

## 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-](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>