

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.

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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.

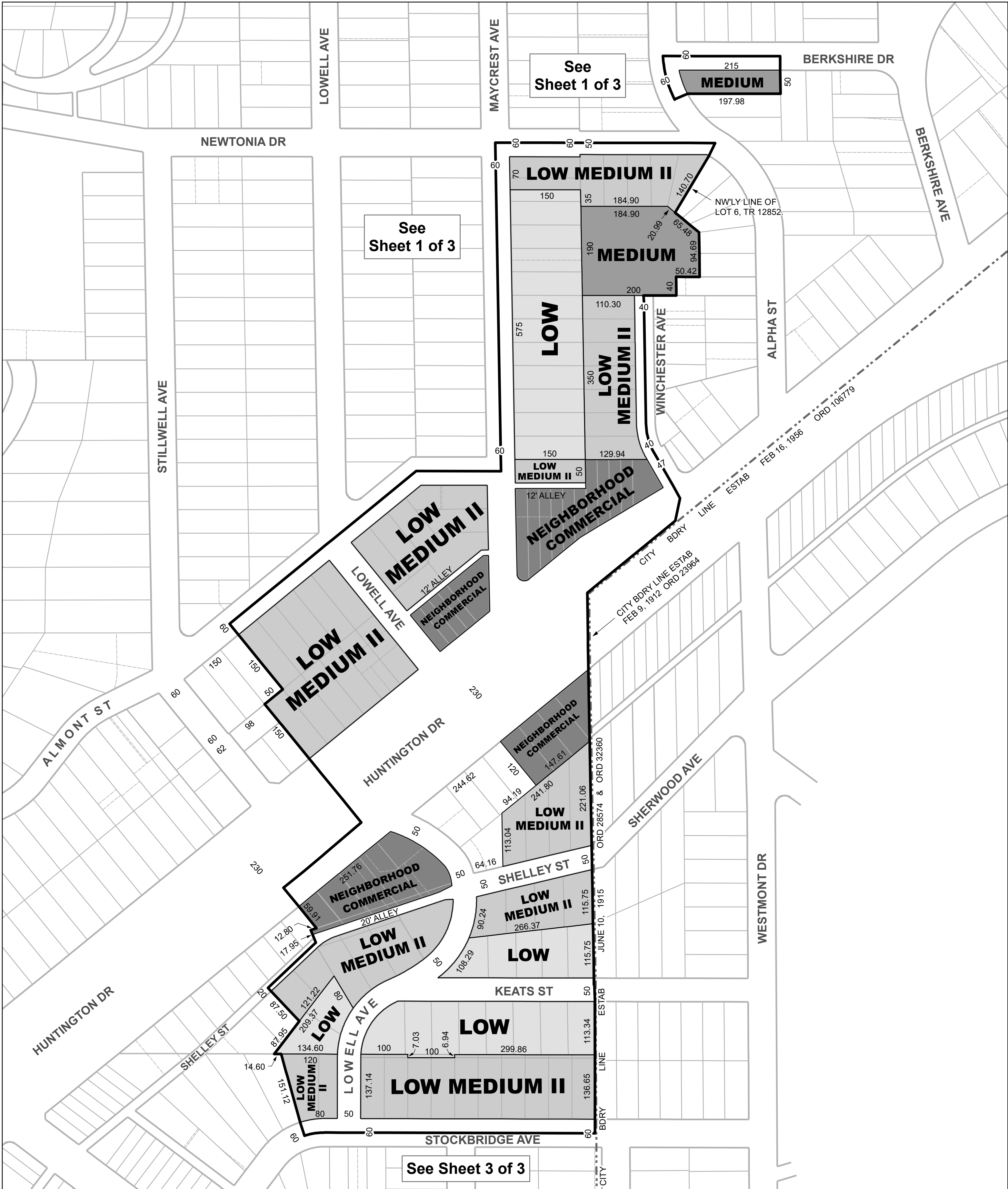
WHEREAS, re-designation of these properties from Public Facilities, Open Space and Low Residential land uses to Low Residential, Low Medium II Residential, Medium Residential and Neighborhood Commercial land uses to be consistent with existing development and with surrounding properties;

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.



 **Project Boundary**

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

Northeast Los Angeles

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