

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

October 10, 2024

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**EL SERENO / 710 CORRIDOR REZONING PROGRAM; CPC-2024-551-GPA-ZC-HD;
NORTHEAST LOS ANGELES COMMUNITY PLAN; CF 24-1063**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, and transmitted on August 30, 2024, is the June 13, 2024 action of the City Planning Commission approving the proposed General Plan Amendments to the Northeast Los Angeles Community Plan (Exhibit 1). The proposed General Plan Amendments were submitted to the Mayor whose recommendation was forwarded to you, pursuant to Section 13B.1.1 of Chapter 1A in the Los Angeles Municipal Code (LAMC).

Your action is requested on the proposed General Plan Amendments, pursuant to LAMC Section 13B.1.1 of Chapter 1A, and the proposed Zone and Height District Changes, pursuant to LAMC Section 13B.1.4 of Chapter 1A. However, it is our understanding that Council District 14 has requested modifications to the General Plan Amendments and Zone Changes that have been recommended by the City Planning Commission and the Mayor. In particular, Council District 14 has requested that approximately 40 properties that had been recommended for a Low Medium II General Plan land use designation, and an RD1.5 zone, instead be designated Low Residential, and R1. This modification, if recommended by PLUM, and approved by the City Council, would require an additional review and recommendation from the City Planning Commission and the Mayor, a process that can take between four and six months to complete.

This overall work program to redesignate and rezone properties within the Northeast Los Angeles Community Plan, along the former 710 Freeway corridor, is intended to facilitate the production of affordable housing, and to rehabilitate hundreds of properties that for decades have been in the ownership of the State of California, many of which are currently vacant. Under State law, properties are in the process of being sold to non-profit housing organizations who will be either renting housing units to low income households, or creating for-sale affordable housing opportunities. However, the current Public Facilities zoning of these properties precludes the issuance of most building permits needed to facilitate this process.

In order to ensure the timely completion of the overall work program, and the effective delivery of much needed affordable housing, City Planning has provided two sets of General Plan Amendment and Zone Change maps for PLUM consideration:

Set A includes all of the properties for which no modifications have been requested. Set B includes all of the properties for which modifications have been requested by Council District 14. In the event that the PLUM Committee wishes to recommend the modifications to Low Residential and R1 that have been requested by Council District 14, City Planning recommends that the committee apply that modification to Set B, while maintaining the recommendations of the City Planning Commission and the Mayor with respect to Set A, allowing those properties to move forward with having their General Plan Amendments and Zone Changes completed in a timely manner, while conveying Set B back to the City planning Commission.

Below are two sets of actions that the PLUM Committee may take. Option 1 involves no modifications to the City Planning Commission and Mayor's recommendations, and Option 2 accommodates the request that has been submitted by Council District 14.

OPTION 1

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. Adopt and Concur with the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendments and Zone and Height District Changes for the Northeast Los Angeles Community Plan;
3. Recommend that the City Council adopt, by Resolution, the proposed General Plan Amendments to the Northeast Los Angeles Community Plan, as set forth in the attached Exhibit 1.

OPTION 2

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. Adopt and Concur with the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendments and Zone and Height District Changes for the Northeast Los Angeles Community Plan with respect to properties included on Map Set A;
3. Recommend that the City Council adopt, by Resolution, the proposed General Plan Amendments to the Northeast Los Angeles Community Plan, as set forth in the attached Map Set A;
4. Adopt modifications to the General Plan Amendments from Low Medium II Residential to Low Residential for properties included on Map Set B;

PLUM Committee

CF 24-1063

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5. Adopt modifications to the Zone Changes from RD1.5-1XL to R1-1 for properties included on Map Set B.
6. Instruct City Planning to transmit the modifications per Items 4 and 5 above to the City Planning Commission, pursuant to Section 555 D.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Craig Weber
Principal City Planner

VPB:CW:UG:ON:qe

Enclosures

Exhibit 1: CPC-2024-551-GPA-ZC-HD Recommended by the City Planning Commission
Map Set A
Map Set B

EXHIBIT 1:

CPC-2024-551-GPA-ZC-HD

Recommended by the City Planning Commission on June 13, 2024.

Contents:

Resolution

General Plan Amendment Maps

Zone Change Maps

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.

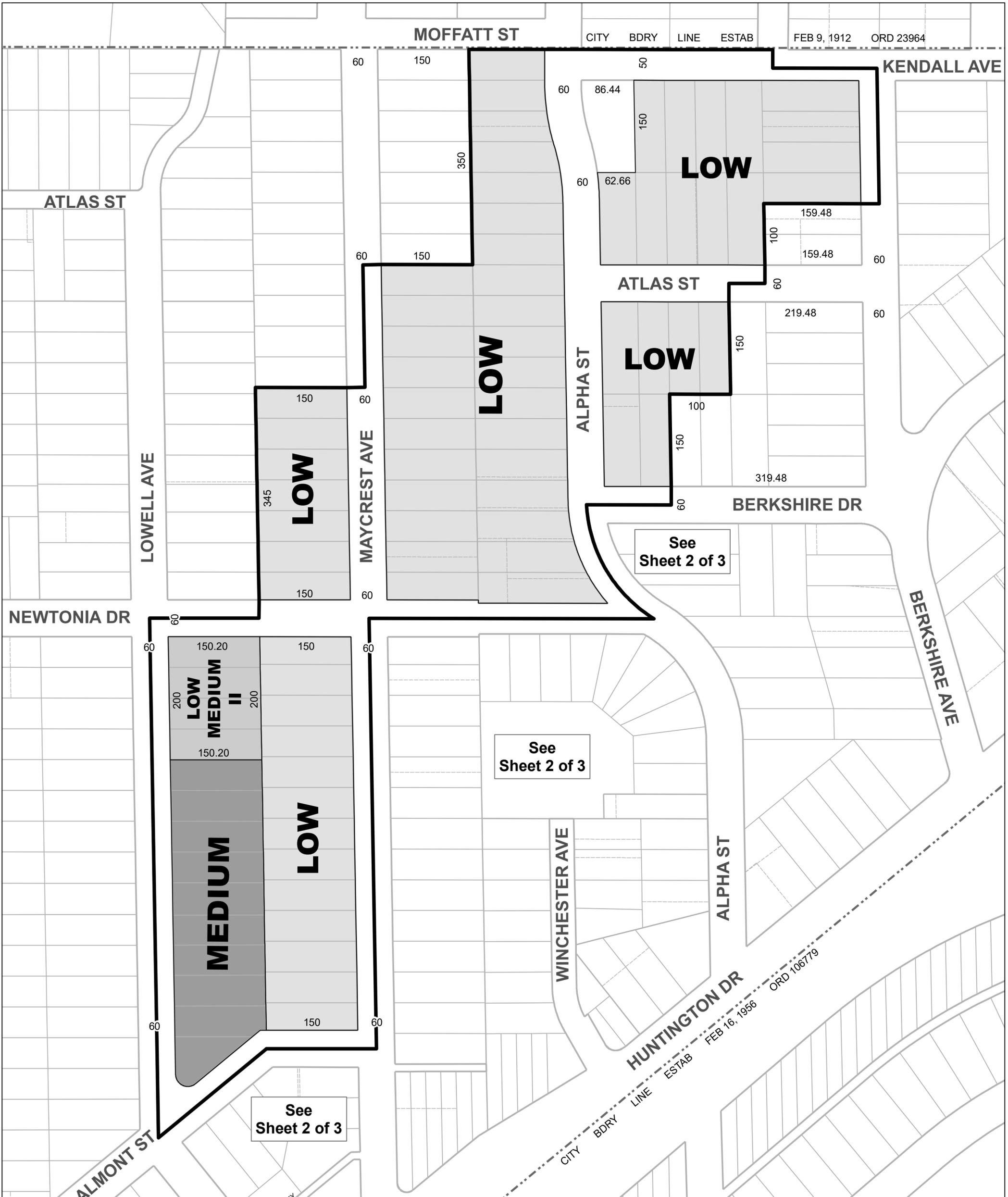
WHEREAS, re-designation of these properties from Public Facilities, Open Space and Low Residential land uses to Low Residential, Low Medium II Residential, Medium Residential and Neighborhood Commercial land uses to be consistent with existing development and with surrounding properties;

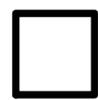
WHEREAS, a zone change and a height district change from PF-1, R1-1-HPOZ, R1-1, R3-1, and R4-1-HPOZ to OS-1-HPOZ, R1-1, RD1.5-1XL, R3-1-HPOZ, R3-1, and C2-1VL would be consistent with the existing development and surrounding properties;

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.



