



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: October 13, 2022
Time: After 8:30 a.m.*
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commission-boards-hearings> and/or by contacting cpc@lacity.org

Case No.: CPC-2020-1002-GPA-ZC-HD
CEQA No.: ENV-2021-4160-EIR-ADD1
Council No.: 14 – De León
Plan Area: Northeast Los Angeles
Specific Plan: N/A
Certified NC: LA-32
Existing GPLU: Low Residential
Proposed GPLU: Medium Residential
Existing Zone: [Q]R1-1D
Proposed Zone: [Q]R3-1
Applicant: City of Los Angeles
Representative: N/A

Public Hearing: September 7, 2022
Appeal Status: Not Applicable (City-Initiated)
Expiration Date: December 30, 2022
Multiple Approvals: Yes

PROJECT LOCATION: 4402-4486 East Florizel Street, 4401-4499 East Mercury Avenue, 3501-3531 North McKenzie Avenue, Los Angeles, CA 90032

PROPOSED PROJECT: Pursuant to Los Angeles Municipal Code (LAMC) Sections 11.5.6 and 12.32, a City initiated resolution and ordinance to revise the General Plan Land Use designation and existing zoning for the properties located at 4402-4486 East Florizel Street, 4401-4499 East Mercury Avenue, and 3501-3531 North McKenzie Avenue. The proposed action does not include any demolition, remodel, construction, or alteration of the existing structures known as the Rose Hill Courts Redevelopment Project and does not change the project approved under Case No.CPC-2019-4441-DB-PUB.

REQUESTED ACTION:

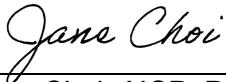
1. Pursuant to CEQA Guidelines Sections 15162 and 15164, find in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2021-4160-EIR, certified on November 26, 2019, and adopt the Addendum dated August 2021.
2. Pursuant to Charter Section 555 and Los Angeles Municipal Code ("LAMC") Section 11.5.6, a General Plan Amendment to the Northeast Los Angeles Community Plan to re-designate the land use of the subject lots from Low Residential to Medium Residential; and
3. Pursuant to City Charter Section 558 and LAMC Section 12.32 F, a Zone Change and Height District change to modify the Zone and Height District for the subject lots from [Q]R1-1D to [Q]R3-1.

RECOMMENDED ACTIONS:

1. **FIND**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2021-4160-EIR, certified on November 26, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated August 2021, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project.
2. **Approve a General Plan Amendment** to the Northeast Los Angeles Community Plan to re-designate the land use of the subject lots from Low Residential to Medium Residential.
3. **Approve a Zone Change and Height District change** to modify the Zone and Height District for the subject lots from [Q]R1-1D to [Q]R3-1.

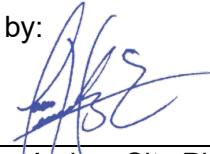
VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



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Prepared by:



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ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Requirements for submission of materials can be found on the Department of City Planning website at <https://planning.lacity.org/about/virtual-commission-instructions>. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than 72 working hours prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

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- A – Existing General Plan Amendment and Zone Change Maps
- B – Draft Ordinance
- C – Draft Resolution
- D – Environmental Clearance: Case No. [ENV-2021-4160-EIR-ADD1](#)
[Original Environmental Impact Report \(EIR\)](#)

