

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2020-5889-GPA-ZC-CPIOA-HD	ENV-2020-5890-CE	10 – Ridley-Thomas
PROJECT ADDRESS:		
3031 South Hauser Boulevard and 5461 West Jefferson Boulevard		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
City of Los Angeles	N/A	N/A
<input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Elizabeth Gallardo	(213) 978-1297	elizabeth.gallardo@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment (GPA); Zone Change (ZC); Height District Change (HD); CPIO Amendment (CPIOA); Categorical Exemption No. ENV-2020-5890-CE		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

TBD

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other	<input type="checkbox"/>
<input checked="" type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

N/A

FISCAL IMPACT STATEMENT:

Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- | | |
|--|--|
| <input checked="" type="checkbox"/> City Planning Commission (CPC) | <input type="checkbox"/> North Valley Area Planning Commission |
| <input type="checkbox"/> Cultural Heritage Commission (CHC) | <input type="checkbox"/> South LA Area Planning Commission |
| <input type="checkbox"/> Central Area Planning Commission | <input type="checkbox"/> South Valley Area Planning Commission |
| <input type="checkbox"/> East LA Area Planning Commission | <input type="checkbox"/> West LA Area Planning Commission |
| <input type="checkbox"/> Harbor Area Planning Commission | |

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
December 3, 2020	6 – 0
LAST DAY TO APPEAL:	APPEALED:
N/A	N/A
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant	January 5, 2021



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JAN 05 2021

Case No. CPC-2020-5889-GPA-ZC-CPIOA-HD
CEQA: ENV-2020-5890-CE
Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Wesson

Project Site: 3031 South Hauser Boulevard; 5461 West Jefferson Boulevard

Applicant: City of Los Angeles

At its meeting of **December 3, 2020**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

A City initiated change to the existing zoning and general plan land use designation for a private property (3031 South Hauser Boulevard and 5461 West Jefferson Boulevard) that was incorrectly designated as Open Space and zoned as OS-1XL in 1998, as part of the West Adams-Baldwin Hills-Leimert Community Plan Update; and to amend the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District (West Adams CPIO) and modify and expand the Commercial Corridors Subarea boundary to include the subject site. The subject site is developed with a two-story 50,908 square foot warehouse building, and a surface parking lot. There are no physical changes or alterations as part of the Project, and no project is proposed for the subject site.

1. **Determined**, based on the independent judgement of the decision-maker, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Sections 15301 (Class 1), 15305 (Class 5), and 15332 (Class 32), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines, regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. **Approved and Recommended**, that the Mayor and City Council **adopt**, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Open Space to Hybrid Industrial for the subject site;
3. **Approved and Recommended**, that the City Council **adopt**, pursuant to LAMC Section 12.32 F, a Zone Change and Height District Change Ordinance from OS-1XL to CM-1VL-CPIO for the subject site;
4. **Approved and Recommended**, that the City Council **adopt**, pursuant to LAMC Sections 13.14 C and 12.32, a CPIO Amendment to the West Adams CPIO District (Ordinance No. 184,794) to add the subject site to the Commercial Corridors Subarea and extend the boundary of the Commercial Corridors Subarea;
5. **Adopted** the Staff Report as the commission report on the subject; and
6. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Mack
Second: Choe

Ayes: Ambroz, Khorsand, López-Ledesma, Millman, Perlman
Absent: Leung, Relan

Vote: 7 – 0

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final and not appealable.