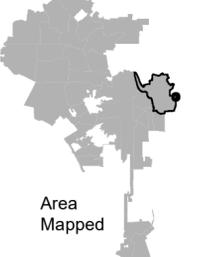
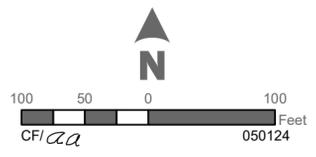
 **Project Boundary**

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

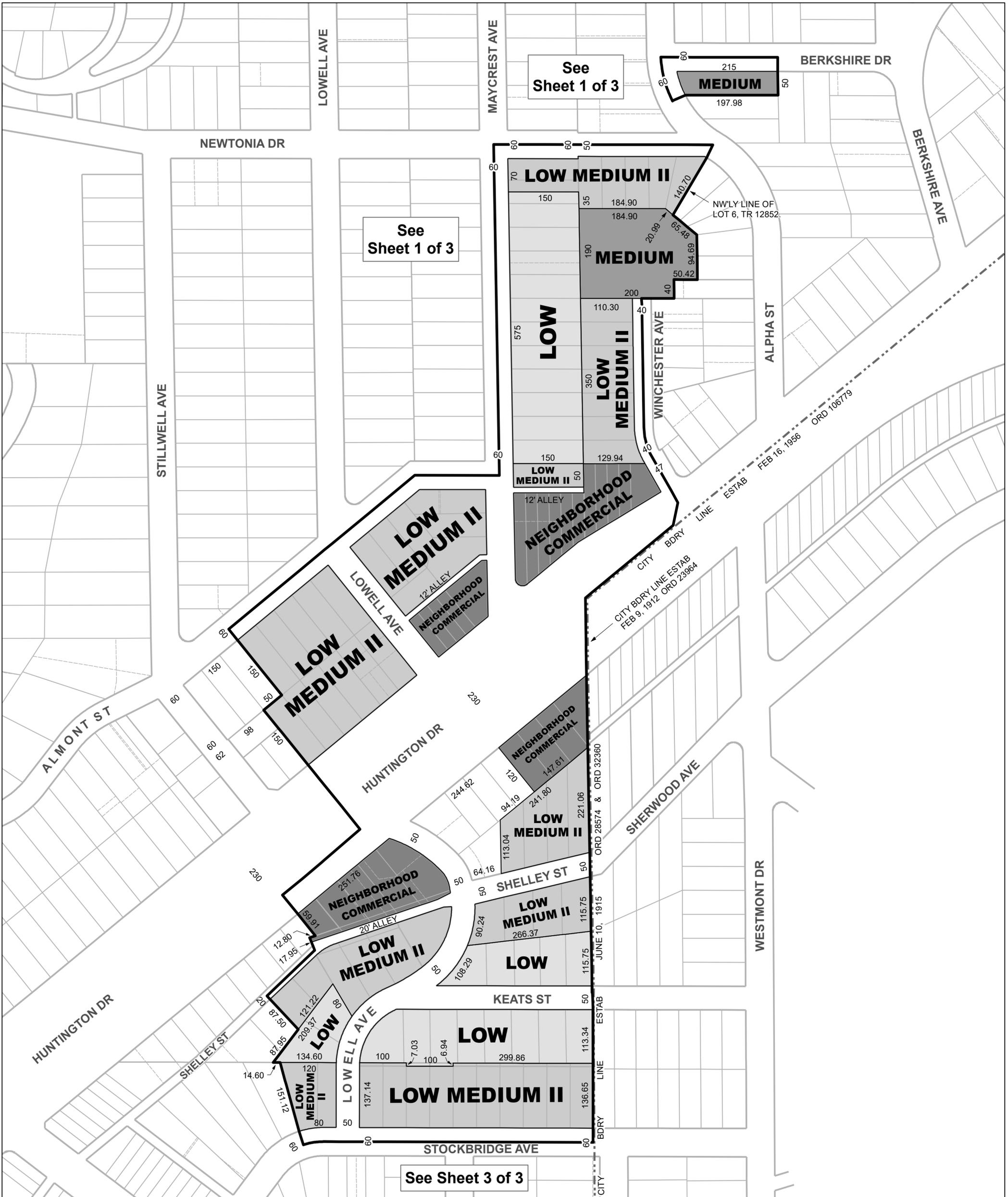
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DATA SOURCES: DEPARTMENT OF CITY PLANNING-DEPARTMENT & BUREAU OF ENGINEERING

Northeast Los Angeles



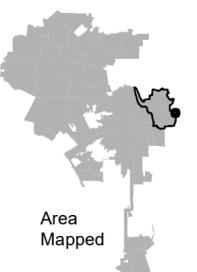
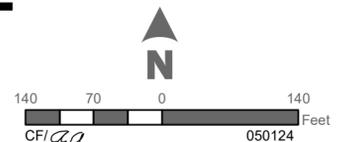
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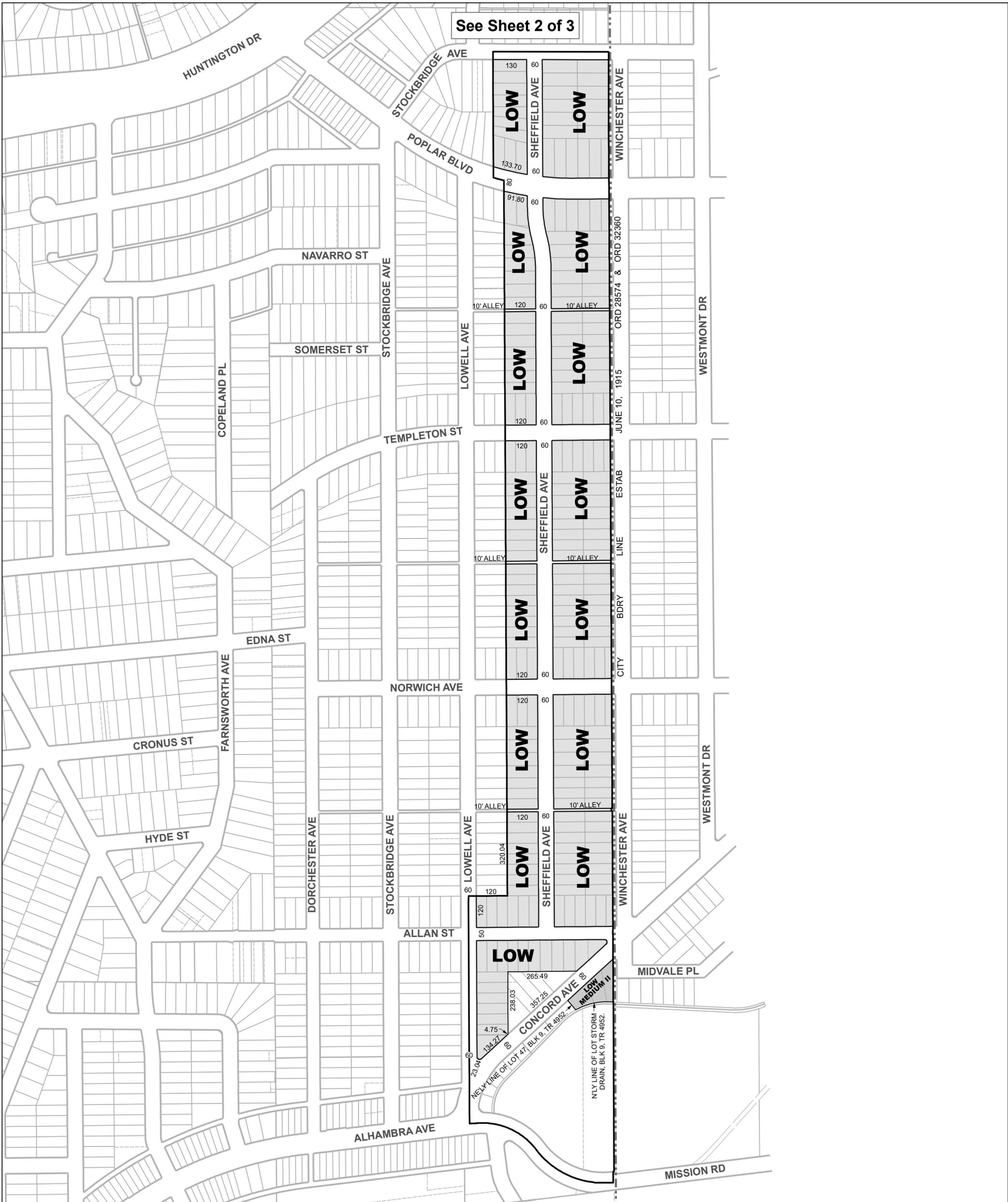