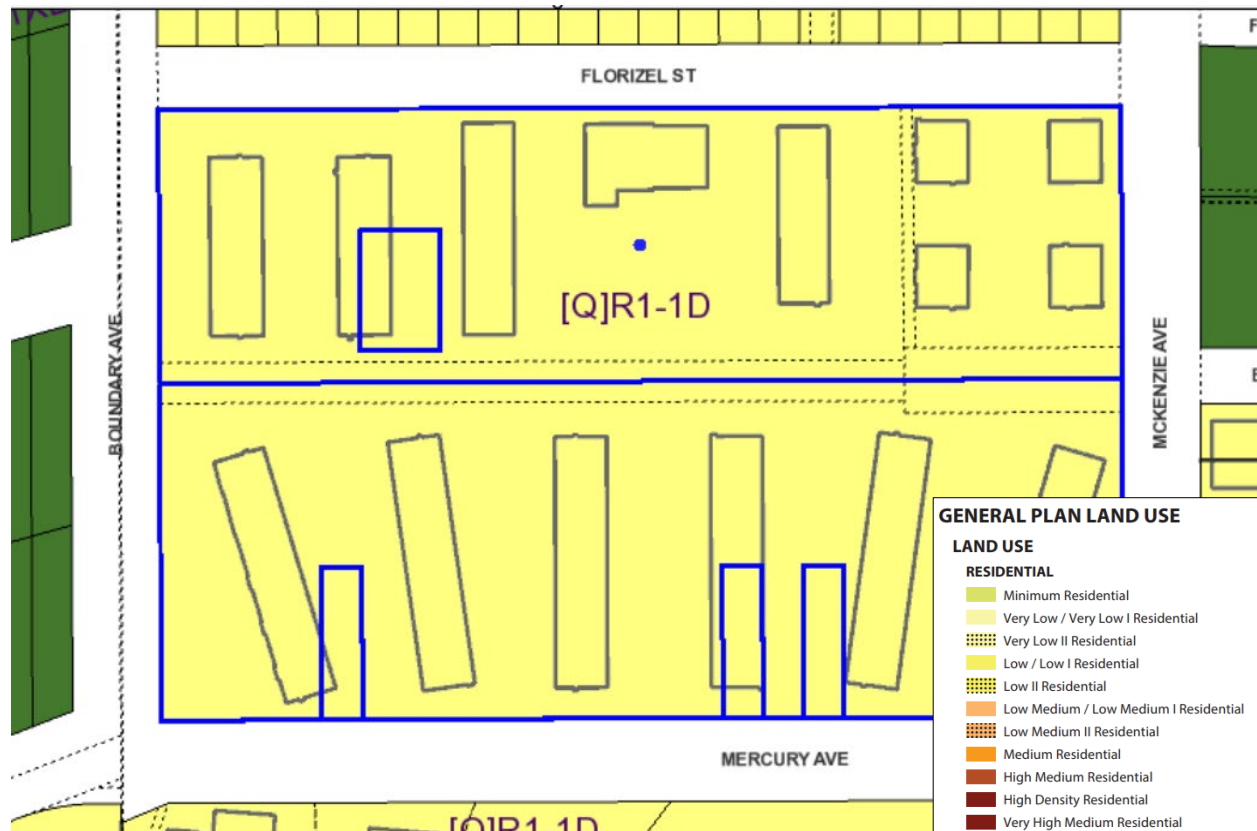
PROJECT ANALYSIS

Project Summary

The project is a City initiated resolution and ordinance to revise the General Plan Land Use designation and existing zoning for the properties located at 4402-4486 East Florizel Street, 4401-4499 East Mercury Avenue, and 3501-3531 North McKenzie Avenue in order to align the zoning and the land use designation on the site with the existing and planned development of the site. The site is currently under construction with construction happening in two (2) phases. Seven buildings (20 units, estimated total 17,017 square feet) and the existing administrative building (estimated 2,810 square feet) would be demolished in Phase I, and the remaining eight buildings (80 units, estimated total 62,818 square feet) would be demolished in Phase II. The proposed action does not include any demolition, remodel, construction, or alteration of the structures known as the Rose Hill Courts Redevelopment Project, which is owned by the Housing Authority of the City of Los Angeles (HACLA), and does not change the project approved under Case No.CPC-2019-4441-DB-PUB.

The proposed action was initiated by the City to reconcile the R1 zoning and the Low Residential land use designation of the existing site. The project site has been developed with a multi-family development since 1942 and will continue the current use under the redevelopment project. The proposed General Plan Land Use designation, Zone Change, and Height District Change has been initiated in order to maintain consistency with the improvement of the project site known as the Rose Hill Courts Redevelopment Project. The proposed amendment to the Zone and Height District would apply to the portions of the parcels highlighted on the map below (Figure 1) that are currently zoned [Q]R1-1D with a General Plan Land Use Designation of Low Residential.

Figure 1 – Existing Zoning and General Plan Land Use Designation



Background

Project Site

The subject property consists of six (6) lots, creating one large rectangular project site, which encompasses an entire block for a total of 5.24 acres (see Figure 2 below). The project site is bound by Florizel Street to the north; Mercury Avenue to the south; McKenzie Avenue to the east; and Boundary Avenue to the west. Land uses surrounding the project site include Rose Hill Park on the north, single-family residential uses to the south, a vacant lot and a Pastoral Center associated with Our Lady of Guadalupe Catholic Church and Catholic School to the east, Ernest E. Debs Regional Park to the west, and the Rose Hill Recreation Center to the southeast. The project site is located within the Northeast Los Angeles Hillside Ordinance, East Los Angeles State Enterprise Zone, a High Fire Hazard Severity zone, Liquefaction Zone, and Bureau of Engineering (BOE) Special Grading Area.

Figure 2 – Aerial View of the Project Site



Site History

The project site was developed with the original Rose Hill Courts apartment complex constructed in 1942, which was owned by HACLA. The Rose Hill Courts complex consisted of an administration building and 14 two-story, wood-frame buildings with townhouse and flat style apartments comprising of 100 units. In 2003, Rose Hill Courts was determined eligible for listing in the National Register of Historic Places (NRHP) through the federal review process pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966. According to the Determination of Eligibility, Rose Hill Courts is significant at the local level under Criteria A and Criteria C –for its association with the development of public and defense housing during World War II, and as an excellent example of a public housing complex following the planning and design

principals of the Garden City and Modernism movements. Because it was determined eligible for the NRHP, it is automatically included in the California Register of Historical Resources (CRHR). Plans by the property owner, HACLA, to redevelop the site with additional public housing units were introduced in 2019. In conformance with the California Environmental Quality Act (CEQA), impacts associated with the demolition of the buildings necessary to complete the development project have been analyzed and fully disclosed within the project's Environmental Impact Report (SCH No. 2018091035).

On December 24, 2019, the City Planning Commission approved through Case No. CPC-2019-4441-DB-PUB, the demolition of the Rose Hill Courts complex, and the construction, use, and maintenance of 183 restricted affordable multi-family residential dwelling units in nine (9) new residential buildings, and a 6,366 square-foot Management Office/Community Building. The project includes 174 off-street parking spaces and 61,458 square feet of open space. The project contains 211,094 square feet of gross floor area that would result in a floor area ratio (FAR) of 0.93:1.

Relevant Cases

Subject Property

CPC-2019-4441-DB-PUB – On December 24, 2019, the City Planning Commission approved the demolition of the existing Rose Hill Courts complex; and the construction, use, and maintenance of a new Rose Hill Courts Redevelopment Project.

Surrounding Properties (within a 500-foot radius):

There are no relevant cases within 500 feet of the project site.

Considerations

Prior to the downzoning that occurred through the Northeast Los Angeles Community Plan Revision on June 15, 1999, the project site was zoned R4-1, with a designated land use of High Medium Residential (1979 - Northeast Los Angeles Community Plan). This R4 zoning and land use designation coincided with the original Rose Hill Courts development constructed in 1942 under a multi-family use. As part of the Northeast Los Angeles Community Plan Revision, the property's zone and land use designation were changed to R1-1 and Low Residential. This meant that the HACLA owned Rose Hill Courts complex was now a legal non-conforming use on the subject site. Furthermore, in January 2009, the property was rezoned once again as part of the Northeast Los Angeles Hillside Zone Change Ordinance No. 180,403. The new ordinance added a permanent "Q" Qualified Classification and a "D" Development Limitation to the existing R1-1 zoning, resulting in a designation of [Q]R1-1D. Although the new Rose Hill Courts Redevelopment was approved under such zone and land use, it is good practice to rezone the subject properties to a zone that is appropriate for the existing uses; as such, the subject properties are proposed to be rezoned to [Q]R3-1 with a land use designation of Medium Residential.

Summary of Legislative Actions

January 12, 1965 The City Council adopted Ordinance No. 129,279, which amended the Los Angeles Municipal Code definition for Hillside Area and identified the subject properties as Hillside Area, effective February 26, 1965.