Attachments: Zone Change Ordinance, Maps, Findings, Resolution

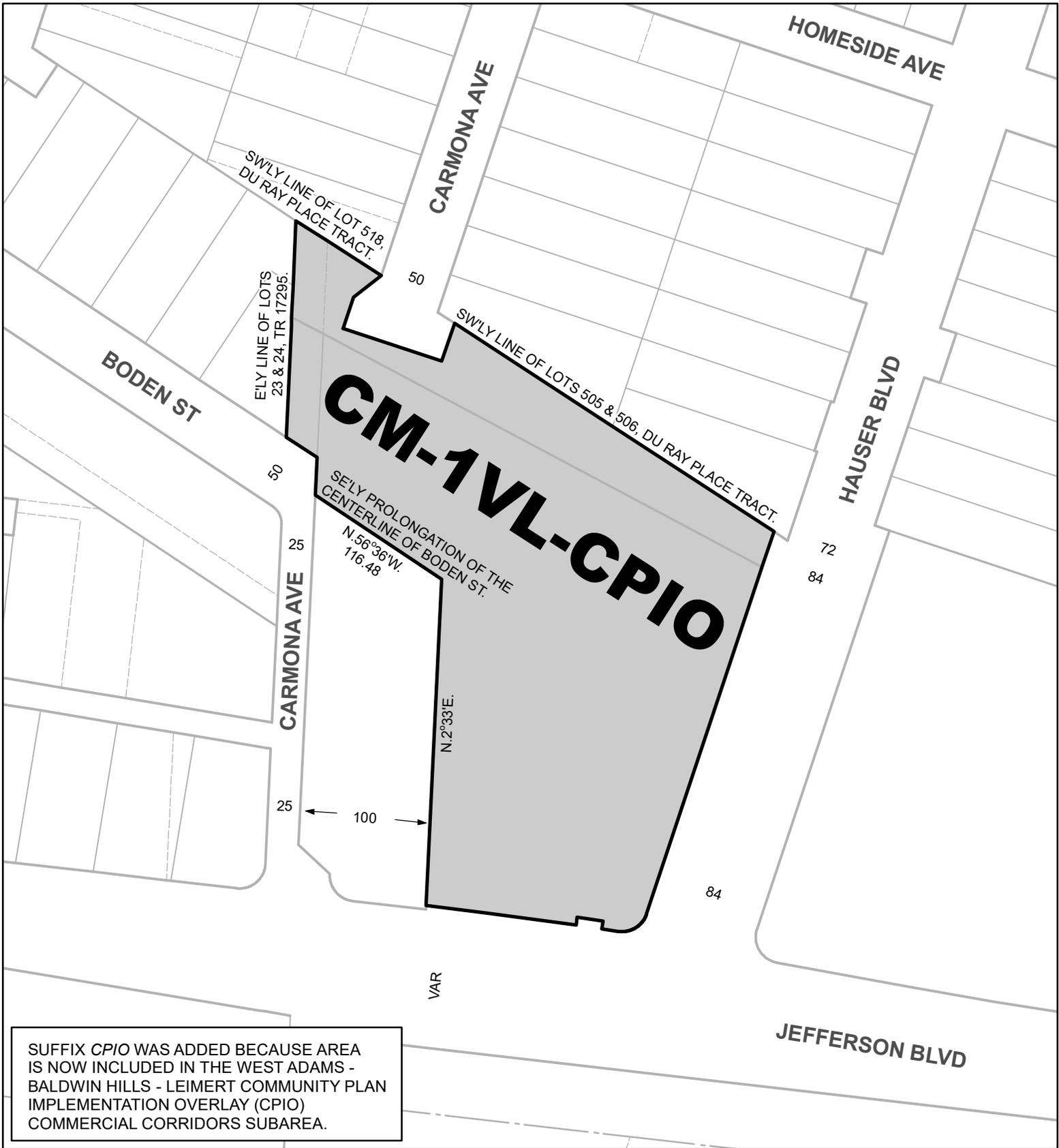
c: Haydee Urita-Lopez, Principal City Planner
Elizabeth Gallardo, City Planner

ORDINANCE NO. _____

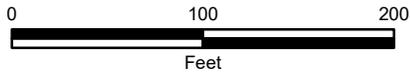
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



SUFFIX *CPIO* WAS ADDED BECAUSE AREA IS NOW INCLUDED IN THE WEST ADAMS - BALDWIN HILLS - LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) COMMERCIAL CORRIDORS SUBAREA.

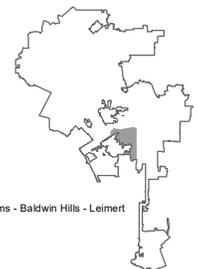


CPC-2020-5889-GPA-ZC-CPIOA-HD

AA/Cf

100920

City of Los Angeles



FINDINGS

GENERAL PLAN/CHARTER FINDINGS

1. **General Plan Land Use Designation.** The Project Site, 3031 South Hauser Boulevard and 5461 West Jefferson Boulevard, is located within the West Adams – Baldwin Hills - Leimert Community Plan, which was last updated by the City Council on June 29, 2016. The site is an irregularly shaped, flat polygonal lot, with an approximate lot area of 114,562 square feet. The property is zoned OS-1XL and is developed with a two-story 50,908 manufacturing warehouse built in 1987. The Community Plan designates the site with a land use designation of Open Space, which lists OS and A1 as corresponding zones. The site was unintentionally zoned OS in error in 2000 and inadvertently unchanged during the 2016 Community Plan Update.

The project is a City Initiated correction, in response to a Motion brought forth by City Council on February 19, 2020, to correct the zoning and land use designation to be compatible with the long-standing Commercial Manufacturing use and private ownership of the site. Based on the site's history, the OS-1-XL designation for the site is considered an error, that designates the site as Open Space, despite its non-conforming development, use, and private ownership.