 **Project Boundary**

**EL SERENO / 710 CORRIDOR
GENERAL PLAN LAND USE CHANGE
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See Sheet 2 of 3

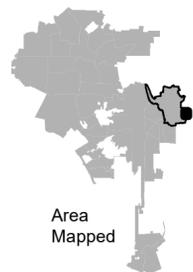
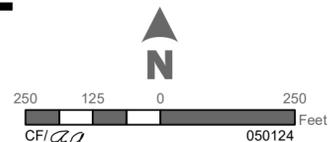
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DATA SOURCES: DEPARTMENT OF CITY PLANNING-DEPARTMENT & BUREAU OF ENGINEERING

Northeast Los Angeles



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

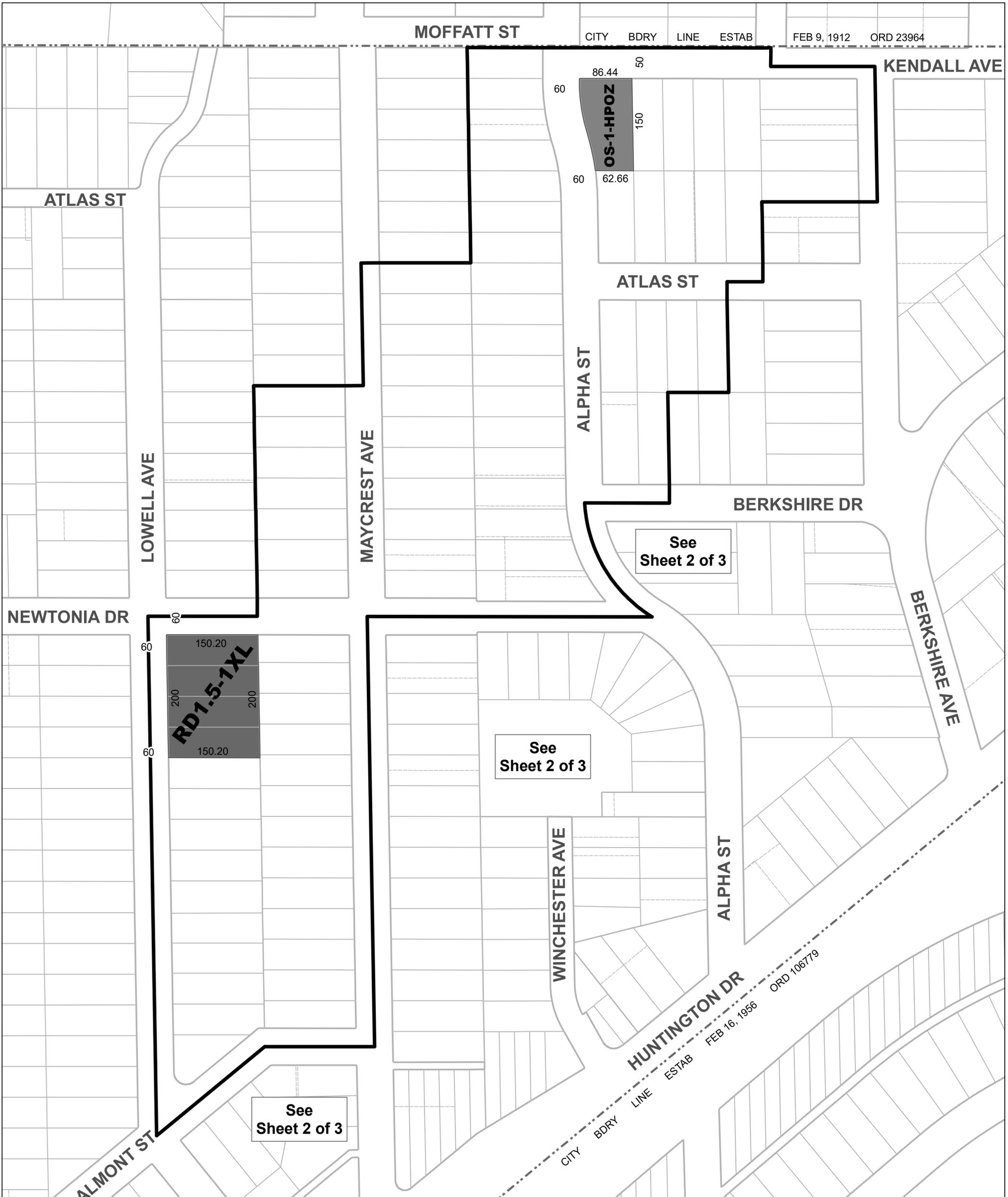
DO HEREBY ORDAIN AS FOLLOWS:

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

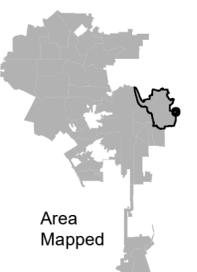
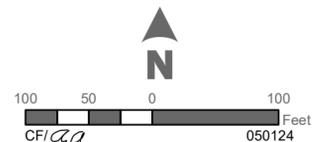
SECTION 2. Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.1.4 of Chapter 1A, and any amendment thereto, the use of that property described in Section 1 thereof are subject to the regulations of the R1-1, RD1.5-1XL, C2-1VL, OS-1-HPOZ, and R3-1-HPOZ zones pursuant to Sections 12.04.05, 12.08,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