- July 3, 1979 The City Council adopted the Northeast Los Angeles District Plan (Council File # 75-2440), which identified the subject area as Open Space General Plan Land Use designation.
- November 18, 1998 The City Council adopted Ordinance No. 172,316, which established interim regulations for the issuance of building and demolition permits for certain residential, commercial, and industrial projects in the Northeast Los Angeles Community Plan area.
- June 15, 1999 The City Council adopted the Northeast Los Angeles Community Plan Revision (Council File # 99-0711), which amended General Plan Land Use designations within the Community Plan Area. The adopted Community Plan designated the subject area for a Low Residential General Plan Land Use.
- The City Council also adopted “in-concept” Zone Changes and directed the Department of City Planning to develop the necessary ordinances to implement the zoning regulations.
- September 27, 2000 The City Council adopted Ordinance No. 173,537, to implement the recommendations of the Northeast Los Angeles Community Plan Revision, which changed the zone for the subject area from R4-1 to R1-1 (Subarea 6920).
- November 26, 2008 The City Council adopted Ordinance No. 180,403, to amend the zone classifications of the Northeast Los Angeles Community Plan, which changed the zone for the subject area from R-1 to [Q]R1-1D and limited standards associated with single family hillside development.

Conclusion

The Department recommends that the zoning for the subject area be changed from [Q]R1-1D to [Q]R3-1, and the General Plan Land Use designation be changed from Low Residential to Medium Residential. This action will make the subject property consistent with the site’s history of multi-family use designation and future multi-family development. With these recommendations in place, the Zone Change, Height District Change, and General Plan Amendment will ensure compatibility with the Rose Hill Courts Redevelopment project approved under Case No.CPC-2019-4441-DB-PUB.

[Q] QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified Classification.

1. **Site Development.** The use and development of the subject property shall be limited to public housing, or as modified thereafter.

FINDINGS

General Plan Findings

The project site, 4402-4486 East Florizel Street, 4401-4499 East Mercury Avenue, and 3501-3531 North McKenzie Avenue, is located within the Northeast Los Angeles Community Plan, which was last updated by the City Council on June 15, 1999. The site is comprised of six (6) parcels, creating one large rectangular project site, which encompasses an entire block for a total of 5.24 acres, with approximately 4,955 gross square feet of lot area.

I. Finding Requirements for General Plan Amendments and Zoning Ordinances

City Charter Findings

Charter Section 556 and 558 – The project is consistent with Charter Section 556 and 558 in that the General Plan Amendment and zone change are in substantial conformance with the purposes, intent and provisions of the General Plan as follows:

1. General Plan Land Use Designation. The Community Plan designates the site with a land use designation of Low Residential, which lists the RE9, RS, R1, RU, RD6, and RD5 as corresponding zones. The site is currently zoned [Q]R1-1D and is subject to the Qualified “Q” Conditions and Development “D” Limitations contained within Ordinance No. 180,403, also known as the Northeast Los Angeles Hillside Ordinance. The recommended amendment to the land use designation from Low Residential to Medium Residential and the Zone Change from R1 to R3 would be consistent with the historic use of the site as multi-family housing, the previous development on the subject site and the project approved under Case No.CPC-2019-4441-DB-PUB. Based on the site’s history, the R1 zoning designation for the site was inconsistent the long standing use and development in place since 1942. The proposed changes would be consistent with the purpose, intent, and provisions of the General Plan as it is reflected within the Northeast Los Angeles Community Plan.

2. General Plan Text

a. 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 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 provisions, objectives and policies relevant to the instant request:

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.

The proposed zone, [Q]R3-1, would allow for the preservation of a past use and the new multi-family residential uses approved under Case No.CPC-2019-4441-DB-PUB. The neighboring properties with residential zoning in the vicinity to the south of the subject site are developed with multi-family residences, which coincide with a Medium Residential General Plan Land Use and R3-1 zone. The proposed General Plan Amendment and corresponding Zone Change and Height District Change comply with Charter Sections 556 and 558 in that the recommended General Plan Amendment and Zone Change reflect the General Plan Land Use patterns, trends, and uses in the immediate area and further the intent, purposes, and objectives of the City's General Plan, specifically the Framework Element and the Northeast Los Angeles Community Plan.

b. Northeast Los Angeles Community Plan.

The General Plan sets forth goals, objectives, and programs that serve as the foundation for all land use decisions. The City of Los Angeles' General Plan consists of the Framework Element, seven State-mandated Elements, including Land Use, Mobility, Housing, Conservation, Noise, Safety, Open Space, and optional Elements including Plan for a Healthy Los Angeles, Air Quality and Service Systems. The Land Use Element is comprised of 35 community plans that establish parameters for land use decisions within those subareas of the City. The subject property is located within the Northeast Los Angeles Community Plan, which designates the site for Low Residential land uses with corresponding zones of RE9, RS, R1, RU, RD6, and RD5.

However, the Low Residential land use and [Q]R1-1D zoning was inconsistent with the previous use that existed since the 1940s. The Three Digit- 1950's Published ordinance established a R4-1 Zone on the subject site and multi-family uses have been present on the subject site since then. The proposed General Plan Land Use designation, Medium Residential, and R3 Zone are consistent with the past multi-family uses and any new multi-family residential use on the subject properties.

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 1-1.2: Promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multiple-family residences.

Objective 1-6: To promote and ensure the provision of fair and equal housing opportunities for all persons regardless of income and age groups or ethnic, religious, or racial background.

Policy 1-6.1: Promote individual choice in type, quality, price, and location of housing.

The proposed General Plan Land Use and zoning correction would allow for the continuation of multi-family uses within the subject site. The proposed [Q]R3-1 Zone and Medium Residential land use will be consistent with the approved project under Case No.CPC-2019-4441-DB-PUB and the surrounding residential uses. As such, allowing multi-family will be consistent with the Northeast Los Angeles Community Plan policy to preserve existing residential neighborhoods.

- c. **Housing Element.** The Housing Element of the General Plan contains the following relevant goals, objectives, and policies:

GOAL 1: *Housing production and preservation.*

Objective 1.1: *Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.*

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the City's households.

The project is a General Plan Amendment to re-designate the project from Low Residential to Medium Residential land use and a Zone Change and Height District Change from [Q]R1-1D to [Q]R3-1. While the project does not propose any development activity, it is rectifying the underlying designations to better suit the historic use of the site as a multi-family public housing site and the approved HACLA Rose Hill Courts Redevelopment project under Case No.CPC-2019-4441-DB-PUB. The Housing Element objectives with which the project would conform include: encouraging production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs; encouraging the location of housing, jobs, and services in mutual proximity; and accommodation of a diversity of uses that support the needs of the City's existing and future residents. As recommended, the recommended Zone Change would be consistent with the above referenced goals, objectives, and policies of the Housing Element.

