOZ, R1-1, RD1.5-1XL, R3-1-HPOZ, R3-1, and C2-1VL; and
4. Adopt the findings herein.

VINCENT P. BERTONI, AICP

Director of Planning

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for

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**Background**

In 1958 a Master Plan of Freeways was adopted by the State of California, which envisioned construction of the Long Beach Freeway (I-710), connecting the Los Angeles / Long Beach ports with greater Los Angeles. Starting in the 1960s, and from the Los Angeles / Long Beach ports, the California Department of Transportation (Caltrans) constructed approximately 24 miles of the Long Beach Freeway, with the last leg planned to run through the cities of Pasadena, South Pasadena, Alhambra, and Los Angeles - El Sereno - with only just over one and a half miles through Los Angeles.

In preparation of completing the last leg of the I-710, Caltrans purchased approximately 500 properties within the communities of El Sereno (261), South Pasadena (112), Pasadena (143) and Alhambra (25). In addition, approximately 500 properties were either designated and zoned Public Facilities (PF) or designated Open Space (OS), but without a proper corresponding zone (i.e. zoned R1-1 or R3-1).

Nevertheless, in 1999, due to intense community opposition, a federal injunction stopped Caltrans from initiating construction of the last leg of the I-710. Then, in 2018, the Los Angeles County Metropolitan Transportation Authority (Metro) and Caltrans identified alternative transportation strategies to address traffic and mobility impacts in lieu of completing the I-710. Finally, in 2019, state legislation was enacted that officially ended any plans for Caltrans to complete the 710 Freeway.

Now, with the I-710 extension no longer anticipated, it is necessary to return the subject residential and commercially developed properties to land use and zoning designations that are appropriate.

Approximately 49% of properties within the project area are privately owned, and applying appropriate zoning designations will enable those property owners to obtain common building permits or add Accessory Dwelling Unit.

Of the properties owned by Caltrans, the State of California has begun the process of selling approximately 15%, or 37 of its properties subject to SB51 (Durazo-2021). The state, under SB51, established regulations governing the manner in which Caltrans is to dispose of their surplus 710 properties, which is premised on the first right of refusal being offered to previous owners and tenants, historic preservation, and affordable housing. The application of appropriate zoning designations will facilitate the provision of covenanted affordable housing units.

City Planning, under this rezoning program, seeks to reestablish the land use designations and zoning that applied to the approximately 500 properties within the corridor prior to the efforts to construct the I-710 Freeway through El Sereno and the City of Los Angeles, with consideration of the community's generally low-scale, low-density built environment. The current general plan land use designation and zoning applied to these properties makes most of the existing development and land uses legally nonconforming and typical improvements to a property are limited generally to maintenance only.

As such, of the 367 properties proposed to be rezoned, more than 60% would be rezoned to R1 (One-family Zone), allowing for single-family homes, and accessory dwelling units. Approximately 19% of the properties proposed to be rezoned would receive either an RD1.5 or R3 zone, allowing for multi-family residential uses, consistent with existing uses. A limited number of properties would be zoned C2, allowing for commercial and multi-family residential

uses. Properties receiving an RD1.5 or C2 would also have a Height District change to 1XL or 1VL, respectively, limiting building heights to 30 or 45 feet.

#### Current General Plan Land Use Designation

The site is located within the Northeast Los Angeles Community Plan, which designates the subject properties for Open Space, Public Facilities, and Low Residential land uses. The Open Space land use designation includes corresponding zones of OS and A1; the Public Facilities land use designation includes a corresponding zone of PF; and the Low Residential land use designation includes the corresponding zones of RE9, RS, R1, RU, RD5, and RD6. The properties within the project area are zoned PF-1, R1-1, R3-1, R1-1-HPOZ, R4-1-HPOZ, and [Q]C2-1VL.

The northern portion of the project area is within the El Sereno-Berkshire Craftsman Historic Preservation Overlay Zone. The HPOZ is not affected by this action.

#### Surrounding Properties

A mix of low to low-medium residential and commercial land uses make up the general character of the surrounding neighborhood. The properties to the north are within the City of South Pasadena and are developed with single-family dwellings. The properties to the east are zoned R1, RD1.5, [Q]C4, [Q]C2, and PF (or within the City of Alhambra) and are developed with low to low medium residential density and commercial uses. The properties to the south, and east on Mission Avenue and west along Alhambra Avenue, are zoned R1, [Q]C2 and MR1 (or within the City of Alhambra) and are developed with a railway right-of-way, and commercial and light industrial uses. The properties to the west are zoned [Q]R1, R1, [Q]RD1.5, RD1.5, and [Q]C2 and are developed with low to low medium residential density and commercial uses.

#### Streets and Transit

Huntington Drive, designated as Boulevard II, is a major thoroughfare that runs east-west and bisects the project area toward the northern end. The Mobility Plan 2035 Transit Enhanced Network identifies Huntington Drive as a Moderate Plus Transit Enhanced Street; the Bicycle Enhanced Network (Low Stress Network) identifies Huntington Drive as a Tier 1 Protected Bicycle Lane; and the Pedestrian Enhanced Districts identifies Huntington Drive as a Pedestrian Segment.

Alhambra, Concord and Lowell Avenues, all designated as Avenue II, are dedicated to a variable width of 60 to 80 feet and are improved with roadway, curb, gutter and sidewalk.

Alpha Street, Berkshire Drive and Avenue, and Kendall Avenue, all designated as Collector, are dedicated to a width of 60 feet and are improved with roadway, curb, gutter and sidewalk.

The Mobility Plan 2035 Bike Enhanced Network identifies Poplar Boulevard as a Tier 2 Bicycle Lane.

Metro Local 78 and 179 Lines provide local bus service between Downtown Los Angeles and Arcadia.

LADOT El Sereno/City Terrace Dash provides local bus service between El Sereno and City Terrace.

The intersection of Huntington Drive and Maycrest Avenue is a Major Transit Stop resulting from the intersection of Metro Local bus 78 and LADOT El Sereno/City Terrace.

### Related Cases

Case No. CPC-22490 - On July 18, 2001, the City Council adopted the Northeast Los Angeles Community Plan Revision which rezoned those properties within the Project Area from R1-1 and [Q]C2-1 to PF-1. (Ordinance No. 174,171, subareas 6290, & 6300; effective September 29, 2001).

Case No. CPC-22490 - On September 27, 2000, the City Council adopted the Northeast Los Angeles Community Plan Revision which rezoned those properties within the Project Area and south of Huntington Drive from various zones, including R1-1 and R3-1 to PF-1. (Ordinance No. 173,539, subareas 5750, 5760, 5765, & 5770; effective November 15, 2000).

Case No. CPC-1986-826-GPC - On August 24, 1990, the City Council adopted the General Plan Consistency for the Northeast Los Angeles Community Plan which rezoned various properties within the Project Area from various zones, including R3-1, R4-1, C2-1, M2-1 to R1-1, R3-1, CM-1, [Q]C2-1, C2-1VL. (Ordinance No. 166,216, subareas 2352, 2356, 2358, 2378, 4106, & 4112; effective October 16, 1990).

### Issues

#### Termination of the 710 Extension

In 1999, Judge Dean D. Pregerson of the US District Court for the Central District of California issued a preliminary injunction prohibiting Caltrans from proceeding with the I-710 Freeway citing numerous, substantial violations of federal law that would have to be remedied prior to completing the project, including violations of the Clean Air Act, Environmental Protection Act, and Historic Preservation Act.

Caltrans made efforts to modify the freeway extension, however with continued community activism opposing the project, Caltrans never completed the final leg of the I-710.

In 2018, the Board of Directors for Los Angeles County Metropolitan Transportation Authority (Metro) adopted a Transportation System Management/Transportation Demand Management alternative in the Caltrans Final Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) to address traffic and mobility impacts in lieu of completing the I-710.

In 2019, SB 7 and AB 29 established state-legislation that defined I-710 is from Route 1 to Route 10, removing it from the Master Plan of Freeway and Expressways, abolished the freeway tunnel concept, and closed loopholes in both Caltrans' FEIR and a motion made by the Board of Directors for Metro which drops the tunnel concept for strictly financial reasons.

#### Caltrans-owned properties and SB51

Since the adoption of California's Master Plan of Freeway and Expressways in 1958, Caltrans has acquired by eminent domain approximately 500 properties, including approximately 261 homes within El Sereno for the purpose of extending the I-710 freeway through El Sereno, South Pasadena, and Pasadena. Now, with the I-710 extension no longer planned, the properties owned by Caltrans are not necessary for Caltrans' use.

In California, land which is owned by a public agency, but is no longer necessary for the use of that agency, or any other public agency, is considered surplus land and subject to the Surplus Land Act (SLA) which regulates how public agencies are to dispose of surplus land. The Roberti Act amended the SLA by establishing specific regulations regarding surplus land related to the I-710.

SB 51 (Durazo - 2021), further amended the Roberti Act and the SLA by establishing specific regulations regarding residential surplus land related to the I-710 extension, within the City of Los Angeles. With the amendments enacted under SB 51, Caltrans is required to offer residential surplus land related to the I-710 in the following manner:

1. Former owner of a single-family home who presently occupies the property.
2. Single-family occupant, 2+ years, up to 120% of Area Median Income (AMI)(Affordable Price)
2. Single-family occupant, 5+ years, up to 150% of AMI (Affordable Price)
3. Present tenant in good standing of 5+ years (Fair Market Value)
4. Historic Home -- City of Los Angeles or Nonprofit (Reasonable Price)
5. Public or Private Housing Related Entity (Original Acquisition Price)
6. Present tenant in good standing (no required occupancy term) (Fair Market Value)
7. Former Tenant in Good Standing (Fair Market Value)
8. Auction (Fair Market Value)

According to Senator Durazo, “[c]altrans bought properties without regard for the families in the corridor, disrupting the economic, social and cultural fabric of this predominantly Latino community. As the future of the 710 has been decided, El Sereno has been disproportionately and acutely impacted by neglect, traffic, congestion and vacancies. With over 100 homes currently vacant and many in poor condition, we have an opportunity to repair and improve the housing in this neighborhood, and significantly increase long-term affordable housing.”

The legislature adopted SB 51 as an urgency statute, citing the necessity to “address the shortage of affordable housing and make surplus residential properties owned by the state available,” that its provisions take effect immediately, and “the unique social, cultural, and economic conditions that necessitate the repair and improvement of the El Sereno neighborhood of the City of Los Angeles.”

Upon the adoption of SB 51, Senator Durazo stated, “[s]tate-owned properties managed by Caltrans will now have an opportunity for affordable home ownership or continued renting under a responsible affordable housing property manager. The entire neighborhood, city, and state will benefit from repairing empty homes and converting vacant lots into high quality affordable housing. The blight and poor property management of Caltrans-owned properties is ending in El Sereno.”

In 2021, Council District 14 contracted with Gruen and Associates to complete a visioning exercise for the Catrans surplus properties. This exercise resulted in a vision plan that was later used as the basis for the City to submit bids to the State to purchase 77, vacant and/or unoccupied properties.