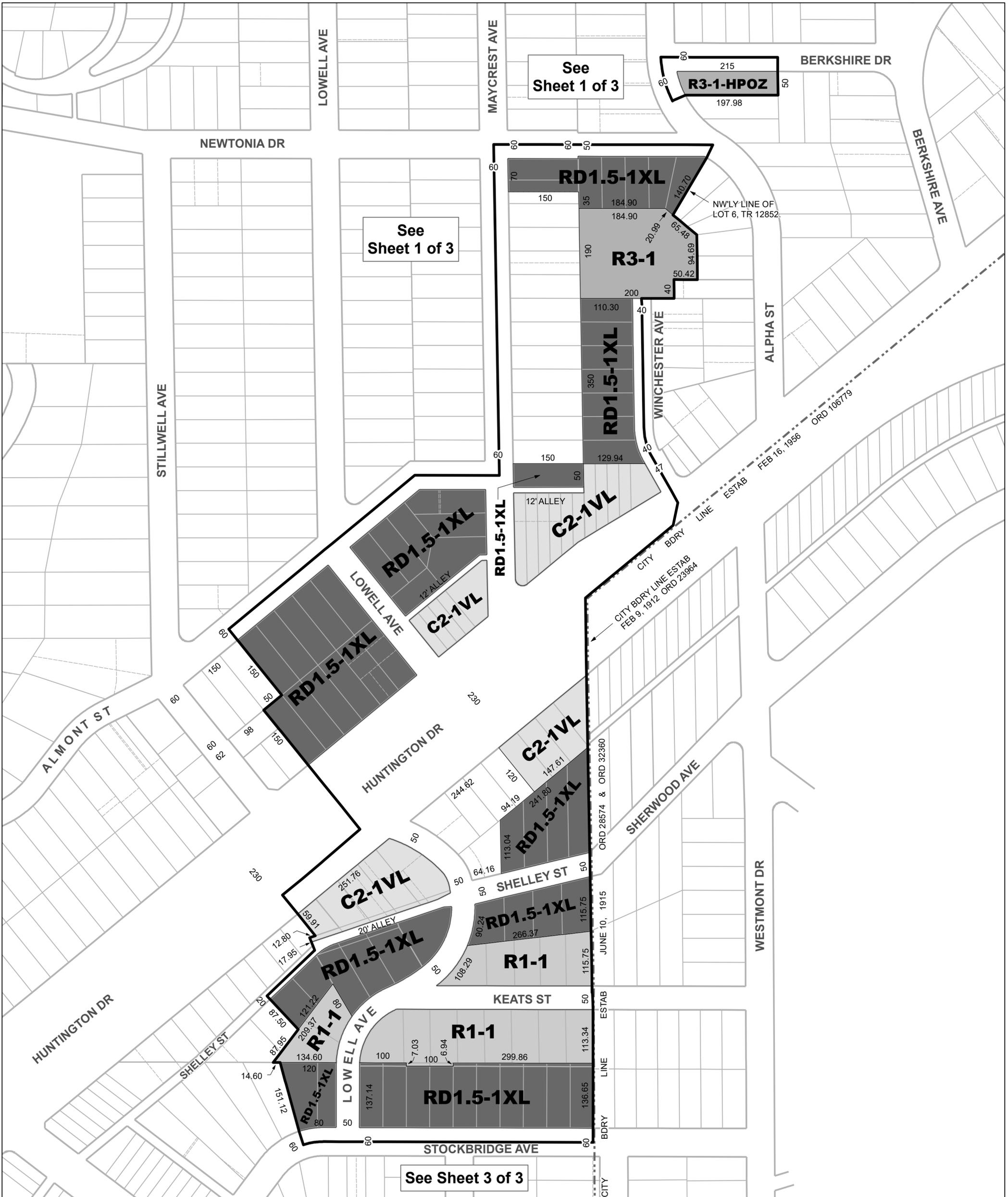


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ZONE CHANGE AREAS
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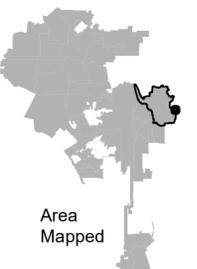
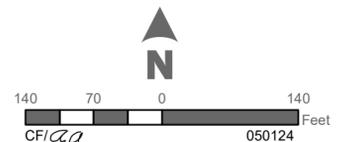


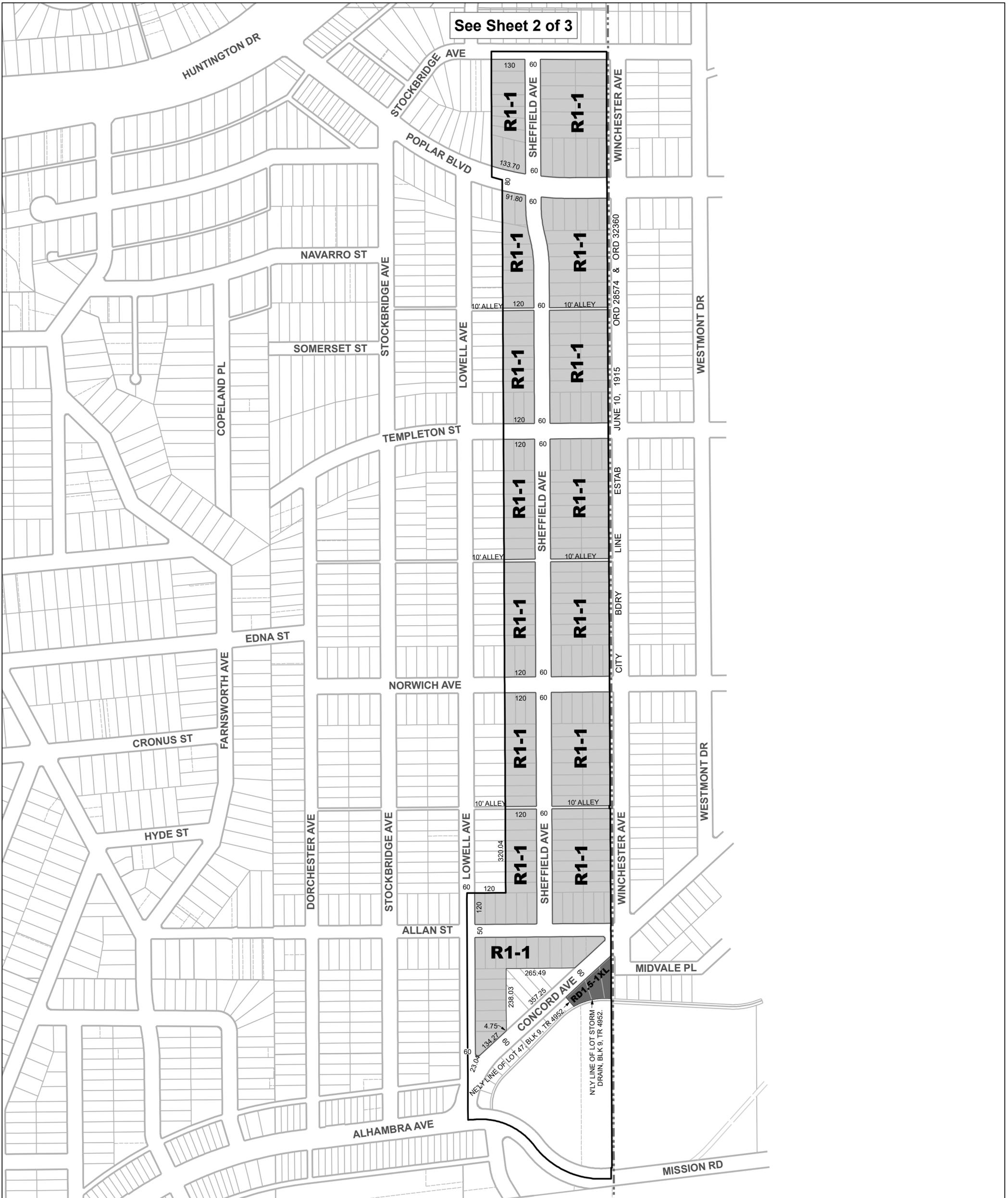


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 ZONE CHANGE AREAS
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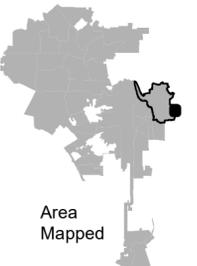
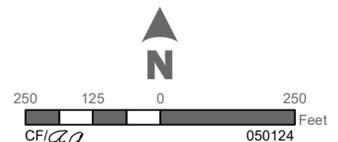


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**EL SERENO / 710 CORRIDOR
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Sec. 3. Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall 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 _____