As recommended, the amendment would re-designate the Project Site to the Hybrid Industrial land use designation, which lists one corresponding zone: CM. The recommended change to the Zone to CM-1VL-CPIO and CPIO Amendment to the Commercial Corridors Subarea for the site would be consistent with the adoption of the recommended Plan Amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the West Adams – Baldwin Hills - Leimert Angeles Community Plan.

2. **Charter Finding – City Charter Finding 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. The Project Site is located within the West Adams – Baldwin Hills - Leimert Community Plan area, at the northwest corner of West Jefferson Boulevard and South Hauser Boulevard. The property is zoned OS-1XL and is developed with a two-story 50,908 manufacturing warehouse built in 1987. This intersection is improved with a variety of land uses including multi-family uses to the north and northwest, commercial manufacturing to the east, and public facilities to the west and south, including the Los Angeles Department of Water and Power Distribution Station 56 located to the south, and LADWP transmission lines abutting the subject site on the west.

The request would not be eliminating or displacing an existing open space use since the site is currently developed with a commercial manufacturing warehouse. The Project Site has its own physical identity in that it is currently improved with a use similar to the adjacent properties and commercial corridor, and consistent with the proposed zone. The private ownership of the site limits the site's ability to fulfill the purpose of the Open Space land use and zone, as the existing OS zone requires public ownership. As mentioned in the project description, no physical changes or development project is proposed for the site, however the correction and redesignation from Open Space to Commercial Manufacturing restores the site's conformity to its current and historic use, and private

ownership. The amendment and zone change would correct the existing Open Space zoning and land use designation to be compatible with the long-standing Commercial Manufacturing use and private ownership of the site.

- 3. Charter Finding – City Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission’s findings and recommendations, the Council shall make its own findings.

The Project Site is located within the West Adams – Baldwin Hills - Leimert Community Plan area, which is one of 35 community plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the site with a land use designation of Open Space, which lists OS and A1 as corresponding zones. The site is presently zoned OS-1-XL, which is consistent with the existing land use designation, but is developed with a non-conforming use, a two-story 50,908 manufacturing warehouse built in 1987.

The project is a City Initiated correction, in response to a Motion brought forth by City Council on February 19, 2020, to correct the zoning and land use designation to be compatible with the long-standing Commercial Manufacturing use and private ownership of the site. Based on the site’s history, the OS-1-XL designation for the site is considered an error, that designates the site as Open Space, despite its non-conforming development, use, and private ownership.

As recommended, the amendment would re-designate the Project Site to the Hybrid Industrial land use designation, which lists one corresponding zone: CM. The recommended change to the Zone to CM-1VL-CPIO and CPIO Amendment to the Commercial Corridors Subarea for the site would be consistent with the intent and purpose of the Plan as it would bring the site into conformance with its current development, use, and private ownership.

The immediately surrounding area is improved with a variety of land uses including multi-family uses to the north and northwest, commercial manufacturing to the east, and public facilities to the west and south, with the Metro E (Exposition) Line to the south, which runs along Jefferson Boulevard. The surrounding properties include residential parcels (to the north and northwest) on RD1.5-1 zoned lots, Jetro Restaurant Depot (to the east) on a CM-1VL-CPIO zoned lot, the Los Angeles Department of Water and Power Distribution Station 56 (to the south), and LADWP transmission lines abutting the subject site (on the west) on PF-1 zoned lots. The adjacent CM zoned properties are located within the Commercial Corridors CPIO Subarea.

The ability to develop the vacant site as open space is limited, as the existing ownership is private. The amendment would address the non-conformance of the site given its current and historic use, consistent with the objectives and policies of the Community Plan and the Commercial Corridors CPIO Subarea. Thus, the amendment of the land use designation would be consistent with the purpose, intent, and provisions of the General Plan.

- 4. General Plan Text.** The West Adams-Baldwin Hills-Leimert Community Plan text includes the following relevant objectives, policies, and programs:

- Goal LU23a: A community that maintains and increases the commercial employment base for community residents whenever possible.
- Goal LU24: A community that facilitates increasing and improving the economic activity of existing commercial areas through revitalization of the physical environment.
- Policy LU28-3: Mix of Uses. Ensure a mix of residential, commercial, office and light industrial, where appropriate, to encourage economic sustainability and encourage walkability.