### Public Facilities Zone

As stated in LAMC Section 12.04.09, the purpose of the PF Zone is “to provide regulations for the use and development of **publicly owned land** in order to implement the City’s adopted General Plan, including, the circulation and service systems designations in the City’s adopted district and community plans, and other relevant General Plan elements, including the

circulation, public recreation and service systems elements. As such, uses within the PF Zone are limited to the following:

1. Farming and nurseries, under power transmission rights-of-way.
2. Public parking facilities located under freeway rights-of-way.
3. Fire stations and police stations.
4. Government buildings, offices and service facilities including maintenance yards.
5. Public libraries not located inside public parks.
6. Post offices and related facilities.
7. Public health facilities, including clinics and hospitals.
8. Public elementary and secondary schools.
9. Joint public and private development uses, pursuant to LAMC Section 13B.2.4.
10. Wireless Telecommunications Facilities.
11. Joint public and private Qualified Permanent Supportive Housing Project.

Importantly, the PF Zone does not permit residential uses, making those residential uses which currently exist on over 90% of the properties zoned PF within the project area non-conforming. While LAMC Section 12.23-B,2 (Nonconforming Building and Uses) does allow non-conforming residential uses in the PF Zone to be enlarged and improved, provided no additional dwelling units are created, subsection 9 of that same section provides that if a nonconforming use is discontinued for one year, that use forfeits any rights to remain as a non-conforming use.

According to Caltrans, more than 60 of the approximately 250 properties within the project area that Caltrans owns do not have a long-term tenant, putting into question the legal status of those existing residential structures.

This action is intended to establish a zone that reflects the use, scale and density of the existing development, and thereby allow for the continued use and enjoyment of the current and future residents.

#### LAMC Section 11.5.8 - Measure JJJ Assessment

In November 2016, voters passed Measure JJJ, which was then certified by the County Clerk on December 13, 2016. In accordance with Charter Section 555 (LAMC Section 11.5.8), Measure JJJ requires that for any amendment to a Community Plan, the Planning Department complete a comprehensive assessment to ensure that proposed changes do not:

1. Reduce the capacity for creation and preservation of affordable housing and access to local jobs; or
2. Undermine California Government Code Section 65915 or any other affordable housing incentive program; and

The changes must include a program to create and monitor an inventory of units within the Community Plan Area that are: subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of Lower or Very Low-Income; subject to the City Rent Stabilization Ordinance; and/or occupied by Lower- Income or Very Low-Income households.

*The Proposed Project does not reduce the capacity for creation and preservation of affordable housing.*

The Proposed Project will rezone at least 339 properties currently zoned PF to allow for residential development, facilitating the production and preservation of affordable housing under



the statutory requirements established under the SB 51 for the sale of the State-owned houses to low-to-moderate income tenants or convert them into long-term affordable rentals.

*The Proposed Project does not reduce access to local jobs.*

The Proposed Project seeks to increase access and connectivity to local jobs through zone changes that enable commercial development in areas that are in close proximity to transit. The commercial zone changes would permit new commercial activities consistent with existing development to provide community-serving local employment opportunities.

*The Proposed Project does not undermine California Government Code Section 65915 or any other affordable housing program.*

The Proposed Project introduces zoning that aligns with other affordable housing programs and does not undermine California Government Code Section 65915 (State Density Bonus Law). Furthermore, the Housing Element contains various programs that direct the City of Los Angeles to monitor the inventory of affordable units including covenanted affordable units and units subject to the Rent Stabilization Ordinance, which are programs lead by Los Angeles Housing Department.

### Community Engagement

Since the Director's initiation of the proposed General Plan Amendments and Zone and Height District Changes, City Planning has held three events, including a virtual information session, a virtual public hearing, and an in-person community workshop; and has sent over 4,000 notices to affected properties and their tenants.

Given the narrow scope of this rezoning program, which is to establish zoning that reflects the existing development, the Department of City Planning prepared draft Zone and Height District Change and General Plan Amendment maps prior to any engagement with the community and published the draft maps on the program website for public review. The following is a summary of the Department's community engagement:

- 1/11/24: Planning emailed the LA32 Neighborhood Council (LA32) requesting to present the El Sereno / 710 Corridor Rezoning Program at their 2/7/24 Board Meeting.
- 3/6/24: Planning presented the El Sereno / 710 Corridor Rezoning Program at the LA32 Board Meeting. A request for Planning to participate in a Special Meeting of LA32 to allow the community to hear the plan, provide their feedback, ask questions and get answers.
- 3/18/24: Planning presented the El Sereno / 710 Corridor Rezoning Program at a Special Meeting of LA32. Approximately 65 people attended a two-hour long Special Meeting. The following are changes to the proposed rezoning that are a result of this meeting:
  - All properties to be zoned RD1.5 would also be in the 1XL Height District (Extra Limited) which limits buildings to a maximum height of 30 feet instead of the previously proposed Height District 1, which would allow a maximum height of 45 feet.
  - All properties to be zoned C2 would also be in the 1VL Height District (Very Limited) which limits buildings to a maximum height of 45 feet instead of the previously proposed Height District 1, which has no height limitation.

- 3/20/24: Planning held a virtual information session and one-hour virtual Public Hearing. Approximately 50 people attended the Public Hearing and 16 members from the public provided testimony. The following are changes to the proposed rezoning that are a result of this meeting:
- The four properties currently zoned R1-1 at the northern end of Lowell Avenue would be zoned RD1.5-1XL instead of the previously proposed R3-1.
- 4/11/24: Planning requested and the City Planning Commission granted a continuance of the El Sereno / 710 Corridor Rezoning Program to June 13, 2024 to allow time for further community engagement.
- 5/15/24: Planning conducted an Open House / Workshop for the El Sereno / 710 Corridor Rezoning Program. Over 100 people attended the two-hour long event. Sent over 1,700 notices to tenants within 500 feet of the project area and distributed another 100 notices by posting throughout the neighborhood or handing them out.

### Environmental Clearance

This El Sereno / 710 Corridor Rezoning Program is an implementation of Program No. 15 (Public Land for Affordable Housing) of the Housing Element, which seeks to increase the utilization of public land for housing opportunities. Accordingly, actions to redesignate and rezone the subject properties was analyzed by the Housing Element's EIR. In 2021, the City coordinated with the Los Angeles Neighborhood Initiative (LANI) to develop a cohesive strategy (710 Corridor / El Sereno Neighborhood Vision Project) that would guide the City during the acquisition process of Caltrans surplus land. The Neighborhood Vision Project has been used to assist the city in determining what properties and housing development projects to pursue. According to the Chief Legislative Analyst, if the City were to acquire some 77 properties from Caltrans, approximately 169 affordable units could be constructed. Additionally, the Housing Authority of the City of Los Angeles (HACLA) has identified 40 properties which may be acquired for their own affordable housing programs. As such, in support of the city's efforts to facilitate the development of Caltrans-owned properties for affordable housing.

Specifically, this El Sereno / 710 Corridor Rezoning Program will facilitate the production of housing on public land, especially affordable housing, that meets other citywide housing priorities. This Program will rezone PF (Public Facility) zoned properties to allow affordable housing by-right, as well as remove the Open Space land use designation (which is premised on publicly-owned land) and establish land use designations and zones that reflect the existing conditions and the community's vision. This proactive approach will ensure that land which has been designated for public use (either designated as Public Facilities or Open Space) or zoned for public use (Public Facilities Zone) can be developed to maximize the total number of units and affordable units appropriate for the site.

This Rezoning Program is also an implementation of Program No. 7 (Opportunities to Increase Affordable Housing and Promote Equity Through Major Entitlements) of the Housing Element EIR as this program will rezone at least 339 properties currently zoned PF to allow for residential development, facilitating the production of affordable housing under the statutory requirements established under the SB 51 (Durazo, 2021) for the sale of the State-owned houses to low-to-moderate income tenants or convert them into long-term affordable rentals if the tenants are not interested or able to buy the house. Furthermore, this program would permit the additions of ADUs and additions of square footage that will provide affordable housing for City residents.

The Rezoning Program is also an implementation of Program 65 (Plan for Housing Growth and Place-Based Strategies in Community Plan Areas), Program 124 (Affirmatively Furthering Fair Housing), Program 63 (Accessory Dwelling Units), and Program 103 (Missing Middle). Program 65 is being implemented by the project to allow for park and commercial uses. This is a place-based strategy because we are legalizing parcels to provide local amenities for people such as parks and open space, corner markets, non-profit organizations, and other retail serving uses and creating opportunities for community investment. This Rezoning Program implements Program 124 because the commercial zoning is also a place based to address AFFH, as these zones will encourage community development and revitalization in an area that has been neglected. This project is updating land use designation and zoning laws that have prevented investment in the neighborhood. Finally, this Rezoning Program is implementing both Program 63 and 103 because we are legalizing the production of ADUs in the proposed R1, RD1.5, and Commercial zones that provide housing for the missing middle and senior citizens.

To the extent the Project results in additional housing, the Housing Element EIR analyzed the build out of all types of housing throughout the City to accommodate the City's over 400,000 units of Regional Housing Needs Assessment (RHNA), including building housing in the project area, and nothing about the Project would foreseeably result in a greater or different housing than that studied in the Housing Element EIR or would foreseeably result in impacts different from those analyzed in the EIR. The Project and the impacts are within the scope of the Housing Element EIR.

### **Conclusion**

Based on the Public Hearings and information submitted to the record, Staff is recommending that the City Planning Commission find the project was assessed in the Housing Element Environmental Impact Report No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021, and the Addendum (ENV-2020-6762-EIR-ADD1) approved June 14, 2022.

Staff also recommends that the City Planning Commission approve and recommend that the Mayor and the City Council approve the proposed General Plan Amendments, and the Zone and Height District Changes.

## FINDINGS

### **General Plan/Charter/Code Findings (Charter Sections 555, 556, and 558; LAMC Section 13.B.1.4)**

- 1. Charter Section 555: The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity. (Note: the City is not required to adopt statutory findings under Charter Section 555 to amend the General Plan, but the following discussion supports why the requirement in Section 555 is met for this project.)**

The project area is over 75 acres in size and includes properties which were affected by the plans for the extension of the I-710 Freeway through the community of El Sereno.

In 1958 a Master Plan of Freeways was adopted by the State of California, which envisioned construction of the Long Beach Freeway (I-710), connecting the Los Angeles / Long Beach ports with greater Los Angeles. Starting in the 1960s, and from the Los Angeles / Long Beach ports, the California Department of Transportation (Caltrans) constructed approximately 24 miles of the Long Beach Freeway, with the last leg planned to run through the cities of Pasadena, South Pasadena, Alhambra, and Los Angeles - El Sereno - with only just over one and a half miles through Los Angeles.

In preparation of completing the last leg of the I-710, Caltrans purchased approximately 500 properties within the communities of El Sereno (261), South Pasadena (112), Pasadena (143) and Alhambra (25); and then, in anticipation of the potential I-710 extension through El Sereno, approximately 500 properties were either designated and zoned Public Facilities (PF) or designated Open Space (OS), but without a proper corresponding zone.

Nevertheless, in 1999, due to intense community opposition, a federal injunction stopped Caltrans from initiating construction of the last leg of the I-710. Then, in 2018, the Los Angeles County Metropolitan Transportation Authority (Metro) and Caltrans identified alternative transportation strategies to address traffic and mobility impacts in lieu of completing the I-710. Finally, in 2019, state legislation was enacted that officially ended any plans for Caltrans to complete the 710 Freeway.