El Sereno / 710 Corridor Rezoning Map Set A

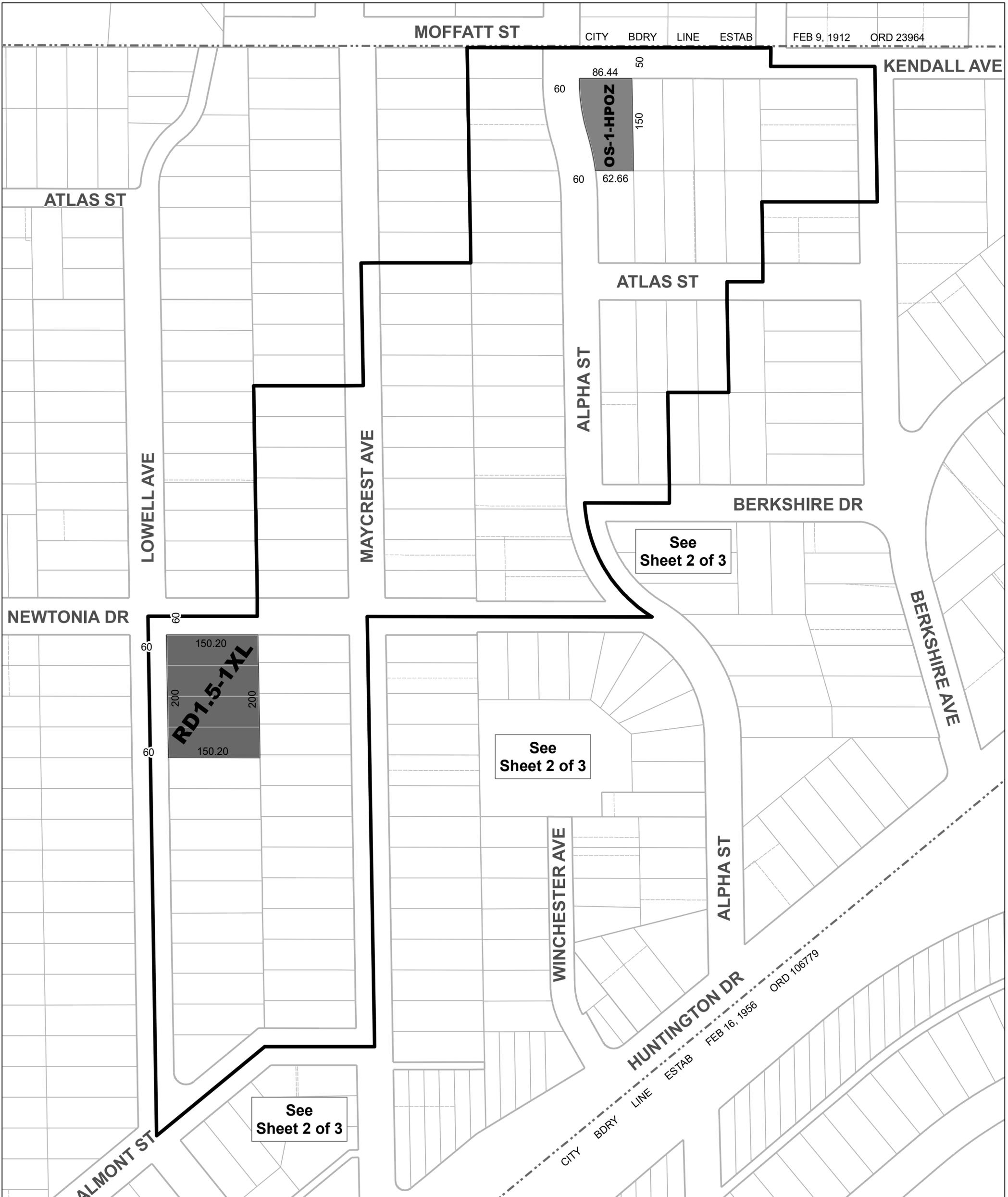
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Contents:

- Set A - Zone Change Maps
- Set A - General Plan Land Use Maps

For consideration by the City Council

October 10, 2024

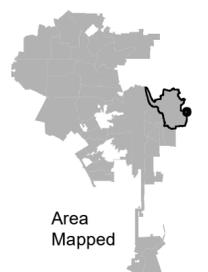
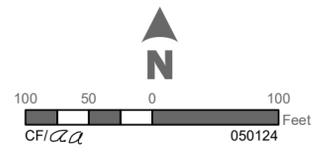


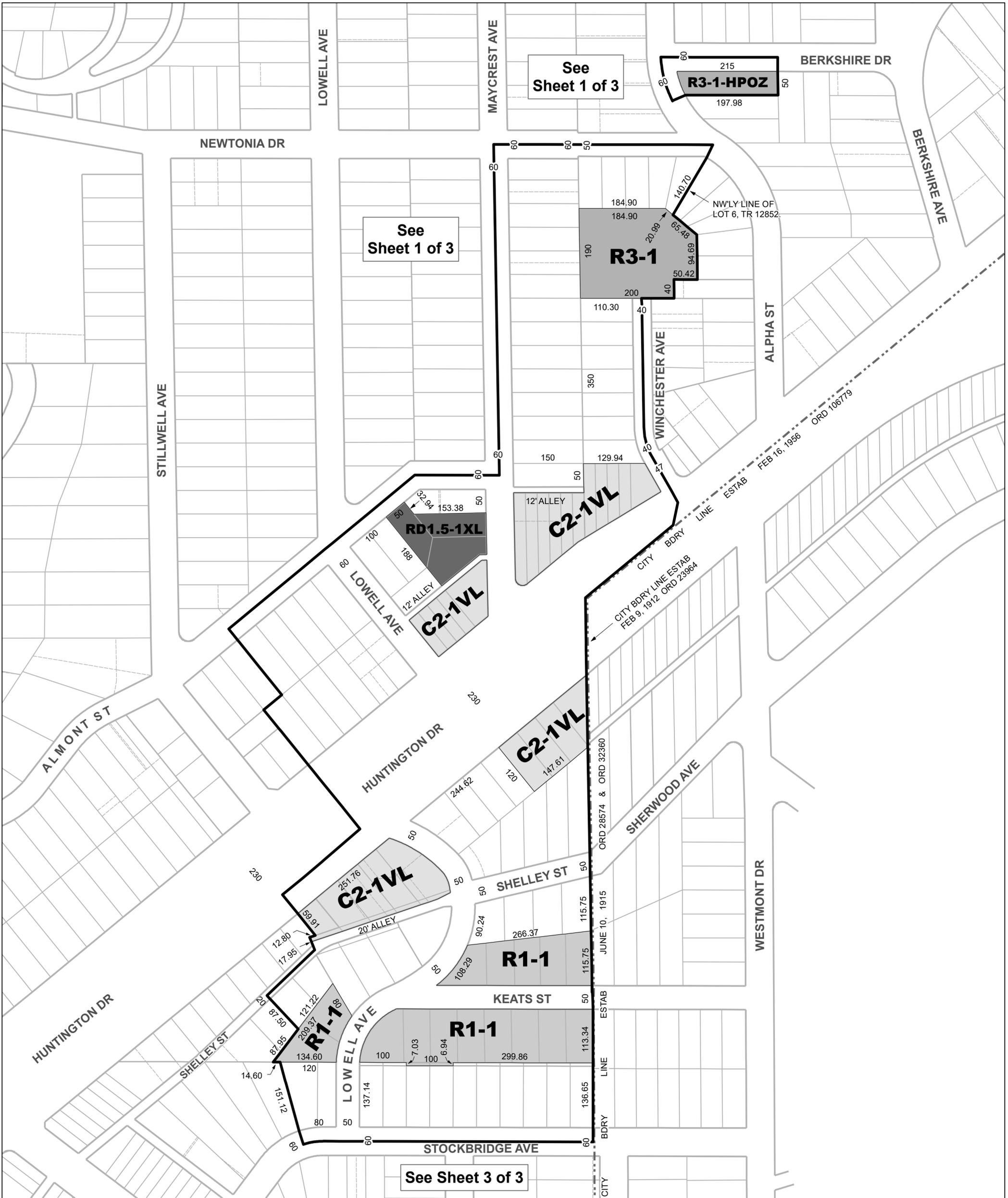
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EL SERENO / 710 CORRIDOR
ZONE CHANGE AREAS
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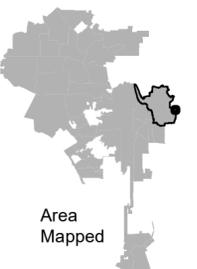
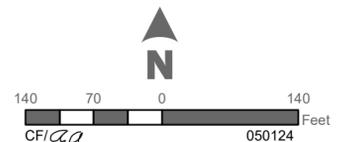