The Project Site is located at the northwest corner of West Jefferson Boulevard and South Hauser Boulevard. The site is zoned OS-1XL and has a General Plan Land Use Designation of Open Space. The property is developed with a two-story 50,908 manufacturing warehouse built in 1987. Per LAMC 12.04.05, the Open Space Zone purpose is “to provide regulations for publicly owned land in order to implement the City’s adopted General Plan, including the recreation, parks and open space designations in the City’s adopted district and community plans, and other relevant elements, including the Open Space, Conservation and Public Recreation Elements.” The project is a City Initiated correction, in response to a Motion brought forth by City Council on February 19, 2020, to correct the zoning and land use designation to be compatible with the long-standing Commercial Manufacturing use and private ownership of the site.

As noted above, the subject property is currently improved with a two-story manufacturing warehouse built in conformance with the land use and zone at the time of construction. Prior to the 1990 and 2000 rezoning of the property, the subject site was designated for a general plan land use of Limited Manufacturing and Limited Manufacturing II, zoned M1-1 and P-1. After the property was developed with its current improvement, two subsequent zone changes occurred at the site. On March 6, 1990, an Ordinance to enact the 1986 General Plan Zone Consistency (AB283) Program became effective, which rezoned the northern portion of the property from P-1 to RD1.5, and the southern portion of the property from M1-1 to M1-1-VL. In this zoning update, the General Plan Land Use of the subject site remained unchanged, with the M1-1-VL zone designated as Limited Manufacturing and the RD1.5-1 zone designated as Limited Manufacturing II.

On January 12, 2000, an Ordinance to enact the adopted West Adams-Baldwin Hills-Leimert Community Plan update became effective, which rezoned the entire property from OS-1-XL. The 2000 update incorrectly identified the whole of the property with the RD1.5 zone, rather than the existing split zoning of M1-1-VL and RD1.5-1, and no portion of the ordinance memorialized or accounted for the change of the zone from M1-1-VL to OS-1-XL.

The last update to the West Adams-Baldwin Hills-Leimert Community Plan, on June 29, 2016, did not change or update the zoning for this site. Because the site has an existing use that is inconsistent with the current Open Space zone and land use designation, it is non-conforming. The site is also privately owned, which is inconsistent with the Open Space requisite that the property be publicly owned. The proposed Project would create consistency with the new CPIO zoning and Commercial Corridors Subarea. The CPIO Subareas are contiguous or noncontiguous parcels characterized by common overarching Community Plan themes, goals, and policies, and are grouped by a common

boundary. The adjacent Commercial Manufacturing properties are located within the Commercial Corridors Subarea. Extending the CPIO boundary creates continuity within the corridor.

The Project would redesignate the property zone to CM-1VL-CPIO (Commercial Corridors Subarea). The proposed changes would ensure that the site is in conformance with its current and historic use and private ownership, consistent with the intent, purpose, objectives, and policies of the Community Plan and the Commercial Corridors CPIO Subarea.

As recommended, the General Plan Amendment to the land use designation from Open Space to Hybrid Industrial, and the Zone Change to CM-1VL-CPIO would be consistent with the above referenced objectives, policies, and programs of the West Adams-Baldwin Hills-Leimert Community Plan.

5. **Framework Element.** The Framework Element for the General Plan (Framework Element) 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 project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and broadly defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The subject site is outlined as an area that falls within a Community Center, and the Framework Element defines a Community Center as “ A focal point for surrounding residential neighborhoods and containing a diversity of uses.... Community Centers range from floor area ratios of 1.5:1 to 3.0:1. Generally, the height of different types of Community Centers will also range from 2- to 6-story buildings,” and includes the following provisions, objectives and policies relevant to the request:

Objective 3.9: Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

The property is zoned OS-1XL and is developed with a two-story 50,908 manufacturing warehouse built in 1987. As recommended, the Hybrid Industrial land use designation and CM Zone would bring the site into conformance with its current and historic use and private ownership, consistent with the goals, objectives, and policies of the Framework Element. As recommended, the use would be compatible with existing development in the immediately surrounding area which consists of primarily commercial corridor uses, public facility utility uses, and multi-family residential uses, and would be consistent with the above referenced goals, objectives, and policies, of the Framework Element.

LEGISLATIVE ACTION FINDINGS

6. **Charter Finding – City Charter Finding 558, LAMC Section 12.32(c)(7), and CPIO Amendment Finding.** Pursuant to City Charter Section 558, and Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is

deemed consistent with public necessity, convenience, general welfare and good zoning practice.

Public Necessity, Convenience, and General Welfare

The Project Site is located within the West Adams-Baldwin Hills-Leimert Community Plan. The site is located within an area that is immediately improved with a variety of land uses including uses including multi-family uses, commercial manufacturing, and public facilities including the Los Angeles Department of Water and Power Distribution Station 56 and LADWP transmission lines. The surrounding area is improved with a mix of residential, commercial, industrial, and jobs-producing uses that are compatible with the existing use.