Now, with the 710 extension no longer an option, and two decades after fighting and winning to stop the 710 Freeway, the residents of El Sereno deserve to regain control of their community. The proposed General Plan Amendments reflect the unique and significant physical identity this community has forged since the 710 Freeway threatened their livelihood.

- 2. Charter Section 556. The action is in substantial conformance with the purposes, intent and provisions of the General Plan.**

### **General Plan Framework Element**

The Framework Element of the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire city of Los Angeles, including the proposed project. It also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public

services. The Framework Element includes the following goals, objectives and policies relevant to the current action.

*Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achieve a vision for a more livable city.*

*Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing future residents, businesses, and visitors.*

*Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the Community Plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.*

*Policy 3.1.4: Identify areas for the establishment of new open space opportunities to serve the needs of existing and future residents. These opportunities may include a citywide linear network of parklands and trails, neighborhood parks, and urban open spaces.*

*Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.*

*Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.*

The proposed project will provide a balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, and conservation of existing residential neighborhoods. Specifically, the project proposes a mix of land uses, including Low Residential, Low Medium II Residential, Medium Residential, and Neighborhood Commercial to meet the diverse needs of the residents and create a more livable community. The proposed land use designations focus the most intensity development to that area immediately surrounding Huntington Drive with the intent to protect the existing residential neighborhoods from encroachment of incompatible development. Lastly, the action herein recognizes the existing urban open spaces, allowing those uses to remain.

*Goal 3B: Preservation of the City's stable single-family residential neighborhoods.*

*Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.*

*Policy 3.5.1: Accommodate the development of single-family dwelling units in areas designated as "Single-Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with Table 3-1. The density permitted for each parcel shall be identified in the community plans using land use categories specified in Table 3-2.*

*Objective 3.6: Allow for the intensification of selected single-family areas that directly abut high-density development as "transitions" between these uses.*

*Policy 3.6.1: Ensure that the new development of "duplex" or multi-family units maintains the visual and physical character of adjacent single-family neighborhoods, including the maintenance of front property setbacks, modulation of building volumes and articulation of facade to convey the sense of individual units, and use of building materials that characterize single-family housing.*

The proposed project will redesignate properties which were designated for Public Facilities or Open Space in anticipation of the 710 Freeway extension, but which are developed with single-family dwellings and have historically contributed to the low-density character of the neighborhood. Moreover, as part of this action, the single-family neighborhoods north of Almont Avenue and south of Stockbridge Avenue are buffered from the more intense development along Huntington Drive by allowing for greater intensity through the RD1.5 Zone, but with a 30-foot height limit established under the 1XL Height District.

*Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.*

*Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.*

*Policy 3.7.1: Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.*

*Policy 3.7.2: Consider decreasing the permitted densities, by amendments to the community plan, of areas designated for multi-family residential where there is a mix of existing unit types and density and/or built densities are below the maximum permitted. When determining whether to reduce these densities, consider the following criteria:*

- a. There is inadequate public infrastructure or services to provide for the needs of existing or future residents for which the cost of improvements would result in an undue burden on the community or are infeasible;*
- b. The quality of life of the area's residents has been adversely impacted by the density of development (crime, noise, pollution, etc.);*

- c. The neighborhood is physically and functionally stable;*
- d. There is a desire of the residents to preserve existing housing and neighborhood qualities; and/or*
- e. Adequate housing potential exists or can be provided in nearby areas, including those designated for mixed-use development, in order to offset the loss of any potential units due to the reduced densities.*

The proposed project will redesignate properties which were designated for Public Facilities in anticipation of the 710 Freeway extension, but which are developed with multi-family dwellings and have historically contributed to the character of the neighborhood. Importantly, while many of the properties that are currently developed with multi-family dwellings were previously zoned R3, the built densities are below the maximum permitted in the R3. Therefore, to address a desire of the residents to preserve existing housing and neighborhood qualities, with the exception of two unique properties have a proposed zoning of R3, the action herein recommends the Low Medium II Residential land use and RD1.5-1XL zoning to the majority of proposed multi family lots in proximity to Huntington Drive to maintain the existing density and ensure that any new development does not adversely impact the quality of life for existing residents. The project rezoned a total of 7 parcels (five R3-1 parcels to RD1.5, one R4-1-HPOZ parcel to R3-1-HPOZ, and one parcel from R1-1-HPOZ to OS-1-HPOZ), which housing production is being offset by the surrounding changes of approximately 404 parcels (zoned PF and R1-1) that are being rezoned to R1-1, RD1.5-1XL, C2-1VL zones.

*Goal 3D: Pedestrian-oriented districts that provide local identity, commercial activity, and support Los Angeles' neighborhoods.*

*Objective 3.8: Reinforce existing and establish new neighborhood districts which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood activity, are compatible with adjacent neighborhoods, and are developed as desirable places to work and visit.*

*Policy 3.8.1: Accommodate the development of neighborhood-serving uses in areas designated as "Neighborhood District".... The range and densities/intensities of uses permitted in any area shall be identified in the community plans.*

*Policy 3.8.2: Encourage the retention of existing and development of new commercial uses that primarily are oriented to the residents of adjacent neighborhoods and promote the inclusion of community services (e.g., childcare and community meeting rooms).*

The project will designate properties along Huntington Drive as Neighborhood Commercial with a corresponding zone of C2-1VL to allow for commercial, multi-family, and mixed-use development. The commercial zone would permit new commercial activities, consistent with the existing development, to serve the local community of El Sereno. Furthermore, the introduction of Neighborhood Commercial designation along Huntington Drive will also allow the continuation of the existing childcare center. The Public Facilities land use designation and PF zone will be maintained to accommodate parks that are desirable places to visit for recreational purposes.

### Housing Element

The proposed project conforms with the following relevant goals, objectives, and policies and programs of the Housing Element of the General Plan:

*Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.*

*Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.*

*Policy 1.2.10: Prioritize the development of Affordable Housing on public land.*

*Program 103 (Missing Middle): Assess and facilitate efforts to find alternative housing solutions for senior citizens.*

*Program 63 (Accessory Dwelling Units): Permit 5,123 ADUs annually; Adopt amendments to the Zoning Code to alleviate challenges by 2024; Continue to produce new information to assist homeowners and ADU builders in understanding their options, and partner on programs to incentivize and accelerate the production of Affordable ADUs. Continue the work of the multi-agency ADU Quarterly Roundtable, convened by the Mayor's Office to Identify and resolve barriers. Expand on incentives for the production of affordable ADUs, including preparing a code amendment to expand the density bonus program in higher opportunities areas by 2024. Implement the LAADU Accelerator program to incentivize use of ADUs to house lower-income seniors.*

The proposed project facilitates and prioritizes the development of Affordable Housing on public land by removing the Public Facilities and Open Space land use designations (both premised on publicly-owned land) and establishing appropriate land use designations given the existing development on-site and within the immediate area. Importantly, the redesignation and rezoning of property owned by Caltrans will enable purchasers to develop the site in accordance with the affordable housing requirements in SB51. According to the Chief Legislative Analyst, if the City acquires some 77 properties from Caltrans, approximately 169 affordable units could be constructed. In addition, the proposed project is implementing both Program 63 and 103 because we are legalizing the production of ADUs in the proposed R1, RD1.5, and Commercial zones that provide housing for the missing middle and senior citizens.

*Goal 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.*

*Objective 2.2: Promote more affordable ownership opportunities and ownership retention strategies, with an emphasis on stability and wealth building for underserved communities.*

*Policy 2.2.1: Expand ownership models that increase the ability for households to attain homeownership, including alternative forms of shared- and limited-equity ownership*

*Objective 2.3: Preserve, conserve and improve the quality of housing.*



*Policy 2.3.1: Enforce and facilitate the maintenance of existing housing in decent, safe and healthy conditions.*

Under SB51, Caltrans has unique obligations when selling surplus land within the community of El Sereno. Specifically (but in general), properties must be offered for purchase to: 1) the previous owner (if they are a current tenant); 2) current tenants (subject to income qualifications and length of tenancy); and then 3) housing-related entities. The State's priority to first offer surplus property to the previous owner, followed by current tenants will increase home-ownership and wealth building within El Sereno. The proposed General Plan Amendments and Zone/Height District Changes, while distinct from Caltrans' obligations to dispose of their surplus, will encourage *more affordable ownership opportunities* by rezoning residential properties to a residential zone, providing new property owners the security of owning a property.

*Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.*

*Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.*

*Policy 3.2.1: Promote the integration of housing with other compatible land uses at both the building and neighborhood level.*

*Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.*

*Program 65 (Plan for Housing Growth and Place-Based Strategies in Community Plan Areas): Identify targeted growth areas and incorporate appropriate land use designations and policies in the adoption of 16 Community Plans and at least 3 neighborhoods plans by 2029. Prioritize rezoning at densities that allow creation of affordable housing near transit, jobs, and in Higher Opportunity Areas, while balancing the preservation of stable multifamily neighborhoods. Create and incorporate tailored place-based land use strategies and programs in each plan (see below for a range of implementation tools). Ensure that updates to Community Plans and neighborhood plans are consistent with Citywide Housing Priorities.*

The proposed General Plan Amendments and Zone/Height District Changes reinforce the established low-density, low-scale land use pattern throughout El Sereno, as well as the existing public amenities, including the El Sereno Arroyo Playground and the El Sereno Community Garden. Of the 367 properties proposed to be rezoned, more than 60% would be rezoned to R1 (single-family). In some instances, where the previous zoning was R3, and the existing development is more than single-family, City Planning is proposing the RD1.5 Zone, in support of the community's desire to maintain the current density. The project rezoned a total of 7 parcels (five R3-1 parcels to RD1.5, one R4-1-HPOZ parcel to R3-1-HPOZ, and one parcel from R1-1-HPOZ to OS-1-HPOZ), which housing production is being offset by the surrounding changes of approximately 404 parcels (zoned PF and R1-1) that are being rezoned to R1-1, RD1.5-1XL, C2-1VL

zones. Lastly, City Planning is proposing that any property being rezoned from PF-1 to RD1.5 or C2 would also have a Height District change to 1XL or 1VL, respectively, to limit building heights to 30 or 45 feet, respectively, to preserve the low-scale development within the community. Furthermore, the project is introducing open space and commercial zoning, consistent with existing development, to create and incorporate place-based land use strategies to create a neighborhood with a diversity of land uses and local serving amenities by allowing for existing jobs near transit at the corner of Huntington Drive and Maycrest Avenue which is a Major Transit Stop. Also, the introduction of the open space zones will allow for a local park in the neighborhood where people are able to walk instead of driving to regional parks.