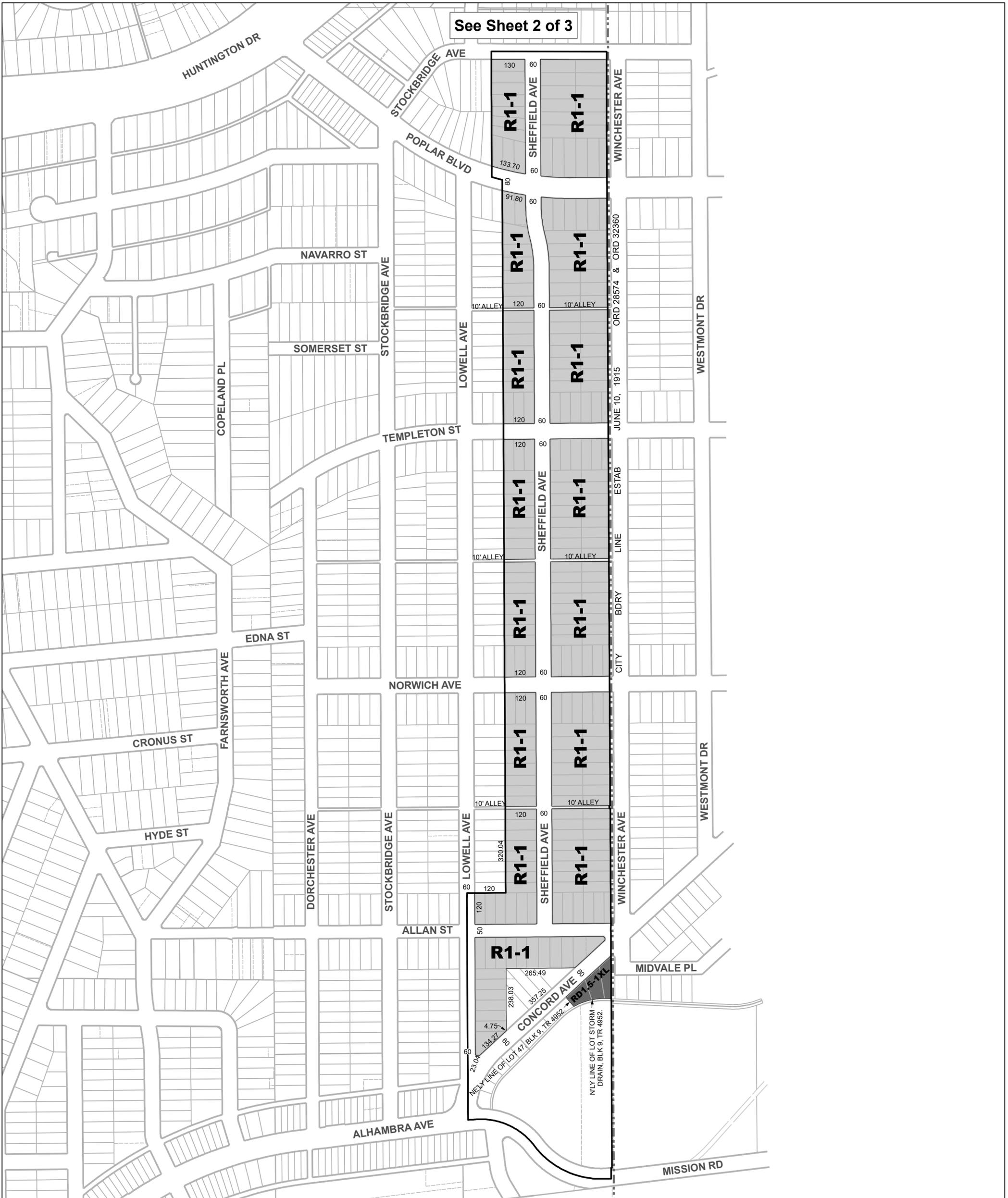


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 ZONE CHANGE AREAS
 CPC-2024-551-GPA-ZC-HD**

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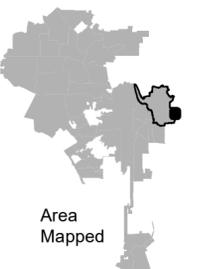
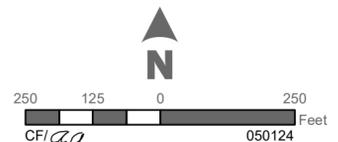


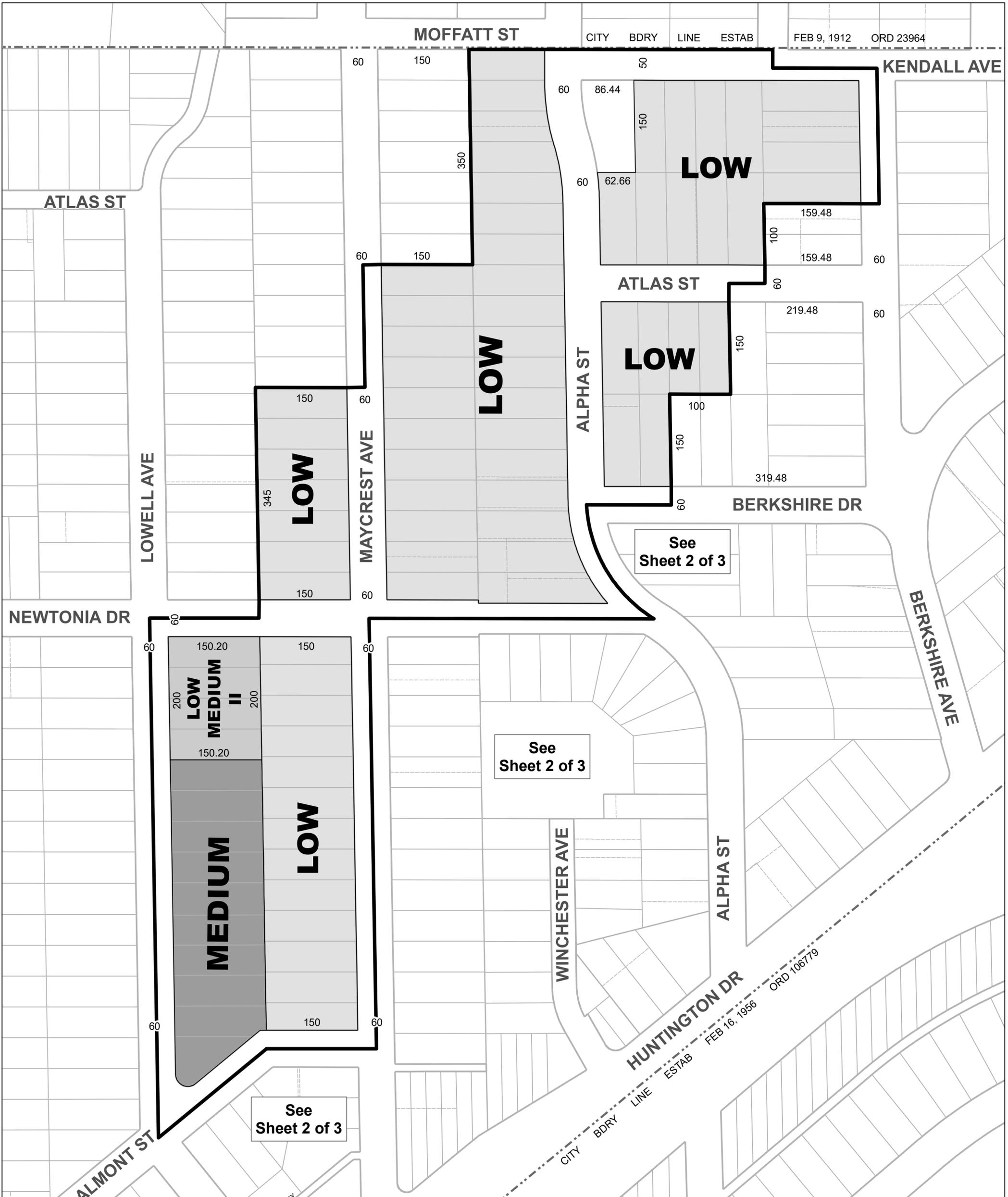
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Set A
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**EL SERENO / 710 CORRIDOR
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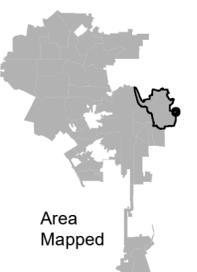
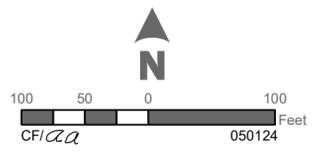