The property is zoned OS-1XL and is developed with a two-story 50,908 manufacturing warehouse built in 1987. The Project would redesignate the property zone to CM-1VL-CPIO (Commercial Corridors Subarea), bringing the site into conformance with its current use and private ownership. The proposed changes would ensure that that the site is in conformance with its current and historic use and private ownership.

Consistent with the General Plan and Community Plan, redesignating the site to the CM zone within the Commercial Corridors CPIO Subarea achieves the goals of the Framework element, as it expands a mix of uses, particularly in designated Centers. As mentioned in the project description, no physical changes or development project is proposed for the site, however the correction and redesignation from Open Space to Commercial Manufacturing restores the site's conformity to its current and historic use, and private ownership.

Therefore, the Project would be consistent with the public necessity, convenience, and general welfare of the surrounding area.

Good Zoning Practice

The site is currently zoned OS-1XL and has a General Plan Land Use Designation of Open Space. Per LAMC 12.04.05, the Open Space Zone purpose is "to provide regulations for publicly owned land in order to implement the City's adopted General Plan, including the recreation, parks and open space designations in the City's adopted district and community plans, and other relevant elements, including the Open Space, Conservation and Public Recreation Elements." The project is a City Initiated correction, in response to a Motion brought forth by City Council on February 19, 2020, to correct the zoning and land use designation to be in conformance with the long-standing Commercial Manufacturing use and private ownership of the site.

The subject property is currently improved with a two-story manufacturing warehouse built in conformance with the land use and zone at the time of construction. Prior to the 1990 and 2000 rezoning of the property, the subject site was designated for a general plan land use of Limited Manufacturing and Limited Manufacturing II, zoned M1-1 and P-1. After the property was developed with its current improvement, two subsequent zone changes occurred at the site. On March 6, 1990, an Ordinance to enact the 1986 General Plan Zone Consistency (AB283) Program became effective, which rezoned the northern portion of the property from P-1 to RD1.5, and the

southern portion of the property from M1-1 to M1-1-VL. In this zoning update, the General Plan Land Use of the subject site remained unchanged, with the M1-1-VL zone designated as Limited Manufacturing and the RD1.5-1 zone designated as Limited Manufacturing II.

On January 12, 2000, an Ordinance to enact the adopted West Adams-Baldwin Hills-Leimert Community Plan update became effective, which rezoned the entire property to OS-1-XL. The 2000 update incorrectly identified the whole of the property with the RD1.5 zone, rather than the existing split zoning of M1-1-VL and RD1.5-1, and no portion of the ordinance memorialized or accounted for the change of the zone from M1-1-VL to OS-1-XL.

The last update to the West Adams-Baldwin Hills-Leimert Community Plan, on June 29, 2016, did not change or update the zoning for this site. Because the site has an existing use that is inconsistent with the current Open Space zone and land use designation, it is non-conforming. The site is also privately owned, which is inconsistent with the Open Space requisite that the property be publicly owned.

The existing OS-1-XL Zone was designated in error and is inconsistent with the established use and private ownership of the property. The existing zone and designation would prohibit the development of the project site for future uses beyond open space, yet the site does not meet the qualifications of desirable open space. As stated in the City's Open Space element, "open space is land which is essentially free of structures and buildings and/or is natural in character..." qualities that the subject property does not possess.

The Project would redesignate the property zone to CM-1VL-CPIO (Commercial Corridors Subarea), consistent with the intent and purpose of the Plan, bringing the site into conformance with its current use and private ownership. In addition to resolving the inconsistency with the current use, adding the subject site to the Commercial Corridors CPIO Subarea creates consistency with the adjacent Commercial Corridor along Jefferson. The West Adams CPIO Subareas are contiguous or noncontiguous parcels characterized by common overarching Community Plan themes, goals, and policies, and are grouped by a common boundary.

As the immediately surrounding area is developed with a mixture of land uses including multi-family uses, commercial manufacturing, and public facilities including the Los Angeles Department of Water and Power Distribution Station 56 and LADWP transmission lines, and the Metro E (Exposition) Line, the Project would not be introducing an incompatible use to the area, and would not be displacing or eliminating an existing open space use since the site is currently developed with a manufacturing warehouse.

As recommended, the Project corrects an error in zoning and land use designation, and creates consistency with the property's current use and surrounding zones, while ensuring the zoning is compatible and consistent with the objectives and policies of the General Plan, the Community Plan, and the Commercial Corridors CPIO Subarea. Thus, the project reflects good zoning practice.