*Goal 4: A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.*

*Objective 4.1: Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, color, ancestry, sex, national origin, color, religion, sexual orientation, gender identity, marital status, immigration status, family status, age, intellectual, developmental, and physical disability, source of income and student status or other arbitrary reason..*

*Policy 4.1.4: Identify and assist populations that are experiencing systemic housing discrimination, including those outside of designated protected classes.*

*Objective 4.3: Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.*

*Policy 4.1.4: Ensure that all neighborhoods have a range of housing typologies to provide housing options for residents to remain in the same community, when and if their needs change.*

*Program 124 - Affirmatively Furthering Fair Housing (AFFH) Program: Compliance with US Housing and Urban Development (HUD) and Ab 686 (2018)...Promote and affirmatively further fair housing (AFFH) opportunities throughout the community in all housing, planning and community development activities. Take a variety of actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity to promote diverse communities that grant all Angelenos access to housing. Increase place based strategies to encourage community revitalization and protect existing residents from displacement through various policies, programs, and goal setting (e.g., AFH Plan). The following are specific strategies and actions are identified to address the primary contributing factors and AFFH issue areas....:*

*Target investment, incentives, and other programs in Low Resource and High Segregation and Poverty areas in order to improve community assets that enhance quality of life and address Environmental Justice.*

*Program 133: Increase investment in areas most in need to support residents including infrastructure, community facilities,*

*employment and workforce development, parks, schools, etc. Change the way local funding decisions are made in a way that prioritizes equity and disadvantaged communities in decisions about infrastructure improvements.*

*Program 24: Integrate enhanced programming, community and recreational spaces, and a mixture of uses in certain locations to promote community economic development in the redevelopment of public housing.*

Los Angeles is currently experiencing a severe housing crisis, driven by a lack of available affordable homes. As identified in the 2021-2029 Housing Element, the housing shortage is caused by factors within the City's control, such as constraints related to the General Plan, Land Use, the Zoning Code, and Neighborhood Implementation Tools. The Housing Element identifies, in particular, the development of public land, as a significant constraint to the production of housing.

The Housing Element includes various policies and implementation programs to facilitate, preserve, and enhance the quality of housing. Program No. 15 (Public Land for Affordable Housing) is an implementation program of the Housing Element that calls for Los Angeles City Planning to rezone PF zoned land to allow affordable housing. The Housing Element describes PF zones as a constraint to alleviating the housing crisis, because when a public facilities site is available and appropriate for residential development, it may not be zoned correctly. The PF Zone is intended for uses such as libraries, parks, and freeways, and does not allow residential uses by-right, even if they are located in residential neighborhoods. Even if it is not zoned PF, publicly owned sites with development potential may need multi-agency or multi-departmental coordination and rezoning (multiple discretionary clearances) in order to accommodate residential uses. Such a process is lengthy, costly, and contributes to project uncertainty. As a result, publicly owned sites with development potential may need multi-agency or multi-departmental coordination as well as rezoning or multiple discretionary approvals in order to accommodate residential uses. The Proposed Project directly supports the implementation of Program No. 15 of the Housing Element by rezoning and redesignating approximately 339 parcels zoned as PF for residential uses and mixed-use developments and alleviating zoning constraints to better facilitate housing production.

Program No. 7 (Opportunities to Increase Affordable Housing and Promote Equity Through Major Entitlements) another implementation program of the Housing Elements, also calls for Los Angeles City Planning to approve at least 350 affordable units per year in major entitlements in both high opportunity areas and in lower/moderate resource areas. The Proposed Projects supports the implementation of the Program No. 7, as this single entitlement will rezone at least 339 properties currently zoned PF to allow for residential development, and facilitating the production of affordable housing under the statutory requirements established under the SB 51 (Durazo, 2021) for the sale of the State-owned houses to low-to-moderate income tenants or convert them into long-term affordable rentals if the tenants are not interested or able to buy the house.

Program No. 124 (AFFH) also supports place-based strategies, such as the zoning and designation and zoning of commercial and open space parcels, to encourage revitalization and investment. The proposed commercial zones will legalize existing uses and encourage community development and revitalization in an area that has been neglected. This project is updating land use designation and zoning laws that have

prevented investment in the neighborhood. Another strategy is the introduction of the open space zones that will allow for a local park in the neighborhood where people are able to walk instead of driving to regional parks.

#### Northeast Los Angeles Community Plan

The site is located within the Northeast Los Angeles Community Plan, which designates the subject properties for Open Space, Public Facilities, and Low Residential land uses. The Open Space land use designation includes corresponding zones of OS and A1; the Public Facilities land use designation includes a corresponding zone of PF; and the Low Residential land use designation includes the corresponding zones of RE9, RS, R1, RU, RD5, and RD6. The properties within the project area are zoned PF-1, R1-1, R3-1, R4-1-HPOZ, R1-1-HPOZ, and [Q]C2-1VL. The proposed project is intended to redesignate and rezone properties within the project area to reflect the prevailing characteristics of the neighborhood.

The proposed project advances the following goals, objectives, and policies of the Northeast Los Angeles Community Plan:

#### Residential

*Goal 1: A safe, secure, and attractive residential environment for all economic, age, and ethnic segments of the community.*

*Objective 1.1: To preserve and enhance existing residential neighborhoods.*

*Policy 1.1.1: Protect existing stable single-family and other lower density residential neighborhoods from encroachment by higher density residential and other uses that are incompatible as to scale and character or would otherwise diminish the quality of life.*

*Policy 1.1.2: Promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multiple-family residences.*

*Objective 1.2: To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.*

*Policy 1.2.1: Designate specific areas to provide for adequate residential development to accommodate anticipated increases in population while maintaining a balance between single-family and multiple-family uses.*

*Policy 1.2.2: Locate higher residential densities near commercial and institutional centers, light rail transit stations, and major bus routes to encourage pedestrian activity and use of public transportation, providing that infrastructure, public service facilities, utilities, and topography will fully accommodate this development.*

*Objective 1.3: To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.*

*Policy 1.3.2: Consider factors, such as neighborhood character and aesthetics, identity; compatibility of land uses; impacts on livability, services, public facilities, and traffic levels, when changes in residential densities are proposed.*

The proposed project designates more than 90% of the properties within the project area for residential land uses (Low, Low Medium II, and Medium Residential) with corresponding zones of R1-1, RD1.5-1XL, and R3-1. The proposed residential land uses and zoning aims to preserve and enhance the existing scale of the neighborhood, which primarily consists of single-family homes and some smaller scale multi-family apartments. In particular, properties zoned RD1.5 have been designated with the 1XL Height District (Extra Limited), limiting buildings to a maximum height of 30 feet; similarly, properties zoned C2 have been designated with the 1VL Height District (Very Limited), limiting buildings to a maximum height of 45 feet. These height limitations are proposed to maintain and protect the existing scale and character of the neighborhood. The proposed project also protects properties within the established Historic Preservation Overlay Zone (HPOZ), the El Sereno - Berkshire HPOZ by probably designating them for Low Residential land uses.

### Commercial

*Goal 2: Strong and competitive commercial areas that suitably serve the needs of the community and attracts customers from outside the plan area by satisfying market demand and maximizing convenience and accessibility while preserving unique historic and cultural identities of each commercial area.*

*Objective 2.1: To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses and create opportunities for appropriate new commercial development.*

*Policy 2.1.1: Consolidate commercial areas through appropriate planning and zoning actions to strengthen the economic base and expand market opportunities.*

*Objective 2.2: To enhance the identity and appearance of commercial districts.*

*Policy 2.2.2: Require that projects in commercial areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with appropriate existing uses and development.*

The proposed Neighborhood Commercial Land Use designation for properties along Huntington Drive will strengthen the existing commercial area by enabling the rezoning of approximately 2.5 acres of land to the C2 Zone, and creating the opportunity for new commercial development. Nevertheless, properties zoned C2 have been designated with the 1VL Height District (Very Limited), limiting buildings to a maximum height of 45 feet; and further limiting building heights within 50 feet of the R1 Zone to 25 feet and within the next 50 feet to 33 feet. These height limitations are proposed to maintain and protect the existing scale and character of the neighborhood.

### Open Space

*Goal 4: Sufficient open space, in balance with development, to serve the recreational, environmental, and health needs of the community and to protect environmental and aesthetic resources.*

*Objective 4.2: To preserve existing open space resources and, where possible, encourage acquisition of new open space.*

*Policy 4.2.1: Accommodate and promote active use of parklands and open space and promote and preserve greenways.*

The proposed project accommodates open space in balance with development for a vacant lot on the corner of Alpha Street and Kendall Avenue, within the El Sereno - Berkshire HPOZ. This vacant lot is being rezoned from R1-1-HPOZ to OS-1-HPOZ so as to be consistent with the existing land use designation and in order to accommodate the future use of a park space to help serve the recreation, environmental, and health needs of the community. Importantly, the actions herein do not affect the properties located at the corner of Huntington Drive and Lowell and Sherwood Avenues (APNs: 5292-020-901,-902,-903,-904, -908, and -909) in support of the continued operation of the El Sereno Community Garden. To that end, on September 15, 2022, the Board of Recreation and Park Commissioners of the City of Los Angeles approved an extension of the lease agreement with Caltrans for the El Sereno Community Garden until 2069. Furthermore, the project rezoned a total of 7 parcels (five R3-1 parcels to RD1.5, one R4-1-HPOZ parcel to R3-1-HPOZ, and one parcel from R1-1-HPOZ to OS-1-HPOZ), which housing production is being offset by the surrounding changes of approximately 404 parcels (zoned PF and R1-1) that are being rezoned to R1-1, RD1.5-1XL, C2-1VL zones.

#### Recreation and Park Facilities

*Goal 5: Adequate recreation and park facilities to meet the needs of the residents in the plan area.*

*Objective 5.1: To conserve, expand, maintain, and better utilize existing recreation and park facilities to address the recreational needs of the community.*

*Policy 5.1.1: Preserve the existing recreational facilities and park space.*

The proposed project retains a few properties designated as Public Facilities for the conservation and expansion of El Sereno Arroyo Playground at Concord Avenue and Alhambra Ave as well as the El Sereno Community Garden at Huntington Drive and Lowell and Sherwood Avenues to meet the needs of the residents in the community. Importantly, the actions herein do not affect the properties located at the northeastern corner of Concord, Alhambra, and Lowell Avenues, and selected properties further north along Concord Avenue in support of the acquisition of additional land for the expansion of the El Sereno Arroyo Playground. To that end, on March 17, 2022, the Board of Recreation and Park Commissioners of the City of Los Angeles approved amendments to the lease agreement with Caltrans for the El Sereno Arroyo Playground, including an expansion and a new 40-year term.

### **3. LAMC Section 13B.1.4 of Chapter 1A. The action is consistent with public necessity, convenience, general welfare and good zoning practice.**

The proposed project is in conformity with public necessity, convenience, general welfare and good zoning practice in that the proposed project creates consistency between the existing development of the land and the General Plan Land Use designations and zoning. In addition, the proposed project will facilitate more housing and affordable housing during a housing crisis. The proposed General Plan Amendments from Public Facilities and Open Space to Low Residential, Low Medium II Residential, Medium Residential, and

Neighborhood Commercial, and the corresponding Zone and Height District Changes from PF-1, R1-1-HPOZ, R1-1, R3-1, and R4-1-HPOZ to R1-1, RD1.5-1XL, R3-1, R3-1-HPOZ C2-1VL, and OS-1-HPOZ establish vertical consistency between the land use designations and zoning and allow for residential, commercial, and mixed-uses, whereas the current PF zone does not. The redesignation and rezoning of the affected parcels within the Project Area is intended to better reflect the existing uses that currently exist in the corridor.