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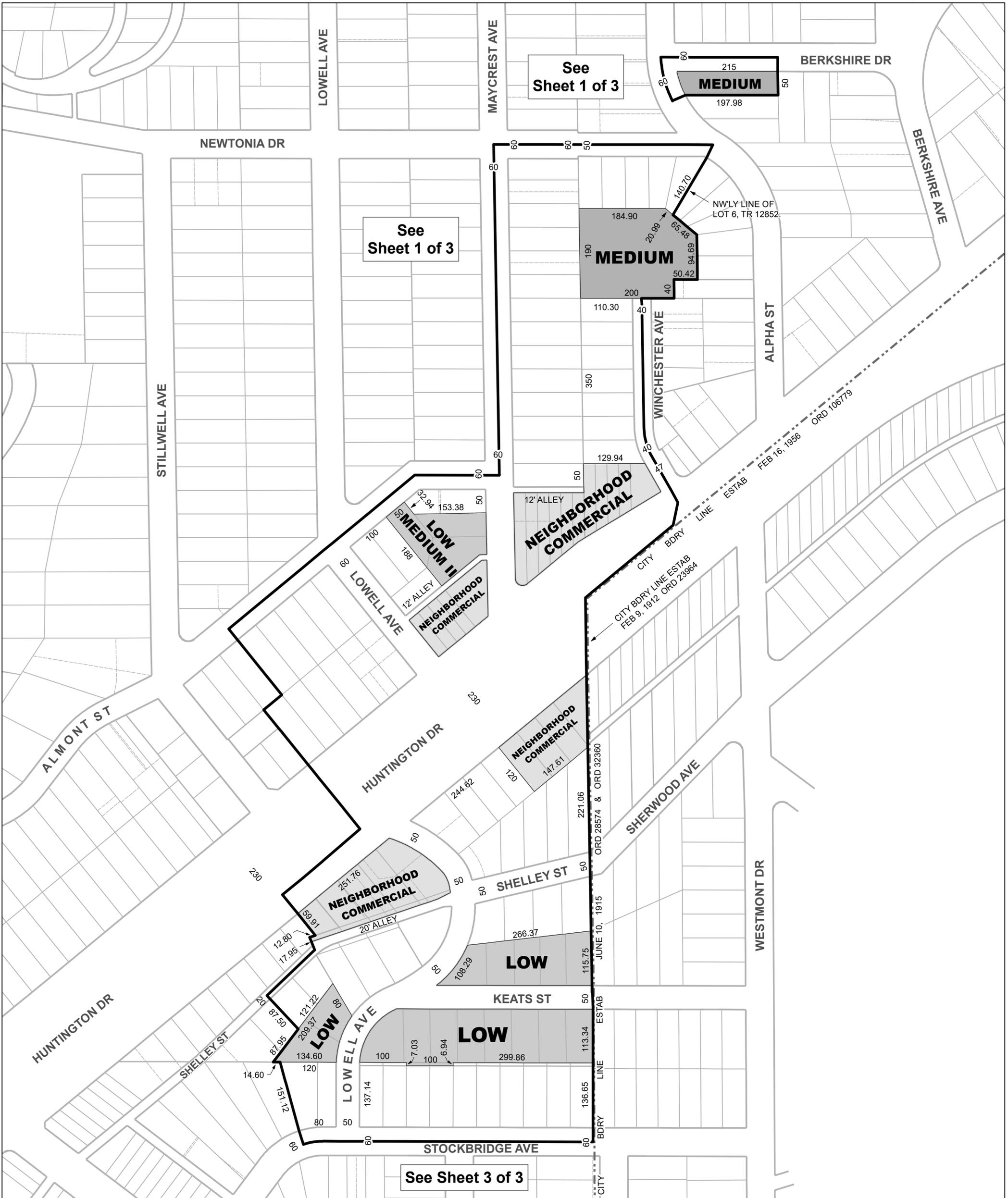
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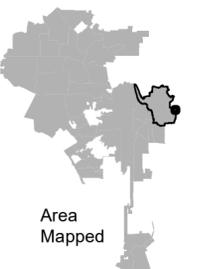
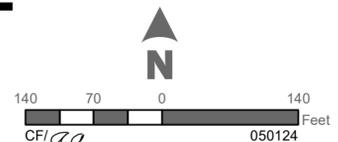


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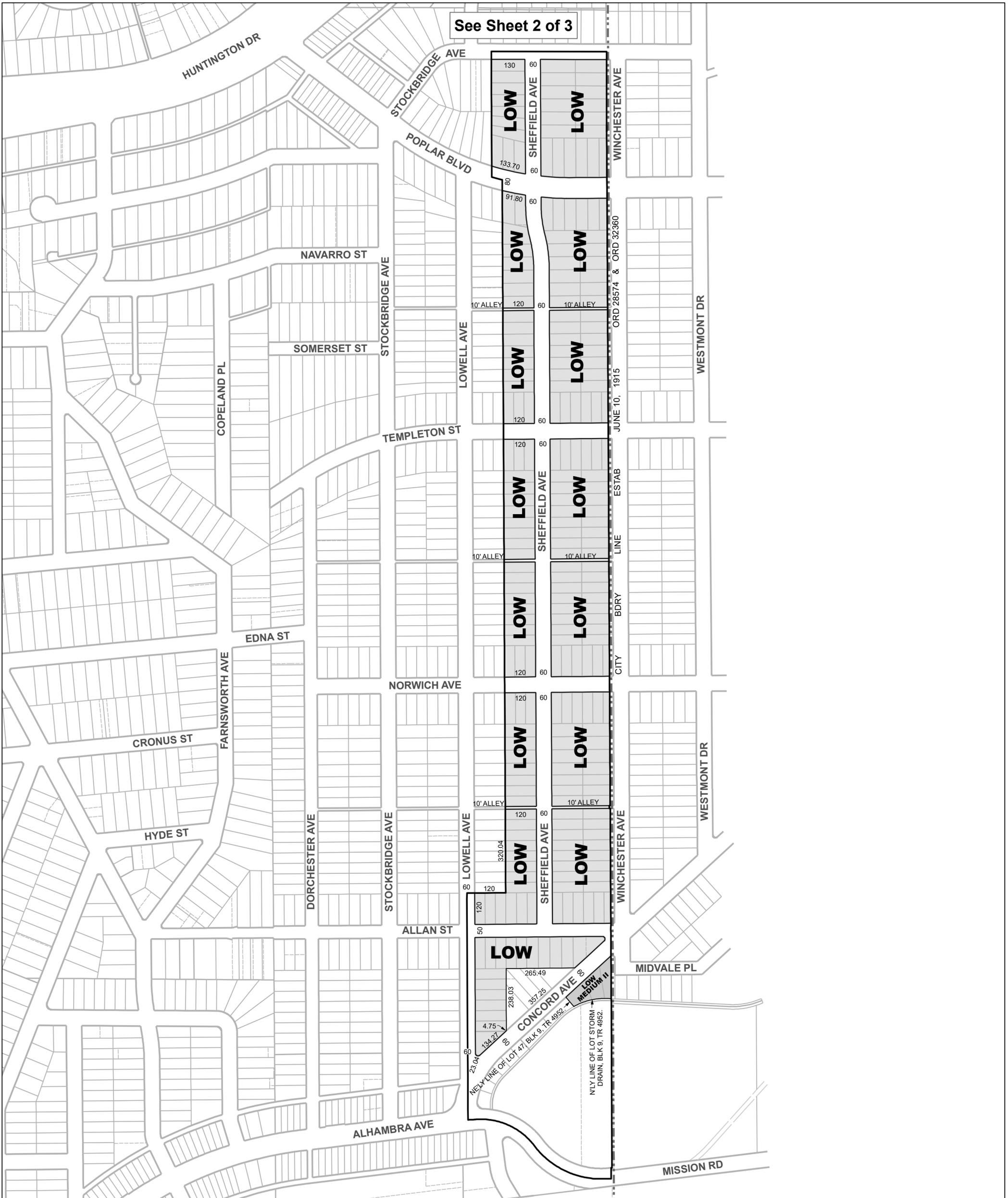
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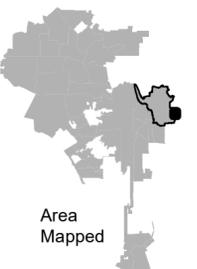
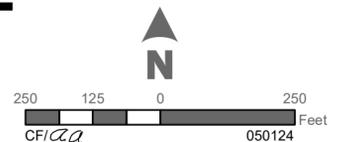


Set A
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El Sereno / 710 Corridor Rezoning Map Set B