CEQA FINDINGS

CEQA Determination – Class 1 Categorical Exemption Applies

A project qualifies for a Class 1 Categorical Exemption if it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

The proposed project qualifies for the Class 1 Categorical Exemption because it involves the maintenance and continued use of an existing structure and facility. The proposed project does not involve any expansion of use.

CEQA Determination – Class 5 Categorical Exemption Applies

A project qualifies for a Class 5 Categorical Exemption if it involves a minor alteration in land use limitations in an area with an average slope of less than 20%, which does not result in any changes in land use or density.

The proposed project qualifies for the Class 5 Categorical Exemption because it involves a minor change in land use designation and zone, creating consistency with the historic and current use of the Site. Thus, the proposed project does not result in any changes in the current land use of the subject site and does not change the density.

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.**

The project is for the City-initiated ordinance to correct the zoning of private properties located at 3031 South Hauser Boulevard and 5461 West Jefferson Boulevard which was incorrectly redesignated and zoned OS-1-XL during the West Adams-Baldwin Hills-Leimert Community Plan update in 2000, despite the site's existing development, long-standing Commercial Manufacturing use and private ownership. The current development, use and ownership of the site are non-conforming under the current zoning.

The subject property is currently improved with a two-story manufacturing warehouse built in conformance with the land use and zone at the time of construction, in 1987. Prior to the 1990 and 2000 rezoning of the property, the subject site was designated for a general plan land use of Limited Manufacturing and Limited Manufacturing II, zoned M1-1 and P-1. After the property was developed with its current improvement, two subsequent zone changes occurred at the site. On March 6, 1990, an Ordinance to enact the 1986 General Plan Zone Consistency (AB283) Program became effective, which rezoned the northern portion of the property from P-1 to RD1.5, and the southern portion of the property from M1-1 to M1-1-VL. In this zoning update, the General Plan Land Use of the subject site

remained unchanged, with the M1-1-VL zone designated as Limited Manufacturing and the RD1.5-1 zone designated as Limited Manufacturing II.

On January 12, 2000, an Ordinance to enact the adopted West Adams-Baldwin Hills-Leimert Community Plan update became effective, which rezoned the entire property to OS-1-XL. The 2000 update incorrectly identified the whole of the property with the RD1.5 zone, rather than the existing split zoning of M1-1-VL and RD1.5-1, and no portion of the ordinance memorialized or accounted for the change of the zone from M1-1-VL to OS-1-XL.

The last update to the West Adams-Baldwin Hills-Leimert Community Plan, on June 29, 2016, did not change or update the zoning for this site. Because the site has an existing use that is inconsistent with the current Open Space zone and land use designation, it is unlikely to redevelop without a redesignation and zone change. The site is also privately owned, which is inconsistent with the Open Space requisite that the property be publicly owned.

Per LAMC 12.04.05, the Open Space Zone purpose is “to provide regulations for publicly owned land in order to implement the City’s adopted General Plan, including the recreation, parks and open space designations in the City’s adopted district and community plans, and other relevant elements, including the Open Space, Conservation and Public Recreation Elements.” The project is a City Initiated correction, in response to a Motion brought forth by City Council on February 19, 2020, to reconcile the zoning and land use designation with the long-standing Commercial Manufacturing use and private ownership of the site.

The existing OS-1-XL Zone was designated in error and is inconsistent with the established use and private ownership of the property. The existing zone and designation prohibit uses beyond open space, yet the site does not meet the qualifications of desirable open space. As stated in the City’s Open Space element, “open space is land which is essentially free of structures and buildings and/or is natural in character...” qualities that the subject property does not possess.

The Project proposes to redesignate the property zone to CM-1VL-CPIO (Commercial Corridors Subarea), consistent with the intent and purpose of the Plan, bringing the site into conformance with its current use and private ownership. In addition to resolving the inconsistency with the current use, adding the subject site to the Commercial Corridors CPIO Subarea creates consistency with the adjacent Commercial Corridor along Jefferson. The project is in an urbanized area and characterized as in-fill development, which qualifies for the Class 32 Categorical Exemption. Therefore, the amendment would ensure that the development of the site is compatible and consistent with the objectives and policies of the General Plan, the Community Plan, and the Commercial Corridors CPIO Subarea.