### **CEQA Findings**

The Proposed Project is in line with a number of the goals, policies, objectives and programs identified in the 2021-2029 Housing Element of the City of Los Angeles.

The effects of the 2021-2029 Housing Element were analyzed in an Environmental Impact Report (EIR) (ENV-2020-6762-EIR, SCH No. 2021010130), which was certified by the Los Angeles City Council on November 24, 2021. An Addendum to the EIR (ENV-2020-6762-EIR-ADD1) was subsequently certified by the Los Angeles City Council on June 14, 2022. For the purposes of this report, the EIR and Addendum will be referred to as the Housing Element EIR.

The Housing Element EIR was prepared to examine the potential environmental effects of the 2021-2029 Housing Element Update, including build out of the Regional Housing Needs Assessment (RHNA) Allocation, as well as the programs and policies that have the potential to result in physical environmental effects, and the Inventory of Sites and Rezoning Program needed to demonstrate zoned capacity needed to accommodate the City's RHNA Allocation. Additionally, the EIR analyzed the potential effect from the construction and operation of 420,327 housing units (full RHNA build out of 456,643 units minus the 36,316 housing units that have been approved but not built). The Housing Element EIR found that the environmental impacts of several of the issue areas were significant and unavoidable, even with imposition of mitigation measures. Based on the analysis in the Housing Element EIR, the EIR concluded the implementation of the 2021-2029 Housing Element Update would result in unavoidable significant environmental impacts with regard to:

- Air Quality (Exceedance of Criteria Pollutants—Construction and Operations)
- Biological Resources (Special Status Species, Sensitive Habitats, Wildlife Corridors)
- Cultural Resources (Historical Resources and Archaeological Resources)
- Geology and Soils (Paleontological Resources)
- Hazards and Hazardous Materials (Hazardous Materials Near Schools and Hazardous Materials Sites)
- Noise (Construction Noise, Operation Noise, and Construction Vibration)
- Public Services (Fire Protection, Police Protection, and School Facilities)
- Recreation (Deterioration of Recreational Facilities and Construction of Recreational Facilities)
- Transportation (Freeway Queuing)
- Tribal Cultural Resources (Construction: Ground Disturbance during Construction)
- Wildfire (Impair Emergency Response Plan, Exacerbate Wildfire Risks in State Responsibility Area or VHFHSZ, Require Infrastructure that may Exacerbate Fire Risk, Expose People or Structures to Significant Risks in State Responsibility Area or VHFHSZ, and Expose People or Structures to Significant Risks Involving Wildland Fires)

The Housing Element EIR also identified the following significant impacts that were anticipated to be reduced to less than significant with identified mitigation measures:

- Air Quality: Construction-related emissions of toxic air contaminants

- Hydrology: Impeding or Redirect Flood Flows
- Transportation: Circulation Plan Consistency, Hazardous Design, Emergency Access

The Proposed Project is needed to facilitate the production of affordable housing in the City and accommodate the build out of the City's RHNA Allocation. The Housing Element EIR fully analyzed the environmental impacts that could occur as a result of the implementation of the 2021-2029 Housing Element, including the construction and operation of up to 420,327 housing units (including 185,000 affordable units and 75,091 moderate income units), and rezoning programs to facilitate the construction and operation of those housing units. Any and all types of potential housing development (including mixed-use development, ranging in size and scale) were analyzed in the EIR. The City does not find there is a change to the project, change to circumstances, or new information as described in PRC Section 21166 or CEQA Guidelines Section 15162(a).

The Proposed Project to update to the General Plan Land Use designations and zoning for properties that were previously designated as Public Facilities or Open Space and zoned PF in anticipation of the I-710 Freeway Expansion, is not anticipated to have any site-specific conditions or unique features which would change the project, circumstances, or information relied upon in the Housing Element EIR.

Section 15162 and 15164 of the CEQA Guidelines lists the conditions that would require the preparation of a subsequent EIR, negative declaration or an addendum. These include the following:

*Section 15162*

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Proposed Project was analyzed in the EIR and has been reviewed by the City of Los Angeles in light of Sections 15162 and 15164 of the CEQA Guidelines. As the CEQA Lead



Agency, the City of Los Angeles has determined, based on the analysis presented herein, that none of the conditions apply which would require preparation of a subsequent or supplemental EIR because there are no changes to the Housing Element EIR project, no changes to the circumstances, or new information. As such no new addendum, and no subsequent or supplemental EIR is required.

### **Incorporation by Reference**

The following documents were used in the preparation of these findings, and incorporated herein by reference, consistent with Section 15150 of the Guidelines: Citywide Housing Element 2021-2029 and Safety Element Update, Final Environmental Impact Report (SCH No. 2021010130), certified November 24, 2021. Referred to herein as the Housing Element EIR.

The Housing Element EIR is available for review at the City of Los Angeles, Department of City Planning Records Management, 221 N. Figueroa Street, Room 1450 Los Angeles, and online at the following weblinks:

- Draft EIR:  
[https://planning.lacity.gov/development-services/eir/Housing-Element\\_2021-2029\\_Update\\_Safety-Element\\_Update\\_deir](https://planning.lacity.gov/development-services/eir/Housing-Element_2021-2029_Update_Safety-Element_Update_deir)
- Final EIR:  
<https://planning.lacity.gov/development-services/eir/housing-element-2021-2029-update-safety-element-update-0>
- EIR Administrative Record: Los Angeles City Council File 21-1230  
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-1230>
- Addendum to the EIR:  
[https://clkrep.lacity.org/online/docs/2021/21-1230-S1\\_misc\\_7\\_5-24-22.pdf](https://clkrep.lacity.org/online/docs/2021/21-1230-S1_misc_7_5-24-22.pdf)
- Addendum Administrative Record: Los Angeles City Council File 21-1230-S1 -  
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-1230-S1>

## **PUBLIC HEARING AND COMMUNICATIONS**

### *Public Correspondence*

On February 6, 2024, City Planning launched the program website. The website includes background information, maps on existing and proposed land use and zoning, factsheets, a contact portal, and all information is in both English and Spanish. Staff has received approximately 75 written comments, of which the large majority were requesting additional outreach to allow more time for community input. From February 2024 to June 2024, City Planning has also sent several e-blasts/emails to interested parties regarding important updates to the project, milestones, and meetings.

### *Neighborhood Council Meetings*

In the month of March 2024, City Planning attended two in-person meetings held by the LA-32 Neighborhood Council to hear, discuss, and collect input on the proposed project of the re-zoning of the El Sereno / 710 corridor. Each meeting included a presentation about the existing land use and zoning, maps of the proposed new designations and zoning, project boundaries, answering questions about the proposed project, and receiving feedback from the community members. Meeting dates were on March 6, 2024 and March 18, 2024.

The Neighborhood Council meeting on March 6, 2024, had about 30 people in attendance and 65 people attended the March 18, 2024 meeting. From these two initial meetings, stakeholders expressed concerns about the pace at which the work program was proceeding, and made requests for additional opportunities for engagement. Stakeholders also conveyed a desire to see the proposed zoning should match what is on the ground; maintaining the low-scale and low density environment; and other general concerns about inadequate roadway widths, and reduction of street parking. Additionally, community members continued to engage via individual telephone calls and conference calls with staff. Based on this initial input received, City Planning modified the proposed height district of the proposed RD1.5 zones from Heights District 1 to Heights District 1XL, reducing multifamily developments from 45 feet to 30 feet in height. City Planning also requested a continuation to the City Planning Commission hearing to June 13, 2024 for additional community outreach.

### *Information Session and Public Hearing*

On March 20, 2024, City Planning staff held a virtual Information Session and Public Hearing on Zoom. Notices were mailed to the owners and occupants within a 500 foot radius of the Project Location. The information session included a presentation from City Planning followed by a question and answer session. During the public hearing, sixteen individuals provided public testimony. Three testimonies were in favor of the Proposed Project, including two nonprofit organizations, the San Gabriel Valley Habitat for Humanity and the New Economics for Women (NEW). Six comments requested the program timeline should be extended to allow for more additional community outreach and input and approximately seven comments were received were about maintaining the low-scale and low density environment. Additional general comments and questions were received about the California Environmental Quality Act, concerns about overcrowding, traffic, reduced street parking from the proposed multifamily zoning, and reducing density near hillside areas. Simultaneous Spanish translation was provided for the entirety of the event.

*Open House and Workshop*

On May 15, 2024, City Planning held an in-person Open House and Workshop, after receiving several comments to conduct more outreach. A flyer advertising the Open House and Workshop was mailed to over 1,700 community members and was posted within the project area and community gathering spaces such as the El Sereno Public Library, the El Sereno Senior Citizen Center, the El Sereno Arroyo Playground, and other local businesses. Over 100 community members attended the event, where planning staff discussed the existing land use and zoning, the proposed land use and zoning, and the project goals with community members. The event workshop stations encouraged community feedback with several hands-on activities including: an interactive planning activity to visualize the corridor at a human scale, a station using stickers to vote on community priorities, and using sticky notes and comment cards to solicit feedback regarding what they support / oppose regarding the project. At the event, 22 written comment cards were received. Of the comments received, many expressed support of the proposed R1 zoning and support of maintaining some of the PF and OS zoning to allow for parks and gardens. In addition, some of the commenters requested to maintain the low-density and low-scale character of the neighborhood, protect historic parts of the community (such as the Maycrest Bungalows), and to ensure transparency throughout the planning process.

# **EXHIBIT A:**

## **Resolution**

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CPC-2024-551-GPA-ZC-HD

For consideration by the City Planning Commission

June 13, 2024

## **RESOLUTION**

**WHEREAS**, the State of California adopted the Master Plan of Freeways, which envisioned construction of the Long Beach Freeway (710 Freeway), connecting the ports Los Angeles / Long Beach with greater Los Angeles in 1958;

**WHEREAS**, Caltrans has constructed approximately 24 miles of the 710 Freeway;

**WHEREAS**, a 1.6 mile portion of the 710 Freeway runs through the City of Los Angeles and the community of El Sereno;

**WHEREAS**, properties were either designated and zoned Public Facilities (PF) or designated Open Space (OS), but without a proper corresponding zone in order to accommodate the 710 Freeway extension;

**WHEREAS**, an injunction was issued, preventing Caltrans from completing the final leg of the 710 Freeway in 1999;

**WHEREAS**, after nearly 20 years, in 2018, the Board of Directors for Los Angeles County Metropolitan Transportation Authority (Metro) approved a Transportation System Management/Transportation Demand Management alternative in the Final Environmental Impact Report/Environmental Impact Statement to address traffic and mobility impacts in lieu of completing the I-710;

**WHEREAS**, in 2019, SB 7 and AB 29 established state legislation that the 710 is from Route 1 to Route 10, and no longer part of the 1958 Master Plan of Freeways, abolishes the freeway tunnel concept, and closes loopholes in both Caltrans' Final Environmental Impact Report and a motion made by the Board of Directors for Metro which drops the tunnel concept for strictly financial reasons;

**WHEREAS**, SB 7 and AB 29 killed the 710 Freeway in 2019;

**WHEREAS**, Caltrans has acquired approximately 261 properties within El Sereno, through eminent domain, for the purpose of extending the I-710;