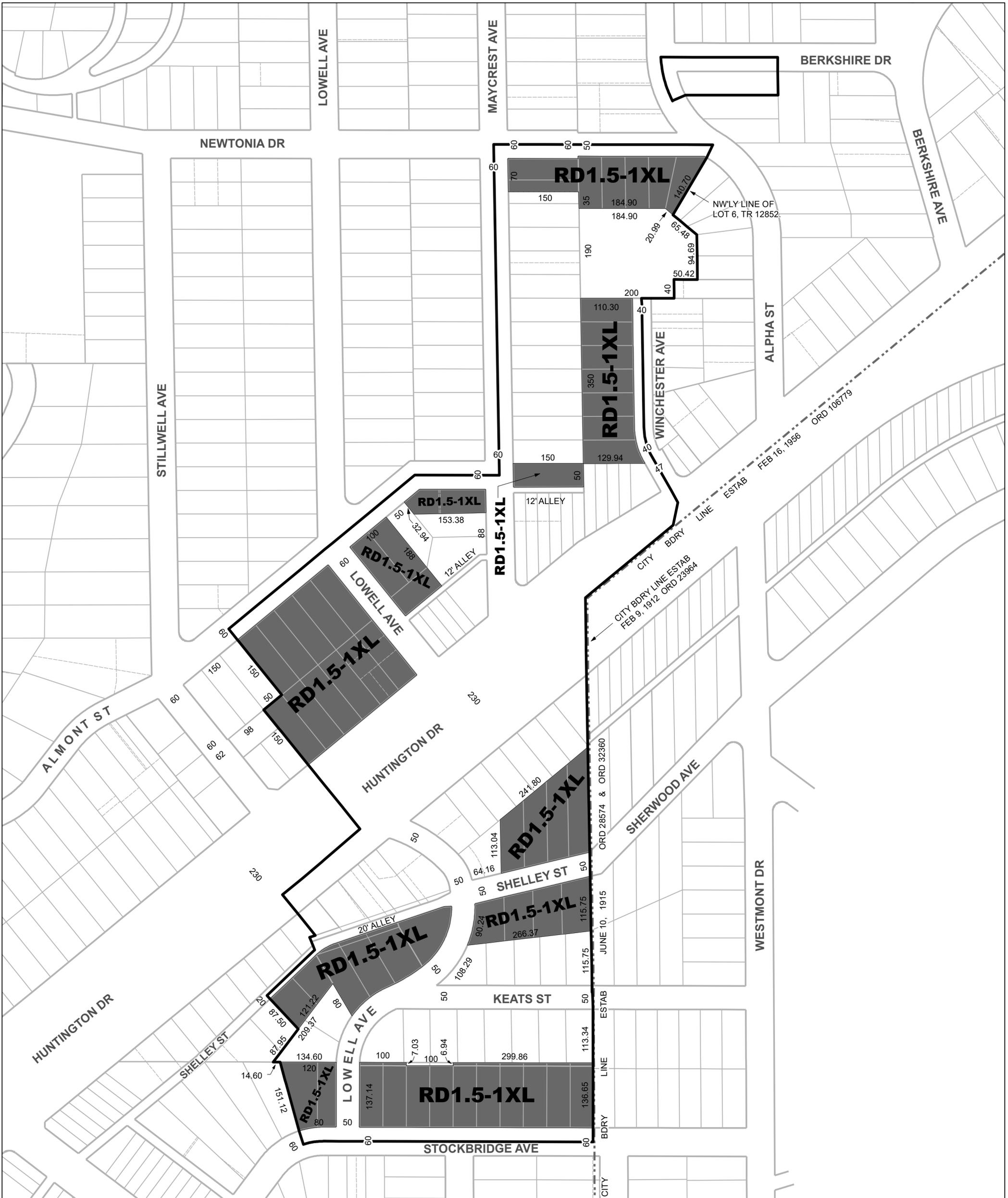
CPC-2024-551-GPA-ZC-HD

Contents:

- Set B - Zone Change Maps
- Set B - General Plan Land Use Maps

For consideration by the City Council

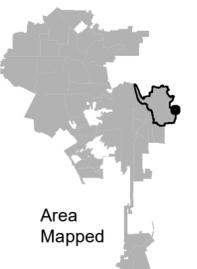
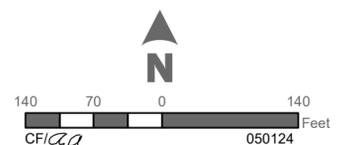
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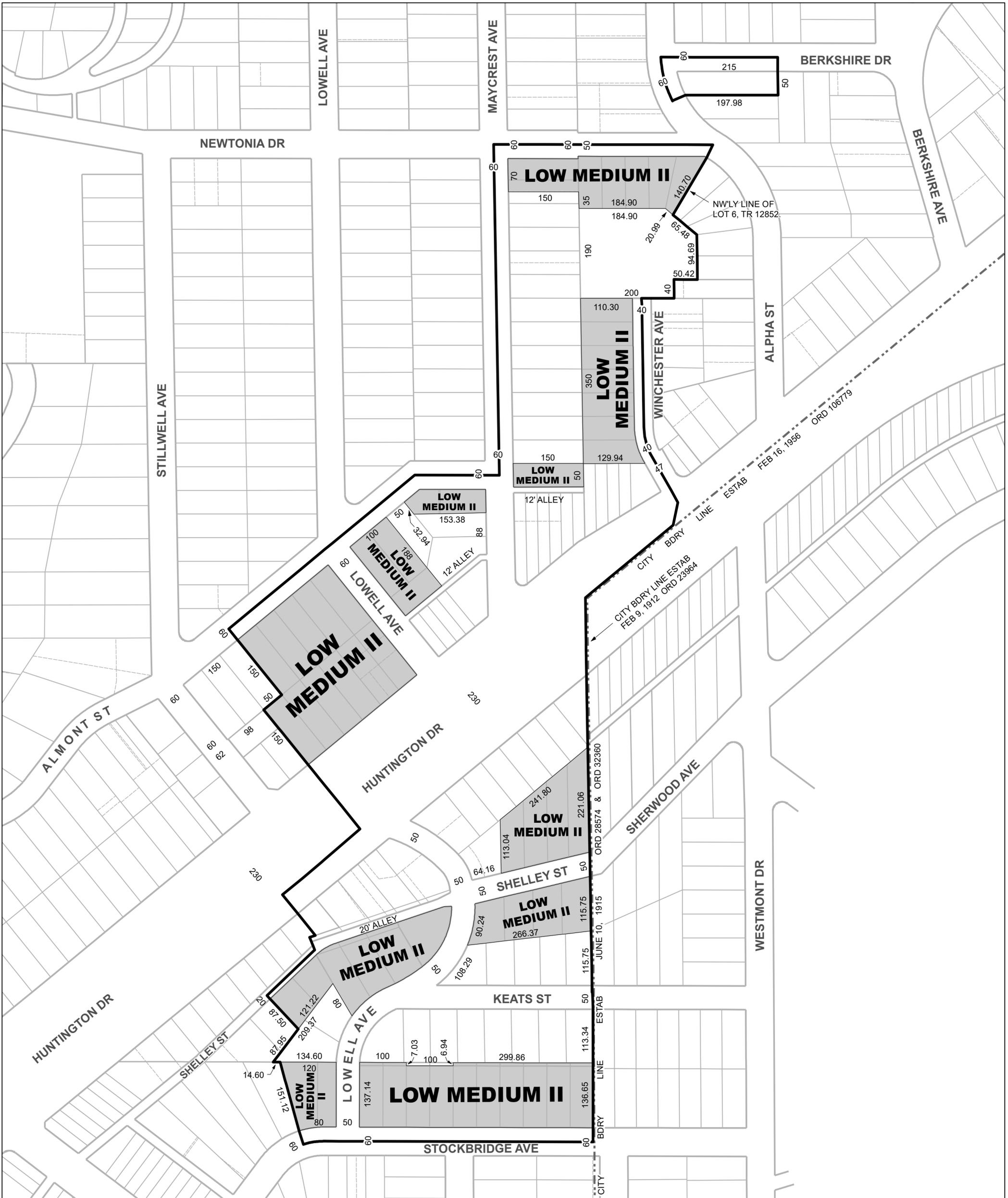
Set B
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**EL SERENO / 710 CORRIDOR
 ZONE CHANGE AREAS
 CPC-2024-551-GPA-ZC-HD**

DATA SOURCES: DEPARTMENT OF CITY PLANNING-DEPARTMENT & BUREAU OF ENGINEERING



Area Mapped



Set B
 Project Boundary

**EL SERENO / 710 CORRIDOR
 GENERAL PLAN LAND USE CHANGE
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Northeast Los Angeles