- (b) **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The subject site is wholly within the City of Los Angeles, on a site that is approximately 2.379 acres (103,644.5 square feet) acres. Lots adjacent to the subject site are developed with urban uses. The project abuts RD1.5-1 zoned properties to the north and northwest, which are developed with multi-family

residences, a Restaurant Depot to the east zoned CM-1VL-CPIO, the Los Angeles Department of Water and Power Distribution Station 56 to the south, and LADWP transmission lines about the subject site on the west, zoned PF-1. The CM zoned properties are located within the Commercial Corridors CPIO Subarea. The subject site is located just north of the Metro E (Exposition) Line, which runs along Jefferson Boulevard.

- (c) **The project site has no value as habitat for endangered, rare or threatened species.**

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The project site at 3031 South Hauser Boulevard and 5461 West Jefferson Boulevard is developed with a two-story 50,908 manufacturing warehouse built in 1987. On June 17, 1987, a Certificate of Occupancy was issued for a one-story warehouse with 70 parking spaces indicated on the Certificate of Occupancy (LA46023-86). A small addition was added subsequently to create a 2nd story. There are no physical changes or alterations proposed as part of the project, and no project is proposed for the subject site. There are no protected trees on the project site, and therefore a tree report was not required. Therefore, the project site has no value as habitat for endangered, rare or threatened species.

- (d) **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

There are no physical changes or alterations proposed as part of the project, and no project is proposed for the subject site. Thus, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- (e) **The site can be adequately served by all required utilities and public services.**

There are no physical changes or alterations proposed as part of the project, and no project is proposed for the subject site. Thus, the project site will be adequately served by all public utilities and services, given that the project site is developed, surrounded by urban uses, served by existing infrastructure, and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

- (a) **Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a correction initiated by the City that will reconcile the zoning and land use designation with the long-standing Commercial Manufacturing use and private ownership of the site. The proposed zone change has been initiated in order to maintain consistency with the

improvement of the project site and adjacent commercial manufacturing uses, in an area zoned and designated for such development. Lots adjacent to the subject site are developed with urban uses. The subject property abuts RD1.5-1 zoned properties to the north and northwest, which are developed with duplexes, single-family homes, and two-story multi-family buildings of five or more units. To the west and south, the site abuts City-owned properties zoned PF-1, including the Los Angeles Department of Water and Power Distribution Station 56 located to the south and LADWP transmission lines abutting the subject site to the west. Properties to the east are zoned CM-1VL-CPIO and located within the Commercial Corridor Subarea of the West Adams – Baldwin Hills – Leimert CPIO, consistent with the proposed zone change and CPIO Amendment, with commercial manufacturing uses. The proposed project is not unusual for the vicinity of the subject site, and is similar in scope to other existing Commercial Manufacturing zoned properties in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- (b) **Significant Effect Due to Unusual Circumstances.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project proposes a city initiated change to the existing zoning and general plan land use designation for a private property (3031 S. Hauser Boulevard and 5461 W. Jefferson Boulevard) that was incorrectly designated as Open Space and zoned as OS-1XL in 2000, as part of the West Adams-Baldwin Hills-Leimert Community Plan update; and to amend the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District (West Adams CPIO) and modify and expand the Commercial Corridors Subarea boundary to include the subject site. The subject site is developed with a two-story 50,908 square foot warehouse building, and a surface parking lot. There are no physical changes or alterations as part of the project, and no project is proposed for the subject site. The Subject Site is of a similar size and slope to nearby properties. The Floor Area, Density, Height, Yards, and Open Space of the proposed project are consistent with the proposed zone change and CPIO Amendment, with commercial manufacturing uses. The project site is located in a Liquefaction Zone, and will be regulated by RCMs which will reduce any potential impacts to less than significant. The project is not located within a Fault Zone, Landslide Area, Methane Zone, Very High Fire Severity Zone, or a Special Grading Area (BOE Basic Grid Map A-13372). There are no known designated historic resources or cultural monuments on the subject site. Thus, there are no unusual circumstances, which may lead to a significant effect on the environment, and this exception does not apply.

- (c) **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is located approximately 12.3 miles from State Route 27. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within

a highway officially designated as a state scenic highway, and this exception does not apply.