**WHEREAS**, with the I-710 extension no longer planned, the properties owned by Caltrans are not necessary for Caltrans' use;

**WHEREAS**, in California, public agencies must dispose of surplus land in accordance with the Surplus Land Act;

**WHEREAS**, the Roberti Act and SB 51 (2021 - Durazo) amended the Surplus Land Act with regard to how public agencies must dispose of surplus land within the City of Los Angeles related to the 710 Freeway;

**WHEREAS**, the SLA, the Roberti Act and SB51 require Caltrans to dispose of surplus land within the City of Los Angeles related to the 710 Freeway in the following manner:

1. Former owner of a single-family home who presently occupies the property.

## **RESOLUTION**

2. Single-family occupant, 2+ years, up to 120% of Area Median Income (AMI)(Affordable Price)
2. Single-family occupant, 5+ years, up to 150% of AMI (Affordable Price)
3. Present tenant in good standing of 5+ years (Fair Market Value)
4. Historic Home -- City of Los Angeles or Nonprofit (Reasonable Price)
5. Public or Private Housing Related Entity (Original Acquisition Price)
6. Present tenant in good standing (no required occupancy term) (Fair Market Value)
7. Former Tenant in Good Standing (Fair Market Value)
8. Auction (Fair Market Value);

**WHEREAS**, the legislature adopted SB 51 as an urgency statute, citing the necessity to “address the shortage of affordable housing and make surplus residential properties owned by the state available,” that its provisions take effect immediately, and “the unique social, cultural, and economic conditions that necessitate the repair and improvement of the El Sereno neighborhood of the City of Los Angeles”;

**WHEREAS**, On February 6, 2024, City Planning launched the program website, attended two LA-32 Neighborhood Council meetings on March 6, 2024 and March 18, 2024, and noticed and held Public Hearing on March 20, 2022 to share information and collect community input from the local El Sereno Community.

**WHEREAS**, re-designation of these properties from Public Facilities, Open Space and Low Residential land uses to Low Residential, Low Medium II Residential, Medium Residential and Neighborhood Commercial land uses to be consistent with existing development and with surrounding properties;

**WHEREAS**, a zone change and a height district change from PF-1, R1-1-HPOZ, R1-1, R3-1, and R4-1-HPOZ to OS-1-HPOZ, R1-1, RD1.5-1XL, R3-1-HPOZ, R3-1, and C2-1VL would be consistent with the existing development and surrounding properties;

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

**WHEREAS**, the General Plan Amendment is consistent with the intent and purposes of the Northeast Los Angeles Community Plan to protect existing stable lower density residential neighborhoods from encroachment by incompatible uses and to designate specific lands to provide for adequate single family development, multi-family residential development, commercial, and mixed use development.

**THEREFORE BE IT RESOLVED**, that the Northeast Los Angeles Community Plan be amended as shown on the attached General Plan Amendment Map.

# **EXHIBIT B:**

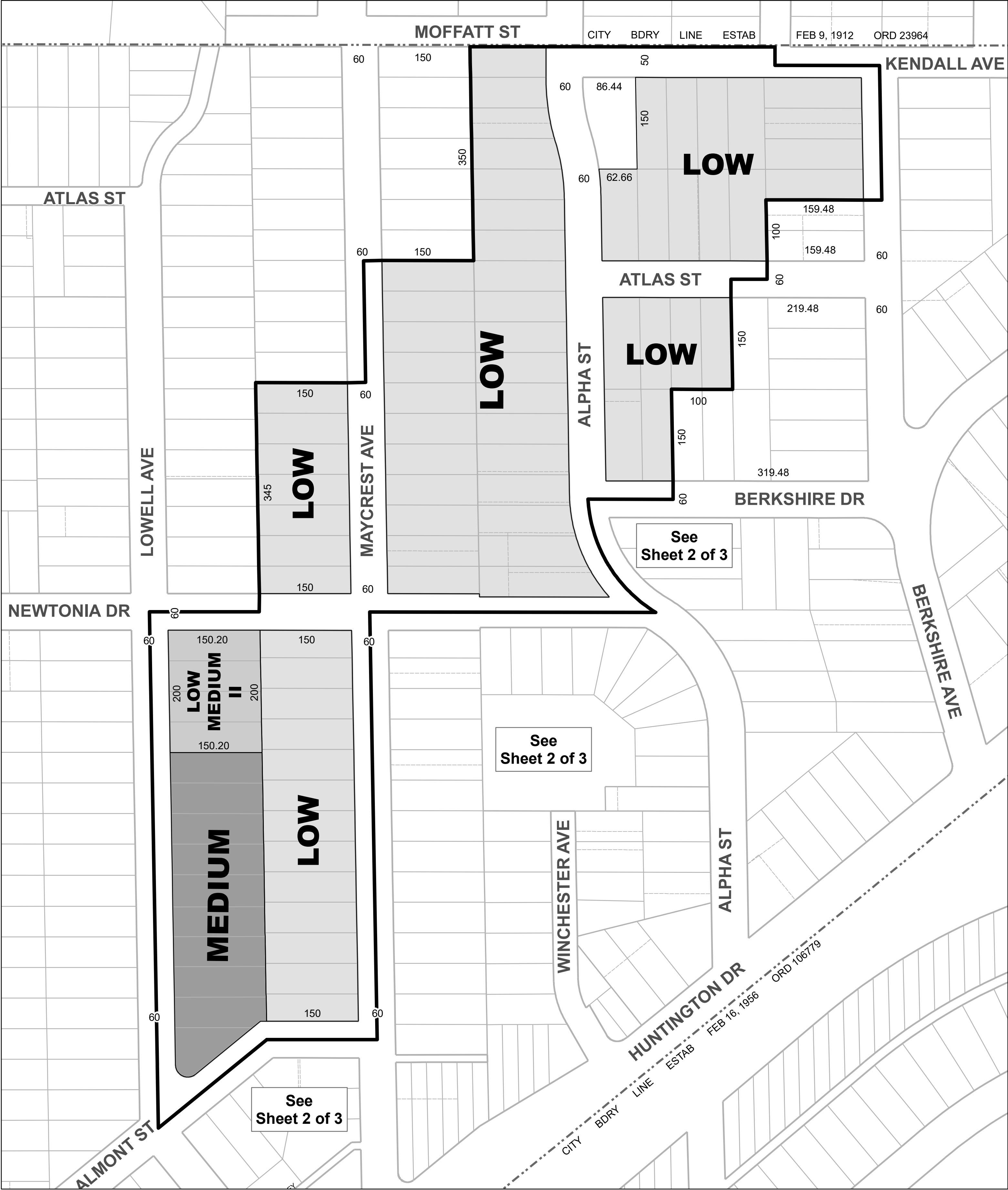
## **Proposed General Plan Amendment Maps**

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CPC-2024-551-GPA-ZC-HD

For consideration by the City Planning Commission

June 13, 2024

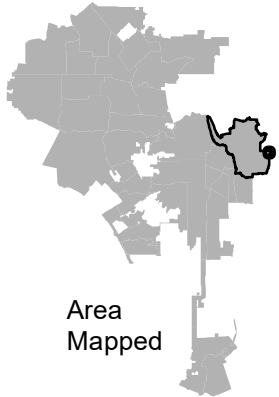
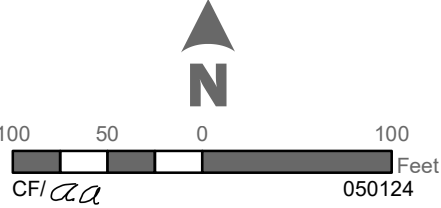


 **Project Boundary**

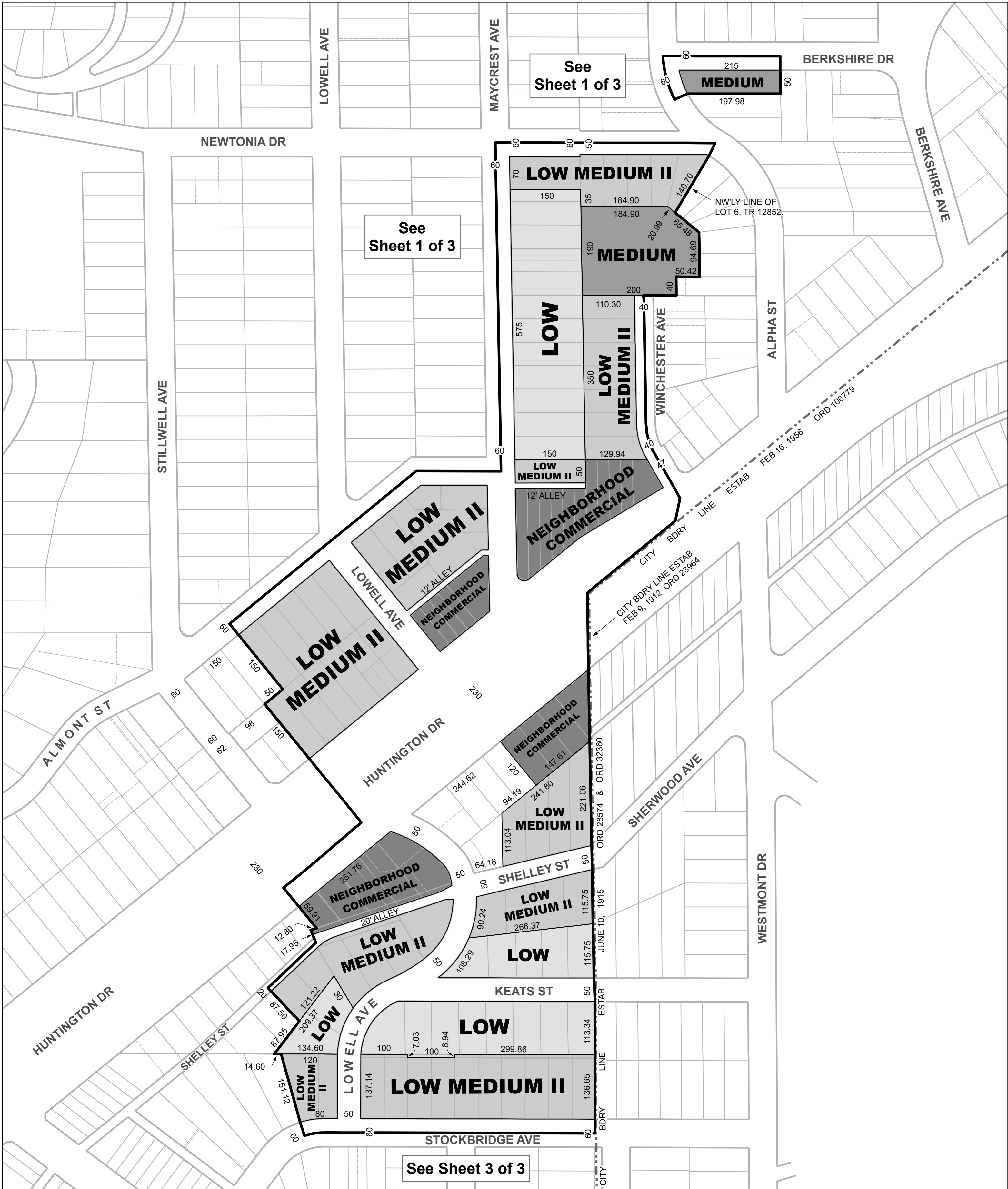
**EL SERENO / 710 CORRIDOR**  
**GENERAL PLAN LAND USE CHANGE**  
**CPC-2024-551-GPA-ZC-HD**