Charter Section 555 – Charter Section 555 provides that the City Council may amend the General Plan 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. No legislative findings are required to amend the General Plan. The proposed project proposes an amendment to the Northeast Los Angeles Community Plan, which is part of the Land Use Element of the City's General Plan. The project area has significant social, economic, and physical identity as the site is owned by the Housing Authority of the City of Los Angeles and has been identified and operated in the community for many decades as lower density multi-family housing. The site is currently designated in the Northeast Los Angeles Community Plan for Low Residential use, and correspondingly have been zoned [Q]R1-1D. Considering the historical and current ownership of the property by the Housing Authority of the City of Los Angeles (HACLA), a more appropriate designation and zone for the site would be a R3 Zone with a corresponding medium residential land use. A multi-family development is consistent with the uses found under the R3 Zone (Multiple Dwelling Zone), but is not consistent with the current R1 Zone (One-Family Zone). Furthermore, the Northeast Los Angeles Community Plan states that the R3 Zone corresponds with the proposed medium residential land use and not with the existing low residential land use designation with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. Therefore, pursuant to Los Angeles City Charter Section 555, the General Plan Amendment and zone change for the subject properties respective of the development pattern and property ownership status are appropriate.

3. Zone Change and Height District Change Findings.

- a. **Pursuant to 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 proposed action, including the amendment to the Northeast Los Angeles Plan and rezoning, will be in conformance with the public necessity, convenience and general welfare. While the subject properties were developed with the original Rose Hill Courts development (constructed in 1942) in the past, a downzoning occurred through the Northeast Los Angeles Community Plan Revision (1999), resulting in the change of zone from a R4-1 to R1-1. As discussed in Finding No. 1 and 2, the recommended amendment to the land use designation from Low Residential to Medium Residential and the Zone Change from R1 to R3 would be consistent with the previous development on the subject site and the Rose Hill Courts Redevelopment project approved under Case No. CPC-2019-4441-DB-PUB.

Granting the requested legislative action, as recommended, will be deemed consistent with public necessity. The requested Zone Change would allow for the continuation of multi-family dwellings on the subject site, similar to when the Three Digit- 1950's Published ordinance established the R4-1 Zone on the subject site. Furthermore, the multi-family designation would allow for the multi-family units to be designated as affordable housing on the subject site. This would coincide with Policy 1.1.3 of the Housing Element, which advocates for "new construction and preservation of a range of different housing types that address the particular needs of the City's households."

Granting the requested legislative action, as recommended, will be deemed consistent with public convenience. The proposed Zone Change will contribute to the preservation of neighborhood character and the stability of an existing residential neighborhood. Furthermore, it will be deemed consistent with the general welfare, in that the proposed Zone Change would preserve high density multi-family residential uses on the subject site. This would allow for the subject site and future projects to adhere to Objective 1.1 of the Housing Element, which supports the production of "an adequate supply of rental and ownership housing..."

There has been no opposition to the Zone Change and Height District change from the public. As such, the recommended actions will be in conformance with public necessity, convenience, and general welfare.

Good Zoning Practice

The site is currently zoned [Q]R1-1D and has a General Plan Land Use Designation of Low Residential. The project is a City Initiated Zone Change to alter the zoning and land use designation to be in conformance with the long-standing multi-family use and public ownership of the site.

The subject property is currently approved for the Rose Hill Courts Redevelopment project under Case No. CPC-2019-4441-DB-PUB. Prior to the downzoning that occurred through the Northeast Los Angeles Community Plan Revision on June 15, 1999, the project site

was zoned R4-1, with a designated land use of High Medium Residential (1979 - Northeast Los Angeles Community Plan). This R4 zoning and land use designation coincided with the original Rose Hill Courts development constructed in 1942 under a multi-family use. As part of the Northeast Los Angeles Community Plan Revision, the property's zone and land use designation were changed to R1-1 and Low Residential. This meant that the HACLA owned Rose Hill Courts complex was now a legal non-conforming use on the subject site. Furthermore, in January 2009, the property was rezoned once again as part of the Northeast Los Angeles Hillside Zone Change Ordinance No. 180,403. The new ordinance added a permanent "Q" Qualified Classification and a "D" Development Limitation to the existing R1-1 zoning, resulting in a designation of [Q]R1-1D.

Although the new Rose Hill Courts Redevelopment was approved under such zone and land use, it is good practice to rezone the subject properties to a zone that is appropriate for the existing multi-family uses; as such, the subject properties are proposed to be rezoned to [Q]R3-1 with a land use designation of Medium Residential.

The existing [Q]R1-1D Zone was designated without the consideration of the established use the property. The existing zone and designation would prohibit the development of the project site for future uses beyond single-family, drastically reducing the amount of residential dwelling units the large site would otherwise allow. The existing zoning and land use, therefore, would hinder the City's initiative to provide more housing. The project would redesignate the property to the [Q]R3-1 Zone, consistent with the intent and purpose of the subject site, bringing the site into conformance with its current use.

As recommended, the project will alter the zoning and land use designation, creating consistency with the property's current use and surrounding developments, while ensuring the zoning is compatible and consistent with the objectives and policies of the General Plan and the Community Plan. As such, the project reflects good zoning practice.

b. Pursuant to Section 12.32 G and Q of the Municipal Code "Q" Classification Findings.

