

To: The Council

Date: 08/09/22

From: Mayor

Council District: 14

**ZONE CHANGE ORDINANCE AND GENERAL PLAN AMENDMENT RESOLUTION:  
NORTHEAST LOS ANGELES COMMUNITY PLAN AREA (5715 N. MONTEREY  
ROAD, 5800-5814 N. MONTEREY ROAD, 5321 E. VIA MARISOL)**

I herewith approve the City Planning Commission's action and  
transmit this matter for your consideration.

  
ERIC GARCETTI  
Mayor

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN CAMPBELL  
JENNA HORNSTOCK  
HELEN LEUNG

YVETTE LOPEZ-LEDESMA  
KAREN MACK  
DANA M. PERLMAN  
RENEE DAKE WILSON

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

July 5, 2022

The Honorable Eric Garcetti  
Mayor, City of Los Angeles  
City of Los Angeles  
City Hall, Room 303  
Los Angeles, California 90012

Dear Mayor Garcetti:

**ZONE CHANGE ORDINANCE AND GENERAL PLAN AMENDMENT RESOLUTION:  
NORTHEAST LOS ANGELES COMMUNITY PLAN AREA (5715 N. MONTEREY ROAD, 5800-  
5814 N. MONTEREY ROAD, 5321 E. VIA MARISOL)**

The subject action changes the General Plan Land Use designation from Low Medium II Residential to Neighborhood Commercial, and the zone from RD1.5-1 to [Q]C4-1VL, for the subject properties. The action is initiated by the Department of City Planning and pertains to properties that were designated and zoned for residential uses in the 1999 Northeast Los Angeles Community Plan Revision (Ordinance No. 173466). The action changes the General Plan Land Use designation and zoning of those properties to better reflect existing built conditions and to facilitate the reuse of existing commercial buildings in the Hermon neighborhood.

Therefore, on behalf of the City Planning Commission, I find the proposed action is compatible with the objectives, policies, and programs of the Northeast Los Angeles Community Plan.

Pursuant to Council Rule No. 38, transmitted herewith is the Resolution and Ordinance, together with findings. It is recommended that the City Council:

1. Adopt the Negative Declaration, ENV-2021-8629-ND, as the environmental clearance pursuant to California Public Resources Code Section 21082.1(c)(3);
2. Adopt a General Plan Amendment from Low Medium II Residential to Neighborhood Commercial for the subject area;
3. Adopt a Zone Change from RD1.5-1 to [Q]C4-1VL for the subject area;
4. Adopt the attached Findings.

Sincerely,

Vincent P. Bertoni, AICP  
Director of Planning

Craig Weber  
Principal City Planner

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN CAMPBELL  
JENNA HORNSTOCK  
HELEN LEUNG

YVETTE LOPEZ-LEDESMA  
KAREN MACK  
DANA M. PERLMAN  
RENEE DAKE WILSON

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

July 5, 2022

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:

**ZONE CHANGE ORDINANCE AND GENERAL PLAN AMENDMENT RESOLUTION:  
NORTHEAST LOS ANGELES COMMUNITY PLAN AREA (5715 N. MONTEREY ROAD, 5800-  
5814 N. MONTEREY ROAD, 5321 E. VIA MARISOL)**

The subject action changes the General Plan Land Use designation from Low Medium II Residential to Neighborhood Commercial, and the zone from RD1.5-1 to [Q]C4-1VL, for the subject properties. The action is initiated by the Department of City Planning and pertains to properties that were designated and zoned for residential uses in the 1999 Northeast Los Angeles Community Plan Revision (Ordinance No. 173466). The action changes the General Plan Land Use designation and zoning of those properties to better reflect existing built conditions and to facilitate the reuse of existing commercial buildings in the Hermon neighborhood.

Therefore, on behalf of the City Planning Commission, I find the proposed action is compatible with the objectives, policies, and programs of the Northeast Los Angeles Community Plan.

Pursuant to Council Rule No. 38, transmitted herewith is the Resolution and Ordinance, together with findings. It is recommended that the City Council:

1. Adopt the Negative Declaration, ENV-2021-8629-ND, as the environmental clearance pursuant to California Public Resources Code Section 21082.1(c)(3);
2. Adopt a General Plan Amendment from Low Medium II Residential to Neighborhood Commercial for the subject area;
3. Adopt a Zone Change from RD1.5-1 to [Q]C4-1VL for the subject area;
4. Adopt the attached Findings.

Sincerely,

Vincent P. Bertoni, AICP  
Director of Planning

Craig Weber  
Principal City Planner