Northeast Los Angeles

Sheet 1 of 3





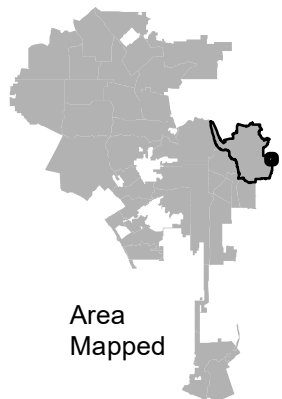
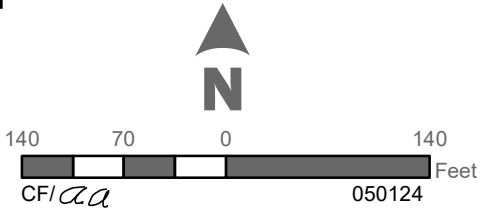


 **Project Boundary**

**EL SERENO / 710 CORRIDOR**  
**GENERAL PLAN LAND USE CHANGE**  
**CPC-2024-551-GPA-ZC-HD**

Northeast Los Angeles

Sheet 2 of 3





# **EXHIBIT C:**

## **Proposed Zone Change Ordinance**

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CPC-2024-551-GPA-ZC-HD

For consideration by the City Planning Commission

June 13, 2024

**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**

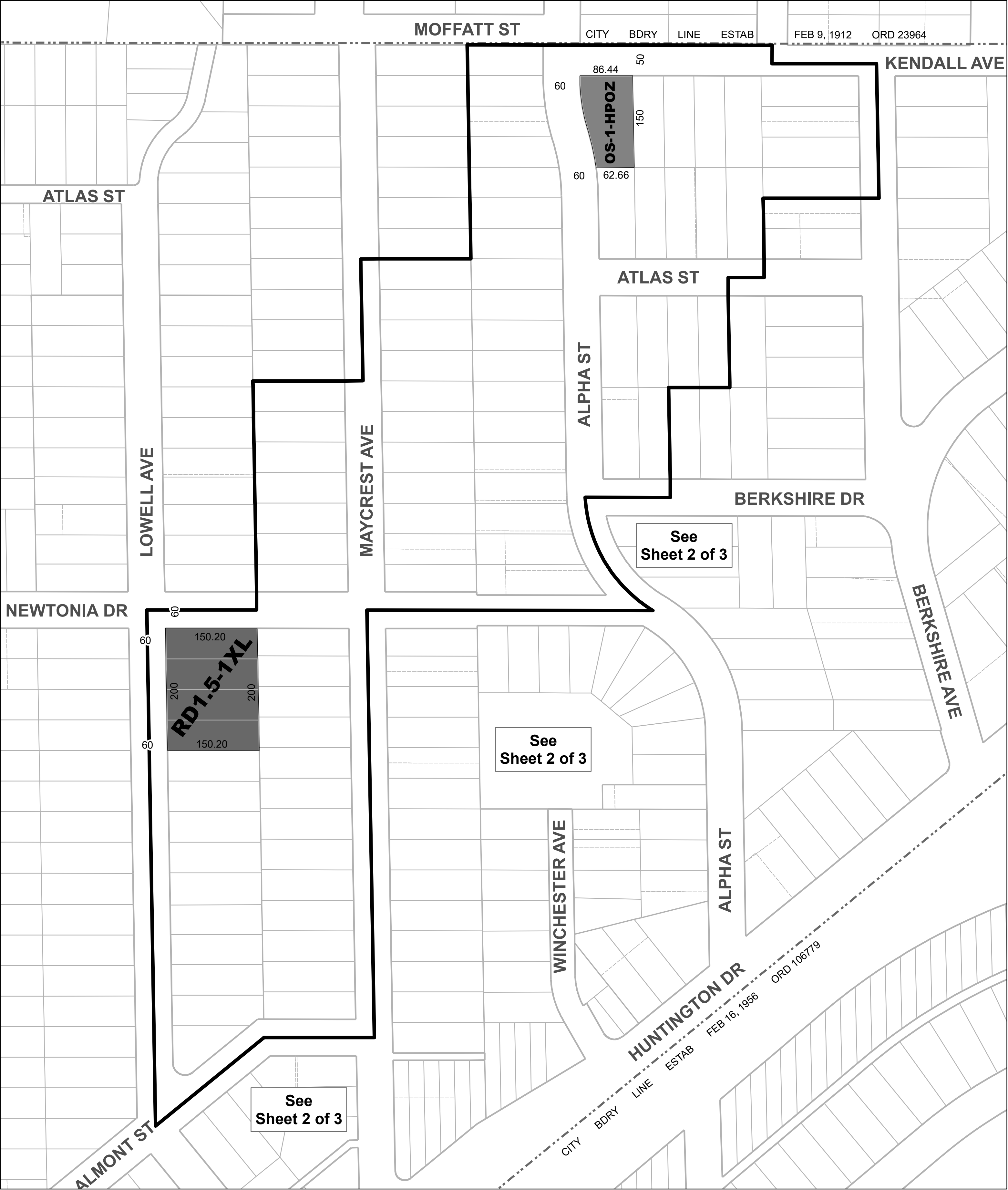
**DO HEREBY ORDAIN AS FOLLOWS:**

**Sec. 1.** Pursuant to Section 12.04 and Los Angeles Municipal Code (LAMC) Section 13B.1.4 of Chapter 1A of the Los Angeles Municipal Code is hereby amended by changing the zone classifications and height district on properties shown upon portions of the Zoning Map entitled “El Sereno/ 710 Corridor Zone Change Areas” and the table for Section 1 below and incorporated herein by this reference, and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code.

**Table 1 for Section 1**

Existing Zone	New Zone
PF-1	R1-1, RD1.5-1XL, and C2-1VL
R1-1-HPOZ	OS-1-HPOZ
R1-1	RD1.5-1XL, and R3-1
R3-1	RD1.5-1XL
R4-1-HPOZ	R3-1-HPOZ

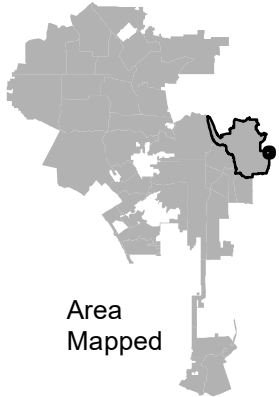
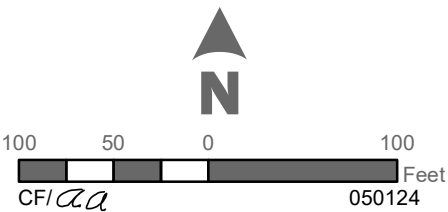
**SECTION 2.** Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.1.4 of Chapter 1A, and any amendment thereto, the use of that property described in Section 1 thereof are subject to the regulations of the R1-1, RD1.5-1XL, C2-1VL, OS-1-HPOZ, and R3-1-HPOZ zones pursuant to Sections 12.04.05, 12.08, 12.09.1, 12.10, and 12.14 of the Los Angeles Municipal Code.

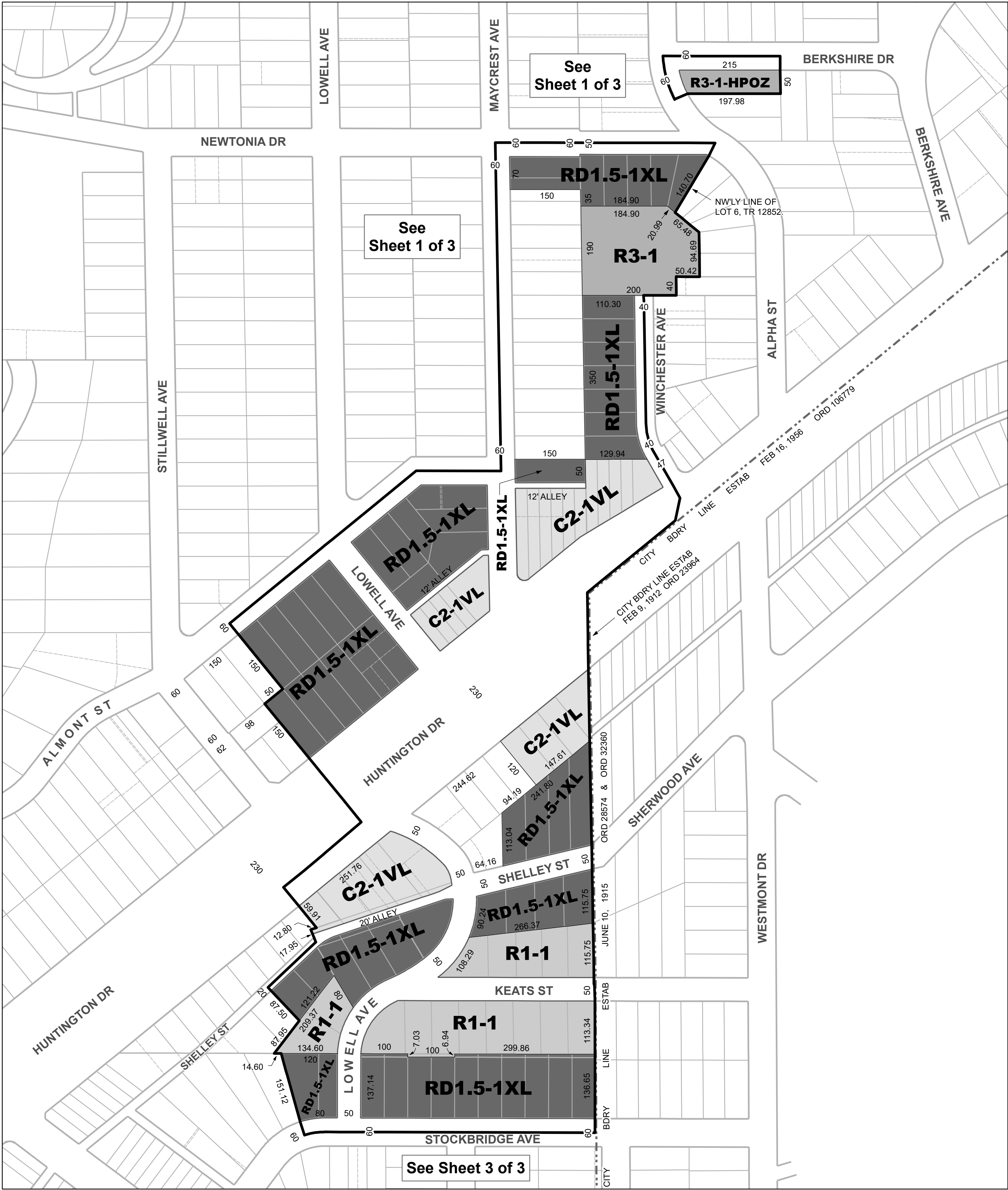


 **Project Boundary**

**EL SERENO / 710 CORRIDOR  
ZONE CHANGE AREAS  
CPC-2024-551-GPA-ZC-HD**

Sheet 1 of 3

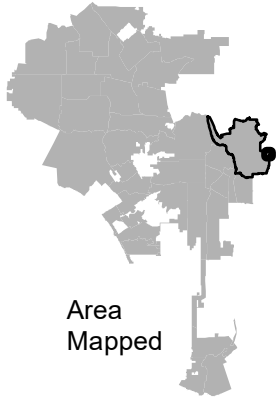
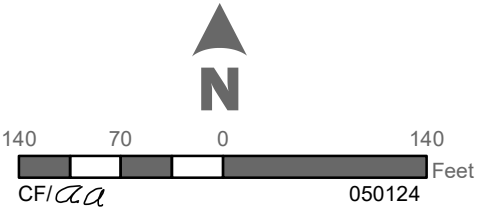




 **Project Boundary**

**EL SERENO / 710 CORRIDOR**  
**ZONE CHANGE AREAS**  
**CPC-2024-551-GPA-ZC-HD**

Sheet 2 of 3







**Sec. 3.** Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

**Sec. 4.** The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Pursuant to Section 559 of the City Charter, I **APPROVE** this ordinance on behalf of the City Planning Commission and recommend that it **BE ADOPTED**.