The current action, as recommended, has been made contingent upon compliance with a new "Q" condition of approval imposed herein for the proposed project. The "Q" Condition recommended herein has incorporated a use provision to allow public housing developments, only, which reflects the site's development history. This will ensure that the affordable housing component that has existed on the subject site since the 1940's will continue and secure an appropriate development in harmony with the objectives of the General Plan. The "Q" Condition that limits the use of the site to public housing is necessary to protect the best interests of and to assure a development more compatible with the surrounding properties and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

Project Background

Pursuant to the California Environmental Quality Act, Public Resources Code Sections 21000 et seq. (CEQA) and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 et seq. (CEQA Guidelines), on November 26, 2019, the Environmental Impact Report (EIR) for the Rose Hill Courts Redevelopment Project (State Clearinghouse No. 20180910359) was certified by the Housing Authority of the City of Los Angeles (HACLA), to allow for the

redevelopment of the existing 5.24-acre (228,255 square foot) Rose Hill Courts (RHC) public housing site (Approved Project). The Approved Project would demolish 15 one- and two-story buildings, which consist of one administration building and 14 buildings containing 100 restricted affordable multi-family residential units; and redevelop the site with 183 restricted affordable multi-family residential dwelling units and two market-rate managers' units, and a 6,366-square-foot Management Office/Community Building. The City of Los Angeles found that the Certified EIR was completed in compliance with CEQA and State and City CEQA Guidelines, and adopted findings and a Mitigation Monitoring and Reporting Program. Subsequent to the certification of the EIR and approved entitlements for the Approved Project, an Addendum was published in August 2021 which solely analyzes the potential impacts of additional entitlements and land use designation and zoning changes, including a General Plan Amendment, Zone Change, and Height District Change (Modified Project) on the subject property. No physical changes to the Approved Project are proposed as part of the Modified Project.

CEQA Authority for an Addendum

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that: "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15162 of the CEQA Guidelines requires a subsequent EIR to a certified EIR or subsequent Negative Declaration to an adopted MND when one or more of the following circumstances exist:

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.

Likewise, California Public Resources Code Section 21166 states that no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occur:

1. Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
2. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
3. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

CEQA Addendum Findings

The City of Los Angeles, prepared an Addendum to the Certified EIR, dated August 2021, pursuant to Section 15164 of the State CEQA Guidelines, for the Rose Hill Courts Redevelopment Project. The August 2021 Addendum analyzes the potential impacts of the Modified Project, modifications which solely include changes to the land use and zoning consisting of a General Plan Amendment, Zone Change, and Height District Change on the subject property. These are following, and in addition to, the entitlement of the Rose Hill Courts Redevelopment Project in November 2019. The Addendum demonstrates that all of the potential environmental impacts associated with the proposed modifications would be within the envelope of impacts as already evaluated in the Certified EIR. The August 2021 Addendum proposes no physical changes to the Approved Project.

In accordance with the CEQA, this Addendum analyzed the proposed modifications to the Approved Project to determine whether such modifications would result in any new significant environmental impacts that were not identified in the Certified EIR or a substantial increase in the severity of impacts set forth in the Certified EIR or otherwise require preparation of a supplemental or subsequent EIR; and concluded that the anticipated environmental impacts of the Modified Project are consistent with the analysis contained in the Certified EIR, and the Modified Project would not generate significant impacts not previously analyzed or require additional mitigation measures.

As demonstrated by the analysis in the Addendum, the Modified Project would not result in any new significant impacts, nor would it substantially increase the severity of previously identified significant impacts. Rather, all of the impacts associated with the Modified Project are within the envelope of impacts addressed in the Certified EIR and do not constitute a new or substantially increased significant impact. Therefore, the modifications resulting from the Modified Project do not meet the criteria for a Supplemental or Subsequent EIR pursuant to Public Resources Code, Section 21166 and CEQA Guidelines Section 15162 and 15163.

RECORD OF PROCEEDINGS

The record of proceedings for the decision includes the Record of Proceedings for the original CEQA Findings, including all items included in the amendment file, as well as all written and oral information submitted at the hearing on this matter. The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90021. This information is provided in compliance with CEQA Section 21081.6(a)(2).

PUBLIC HEARING AND COMMUNICATIONS

The Public Hearing on this matter will be held entirely telephonically by Zoom [<https://zoom.us/>] on Wednesday, September 7, 2022.

Public Hearing

1. Public Speakers: Two (2) members from the public.
 - Speaker No.1 – Comments pertained to whether the proposed Zone Change or General Plan Amendment would change the project previously approved. Would this change create more or less affordable units and whether the change would be detrimental to neighboring parcels.
 - Speaker No. 2 - Comments pertained to parking in the area and if the previously approved project would provide sufficient parking for the site.
2. City Planning Staff, as the representative of the City of Los Angeles, confirmed that the proposed Zone Change, Height District Change, and General Plan Amendment will not alter any aspect of the previously approved project nor will it modify any designation of the neighboring parcels. Staff also indicated that the parking approved under the related case could not be changed through this process and the previous approval indicated the parking amount sufficient to satisfy any code requirement.