- (d) **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the Subject Site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

- (e) **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

Therefore, determined based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Sections 15301 (Class 1), 15305 (Class 5), and 15332 (Class 32) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

RESOLUTION

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

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

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

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

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

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

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

WHEREAS, the General Plan Amendment is consistent with Charter Sections 555, 556, and 558, representing an Amendment in Part of the West Adams-Baldwin Hills-Leimert Community Plan, representing a correction to conform to the physical identity of the project site; and

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

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

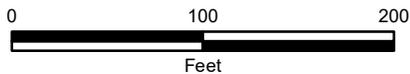
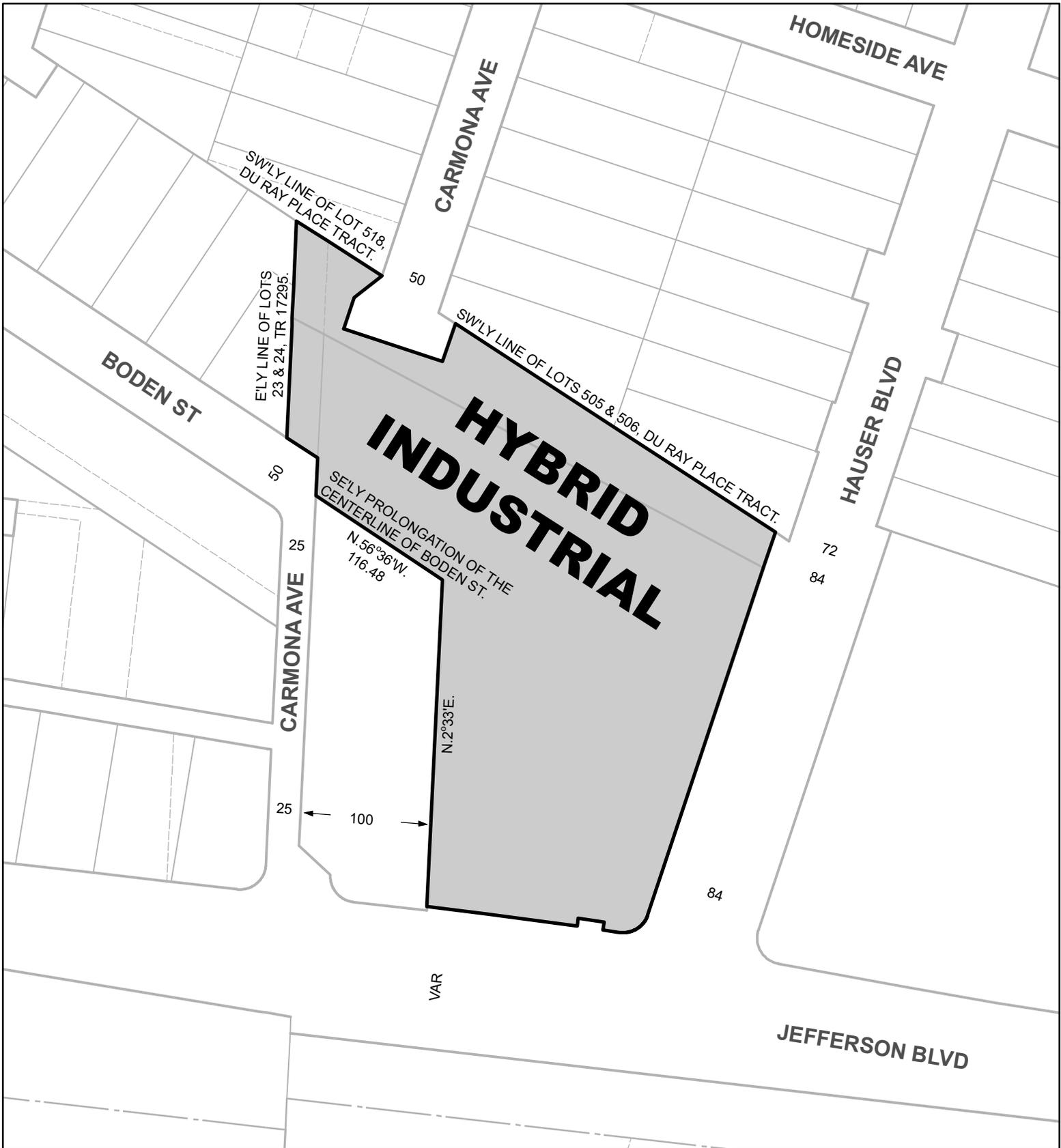
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the West Adams-Baldwin Hills-Leimert Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations on the General Plan; and

WHEREAS, the project has been determined eligible for Categorical Exemption, Case No. ENV-2020-5890-CE, in accordance with the City's Guidelines for implementation of the California Environmental Quality Act ("CEQA") by the City Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as shown on the attached General Plan Amendment Map.



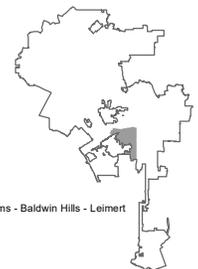
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WEST ADAMS - BALDWIN HILLS

City of Los Angeles



West Adams - Baldwin Hills - Leimert