By \_\_\_\_\_  
Vincent P. Bertoni, AICP  
Director of Planning

Date \_\_\_\_\_

File No. \_\_\_\_\_

I hereby certify that the foregoing ordinance was passed **by a vote of not less than two-thirds of all its members** by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_



**EXHIBIT D:**  
**Existing Zoning and General Plan Land Use Maps -**  
**El Sereno / 710 Corridor**

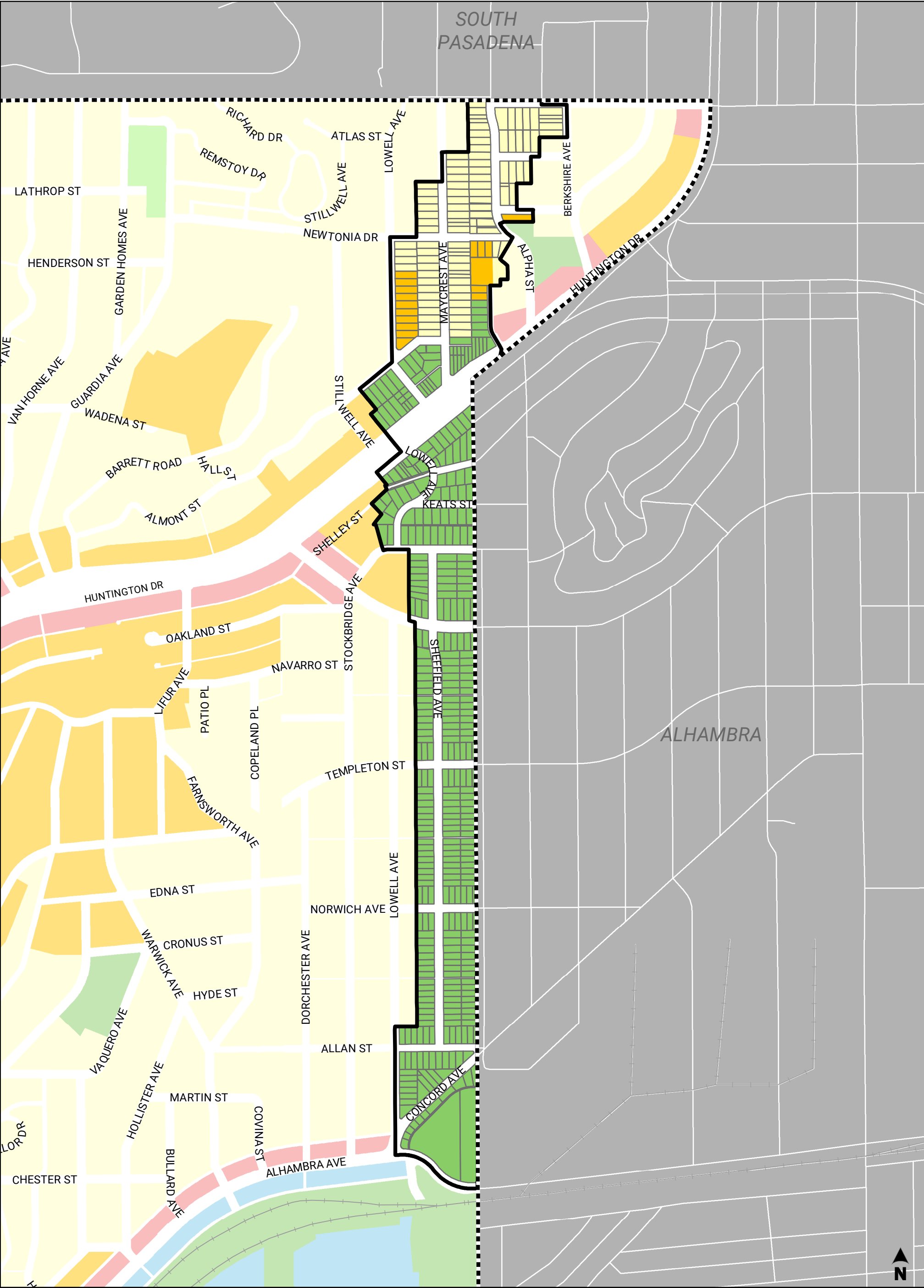
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CPC-2024-551-GPA-ZC-HD

For consideration by the City Planning Commission

June 13, 2024

Existing Zoning - El Sereno/710 Corridor



**Generalized Zoning**

Multiple Family Residential

Public Facilities

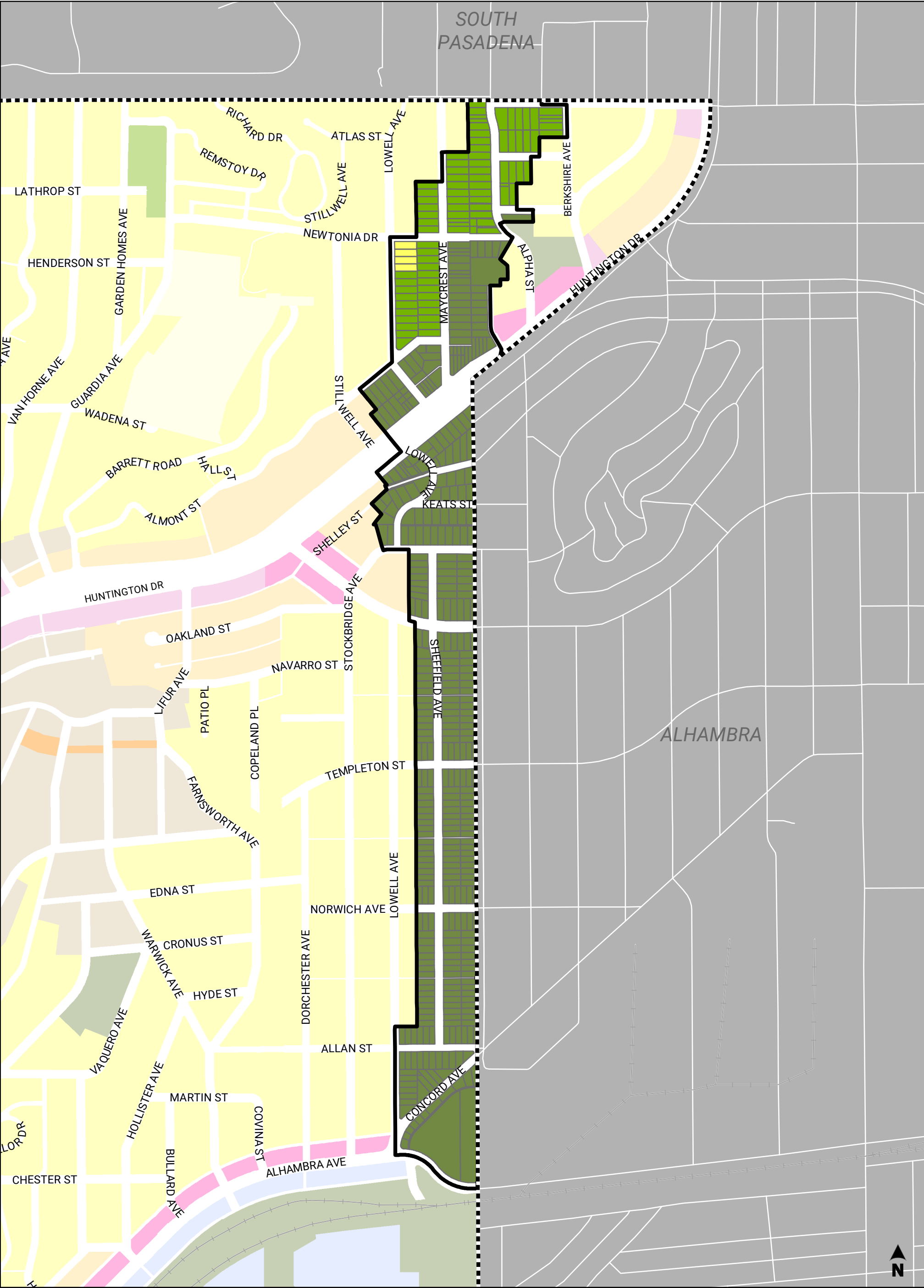
Single Family Residential

**Corridor Boundary**

**City of LA Boundary**



Existing General Plan Land Use - El Sereno/710 Corridor



General Plan Land Use

Low Residential

Open Space

Public Facilities

Corridor Boundary

City of LA Boundary




# INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

## ENABLE BOOKMARKS ONLINE:

\*\*If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.



KEVIN DE LEÓN  
Councilmember, Fourteenth District

April 9, 2024

Ms. Monique Lawshe, President, and Commissioners  
City Planning Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA. 90012

**Re: Item No. 7 on April 11, 2024, Agenda  
Proposed General Plan Amendments, Zone Changes: 710-Fwy. Expansion Area  
CPC-2024-551-GPA-ZC-HD**

Dear President Lawshe and Honorable Commissioners:

I support the Department of City Planning's request that this matter be continued to June 13, 2024, to allow additional community outreach and input.

In 1999, 250 properties in the neighborhood of El Sereno were redesignated and rezoned for Public Facilities and Open Space in order to execute the expansion of the 710 Freeway. In 2018, the plan for Caltrans to expand the freeway was terminated. Currently, the Caltrans-owned properties in the 710 corridor are predominantly single-family homes with portions developed with multi-family and commercial uses, and public spaces. Caltrans is currently in the process of selling properties as required pursuant to Senate Bill 51.

The El Sereno community has asked for more opportunities to engage in a meaningful dialogue with the Department of City Planning. Community stakeholders seek consistent information sharing, transparency around who purchases the properties and their intended use of land, and overall more time to review and share input with City decisionmakers.

In line with the community's request, I support the request for a continuance of the rezoning proposal to a date in June, 2024, in order to create more opportunities for community feedback and consideration.

Sincerely,

**KEVIN DE LEÓN,**  
Councilmember, 14th District  
Los Angeles City Council