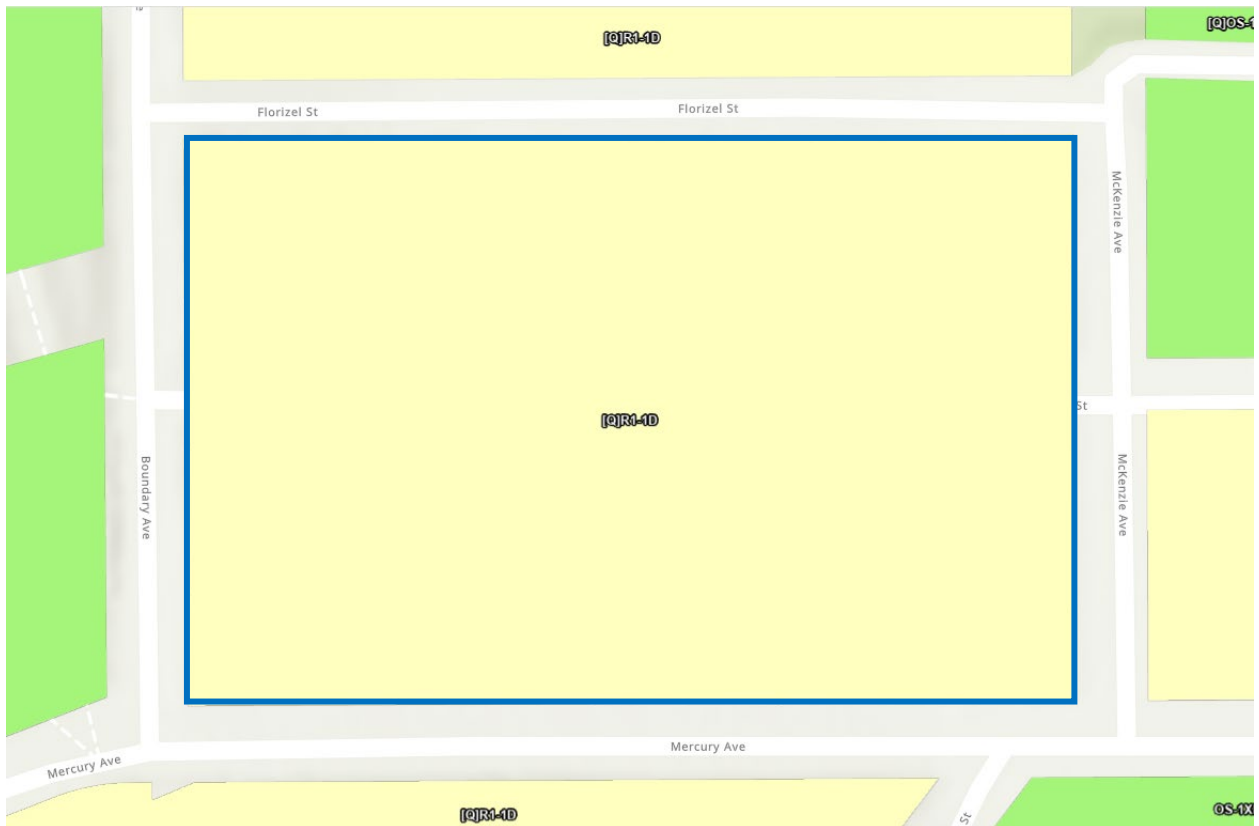
Communications

No communications were received for the subject case

EXHIBIT A

Existing GPLU and Zoning Maps

Existing General Plan Land Use and Zoning Map



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 classifications on the properties shown upon a portion of the zone maps 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 set forth the zones, height district, and “Q” Qualified Classification as shown on the attached zoning map. This ordinance supercedes portions of Subarea 6920 in Ordinance No. 180,403.

DRAFT

ROBERTA ST

FLORIZEL ST

BOUNDARY AVE

MCKENZIE AVE

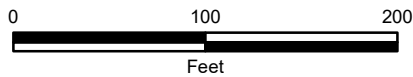
[Q]R3-1

MERCURY AVE

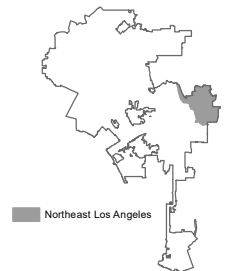
SARDONYX ST

GALENA ST

City of Los Angeles



CPC-2020-1002-GPA-ZC-HD
AAI Cf 080522



[Q] QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified Classification.

1. **Site Development.** The use and development of the subject property shall be limited to public housing, or as modified thereafter.

DRAFT

RESOLUTION

WHEREAS, the subject properties comprise approximately 5.24 acres bounded by Florizel Street to the north, McKenzie Avenue to the east, Mercury Avenue to the south, and Boundary Avenue to the west within the area covered by the Northeast Los Angeles Community Plan, adopted by City Council in June 1999; and

WHEREAS, the Northeast Los Angeles Community Plan Revision, adopted by the City Council in 1999, incorrectly designated the sites Low Residential; and

WHEREAS, the subject properties were down-zoned from R4-1 to R1-1 to be consistent with the Low Residential designation per the Northeast Los Angeles Community Plan Revision; and

WHEREAS, the subject properties were subsequently re-zoned from R1-1 to [Q]R1-1D to be consistent with the Northeast Los Angeles Hillside classifications; and

WHEREAS, the City Planning Commission at its meeting on October 13, 2022 approved the General Plan Amendment from Low Residential to Medium Residential, Zone Change and Height District Change; and recommended approval by the City Council of a General Plan Amendment, Zone Change, and Height District Change over the subject property; and

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

WHEREAS, the requested 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 the requested General Plan Amendment is consistent with the intent and purposes of the Northeast Los Angeles Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Medium Residential land use designation and the [Q]R3-1 Zone and Height District reflects the historic use of the property as multi-family housing by the Housing Authority of the City of Los Angeles; and

WHEREAS, the project has been reviewed by the previously certified Environmental Impact Report, SCH No. 20180910359, and Addendum, in accordance with the City's Guidelines for implementation of the California Environmental Quality Act ("CEQA") by the City Planning Department; and

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

ROBERTA ST

FLORIZEL ST

BOUNDARY AVE

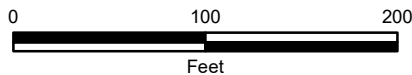
MCKENZIE AVE

MEDIUM RESIDENTIAL

MERCURY AVE

SARDONYX ST

GALENA ST



CPC-2020-1002-GPA-ZC-HD

AAACf

080522

NORTHEAST LOS ANGELES

City of Los Angeles

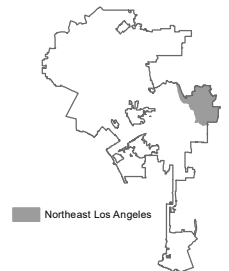


EXHIBIT D

Environmental Clearance: Case No. [ENV-2021-4160-EIR-ADD1](#)

[Original Environmental Impact Report \(EIR\)](#)

[Combined Appendices to Original EIR](#)



Rose Hill Courts Redevelopment Project

ENV-2021-4160-EIR-ADD1

Project Location: 4402-4486 E. Florizel Street, 4401-4499 E. Mercury Avenue, 3501-3531 N. McKenzie Avenue, Los Angeles, CA 90032

Community Plan Area: Northeast Los Angeles

Council District: 14 – de León

Project Description: This document serves as the First Addendum to the Rose Hill Courts Redevelopment EIR (SCH No. 20180910359) certified by the Housing Authority of the City of Los Angeles (HACLA) on November 26, 2019. This Addendum analyzes the potential impacts of a General Plan Amendment, Zone Change, and Height District Change to be implemented subsequent to the previously approved entitlements for the Rose Hill Courts Redevelopment Project (Approved Project). The Approved Project includes the redevelopment of the existing 5.24-acre (228,255 square foot) Rose Hill Courts (RHC) public housing site (Project Site). The Approved Project would demolish 15 one- and two-story buildings, which consist of one administration building and 14 buildings containing 100 restricted affordable multi-family residential units; and redevelop the site with 183 restricted affordable multi-family residential dwelling units and two market-rate managers' units, and a 6,366-square-foot Management Office/Community Building. No physical changes to the Approved Project are proposed.

PREPARED BY:

City of Los Angeles
Department of City Planning

APPLICANT:

City of Los Angeles

1. INTRODUCTION

This document is a First Addendum (Addendum) to the Environmental Impact Report (EIR) prepared for the Rose Hill Courts Redevelopment Project (State Clearinghouse No. 2018091035), which was certified by the Housing Authority of the City of Los Angeles (HACLA) on November 26, 2019 (Certified EIR). In accordance with the California Environmental Quality Act (CEQA), this Addendum to the EIR analyzes a change to the land use designation and zoning for the Rose Hill Courts Redevelopment Project approved in 2019 (the Approved Project) and demonstrates that all of the potential environmental impacts associated with the proposed modifications would be within the envelope of impacts already evaluated in the Certified EIR.

1.1 BACKGROUND

HACLA as the lead agency prepared an EIR pursuant to CEQA for the Rose Hill Courts Redevelopment Project (Approved Project) to assess potential environmental impacts of the Project. The EIR concluded that with mitigation, all of the Project's environmental impacts would be less than significant, with the exception of significant and unavoidable Project impacts to aesthetics, cultural resources, and noise. The EIR was certified by HACLA on November 26, 2019.

In December 2019, the City of Los Angeles City Planning Commission found the Approved Project was assessed in the previously certified EIR and approved the Project. In November 2019, the Director of Planning initiated a General Plan Amendment, Zone Change, and Height District Change for the Project Site. While there are no physical or material changes to the Approved Project, the following changes to the land use designation and zoning for the Project Site would be consistent with the existing and approved land use of the site as a multi-family residential development. Both the Approved Project (as analyzed in the Certified EIR) and the land use and zoning modifications (analyzed in this Addendum) are discussed further below.

1.2 CEQA AUTHORITY FOR AN ADDENDUM

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

CEQA Guidelines Section 15162 requires the preparation of a Subsequent EIR when an EIR has been certified or a negative declaration has been adopted for a project and one or more of the following circumstances exist:

- (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.

Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no Supplemental or Subsequent EIR shall be required by the lead agency or by any responsible agency:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated by the analysis in this document, impacts associated with the changes to the land use designation and zoning for the site would not result in any new significant impacts, nor would they substantially increase the severity of previously identified significant impacts. Rather, all of the impacts associated with the modifications are within the envelope of impacts addressed in the Certified EIR and do not constitute a new or substantially increased significant impact. Furthermore, there are no known mitigation measures or alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment previously identified in the Certified EIR. Similarly, there are no known mitigation measures or alternatives that are

considerably different than those required by the Certified EIR that would substantially reduce one or more significant effects on the environment identified in the Certified EIR. Therefore, the modifications resulting from the modifications to the project site's land use designation and zoning do not meet the criteria for a Supplemental or Subsequent EIR pursuant to Public Resources Code, Section 21166 and CEQA Guidelines Section 15162 and 15163.

2. PROJECT DESCRIPTION

2.1 PROJECT SUMMARY

2.1.1 Overview of Approved Project

The Approved Project, as analyzed in the EIR, includes the demolition of 15 one- and two-story buildings, which consist of one administration building and 14 buildings containing 100 restricted affordable, multi-family residential units; and the construction of 183 restricted affordable multi-family residential dwelling units and two market-rate managers' units in nine new residential buildings, and a 6,366-square-foot Management Office/Community Building. The Approved Project would provide 174 off-street parking spaces and 61,458 square feet of open space. The Approved Project's 211,094 gross floor area would result in a floor area ratio (FAR) of 0.93:1. In order to develop the Approved Project, the project was approved with the following entitlements and agreements:

1. Approval of a Disposition and Development Agreement with HACLA;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 14.00-B, Alternative Compliance for a Public Benefit Project; and
3. Pursuant to LAMC Section 12.22-A.25, a Density Bonus for an Affordable Housing Development Project with Off-Menu Incentives and Waivers of Development Standards.

2.1.2 Modifications to Approved Project

No physical or material changes to the Approved Project are proposed. Specifically, the use, density, unit mix, square footage, height, massing, development area, and construction assumptions set forth in the Certified EIR would not change. Additionally, the Approved Project could be developed with the entitlements obtained as part of the original project approvals, as referenced in Section 2.1.1 of this Addendum. Nonetheless, changes to the existing land use designation and zoning of the Project Site are contemplated in conjunction with a City of Los Angeles-initiated General Plan Amendment, Zone Change, and Height District Change. The Modified Project is seeking approval of the following entitlements in order to designate the land use and zoning of the Project Site to be consistent with the existing and approved land use of the site as a multi-family residential development:

1. Pursuant to City Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to amend the Northeast Los Angeles Community Plan to redesignate the subject property from Low Residential to Medium Residential; and
2. Pursuant to City Charter Section 558 and LAMC Section 12.32-F, a Zone Change and Height District Change from [Q]R1-1D to [Q]R3-1.

2.2 ENVIRONMENTAL SETTING

2.2.1 Project Location

The Project Site is located at 4401-4486 E. Florizel Street, 4401-4499 E. Mercury Avenue, and 3501-3531 N. McKenzie Avenue, within the Northeast Los Angeles Community Plan area, in the City of Los Angeles (refer to Figure 2.2-1). The Project Site is generally bounded by Florizel Street to the north, McKenzie Avenue to the east, Mercury Avenue to the south, and Boundary Avenue to the west. In addition, a driveway bisects the site from west to east. Mercury Avenue, a City-designated Collector Street, provides direct access to the Project Site from Monterey Road and Huntington Drive. The Project Site is located approximately five miles northeast of downtown Los Angeles. Primary regional access is provided by State Route 110 (SR-110) (San Bernardino Freeway) via Interstate 5 Freeway (I-5) located approximately one mile west of the Project Site. Major arterials providing regional access to the Project Site vicinity include Huntington Drive, Valley Boulevard/Alhambra Avenue, and Eastern Avenue.

2.2.2 Existing Conditions

The Approved Project is currently under construction. During Phase I, 20 units and a community center will be demolished and during Phase II, 80 units will be demolished. Phase I construction activity will consist of construction of 89 units and a surface parking area. Phase II will consist of construction of 96 units along with a community building, surface-level parking areas, and tuck-under parking.

2.2.3 Surrounding Land Uses

Rose Hill Courts is located within the community of El Sereno, an urbanized area in Northeast Los Angeles. This area is characterized by its residential communities located in and around numerous steep hills and vistas, which are located west of Monterey Road. Land uses surrounding the Project Site include the Ernest E. Debs Regional Park (the fourth largest park in the City) to the west, along Mercury Avenue and Boundary Avenue; Rose Hill Park to the north; and the Rose Hill Recreation Center to the southeast. Our Lady of Guadalupe Catholic Church and Elementary School is located to the east of the Project Site along Browne Avenue. Single-family and multi-family residential developments, with corresponding residential land use designations and zoning, are located to the south and east of the Project Site. The nearest commercial artery is Huntington Boulevard, approximately 0.3 mile east of the Project Site.

4. ENVIRONMENTAL IMPACT ANALYSIS

This section provides an impact assessment of the proposed changes to the land use designation and zoning for the Project site. The information below addresses the environmental issues that were previously analyzed within the scope of the Land Use and Planning section in the previously adopted EIR for the Approved Project. The conclusions of the previously adopted EIR are provided as a reference for each environmental issue area for purpose of describing how the proposed changes would not result in any new significant impacts and would not increase the severity of the significant impacts identified in the EIR.

This Addendum focuses on changes from the Approved Project that would affect land use and planning as proposed changes apply solely to the land use and zoning of the Project Site and would not otherwise require analysis in other environmental impact categories.

A Modified Environmental Checklist Form (Form) was used to compare the anticipated environmental effects of the changes to the land use designation and zoning with those disclosed in the EIR and to review whether any of the conditions set forth in Public Resources Code, Section 21166 or CEQA Guidelines, Section 15162, requiring preparation of a subsequent or supplemental EIR, have been triggered. The Form provides the following information as to each of the impact thresholds analyzed in the impact category of Land Use and Planning:

1 Impact Determination in the Certified EIR

This section lists the impact determination made in the Certified EIR for the impact category of Land Use and Planning.

2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Pursuant to CEQA Guidelines Section 15162(a)(1), this section indicates whether the changes to the land use designation and zoning would result in new significant impacts that have not already been considered and mitigated by the prior environmental review or would result in a substantial increase in the severity of a previously identified impact.

3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this section indicates whether there have been changes to the Project Site or the vicinity (circumstances under which the project is undertaken) that have occurred subsequent to the prior environmental documents, which would result in having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

4 Any New Information Requiring New Analysis or Verification?

Pursuant to CEQA Guidelines Section 15162(a)(3)(A-D), this section indicates whether 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 environmental documents were certified as complete is available, requiring an update to the analysis of the previous

environmental documents to verify that the environmental conclusions and mitigations remain valid. If the new information shows that:

- (A) The project will have one or more significant effects not discussed in the prior environmental documents;
- (B) Significant effects previously examined will be substantially more severe than shown in the prior environmental documents;
- (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 prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative;

then the question would be answered “Yes”, requiring the preparation of a Supplemental or Subsequent EIR. However, if the additional analysis completed as part of this environmental review finds that the conclusions of the prior environmental documents remain unchanged and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or there are no additional mitigation measures or alternatives now available or feasible but declined for adoption by the project proponent, then the question would be answered “No” and no Supplemental or Subsequent EIR is required.

5 Mitigation Measures Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this section indicates whether the prior environmental document provides mitigation measures to address effects in the related impact category. If a “No” response is indicated, a significant impact was not identified and mitigation was not required.

6 Conclusion

For each environmental topic, a discussion of the conclusion relating to the analysis is provided.

4.1 LAND USE AND PLANNING

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's PDFs and/or Mitigation Measures Addressing Impacts
NOISE: Would the project result in:					
(a) Physically divide an established community?	No Impact	No	No	No	No
(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less Than Significant	No	No	No	No

4.1.1 Impact Determination in the EIR

With regard to Threshold (a), as discussed in Section 4.8, Land Use and Planning, of the Certified EIR, impacts to land use associated with the Approved Project's proposed development would have no impact on the physical divide of an established community. As noted in the Certified EIR, the Approved Project is the redevelopment of the existing Rose Hill Courts multi-family public housing complex that was originally built in 1942. The Approved Project would provide new and additional affordable housing uses that would be compatible with and would complement existing and future development within the Project area. While the Approved Project would increase the density, scale, and height of development on the Project Site, these changes would not be out of character with the surrounding area, which is an urbanized neighborhood characterized by similar land uses. The proposed two- to four-story buildings would be compatible with existing low-rise buildings in the vicinity of the Project Site, including the homes located on the surrounding hillside at a higher elevation. Therefore, the Approved Project's proposed residential use would be consistent with the scale of the existing uses within, and surrounding, the Project Site. The Approved Project would not extend beyond the Project Site's existing boundaries and would improve the streetscape within the Approved Project area with recreational and open space amenities.

With regard to Threshold (b), as discussed in Section 4.8, Land Use and Planning, of the Certified EIR, the Project Site has a current zoning designation for single-family residential development. Therefore, the existing Rose Hill Courts development is a legal non-conforming land use because the existing development with multi-family housing units predates the R1 zoning. The Approved Project included a Public Benefit approval under Los Angeles Municipal Code Section 14.00.B, and an Affordable Housing Density Bonus (SB 1818) approval, pursuant to LAMC Section 12.22 A.25, with off-menu incentives and waivers of development standards, which allow for the construction of the approved development and render the Approved Project consistent with prevailing land use regulations and policies. The analysis of potential land use impacts considered consistency of the Approved Project with adopted plans, regulations, and development guidelines that regulate land use on the Project Site. The State CEQA Guidelines Section 15125(d) requires that an EIR discuss any project inconsistencies with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental

effect. Based on policy consistency analysis provided in the Certified EIR, the Approved Project would be substantially consistent with applicable state, regional and local plans, goals, objectives and policies that govern development in the Project area.

4.1.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

As described above, changes to the land use designation and zoning of the Project Site are proposed to be consistent with the existing and approved land use of the site as a multi-family residential development:

No physical or material changes to the Approved Project are proposed. Specifically, the use, density, unit mix, square footage, height, massing, development area, and construction assumptions set forth in the Certified EIR would not change. As such, land use impacts would also be the same as those identified in the Certified EIR.

With regard to Threshold (a), there are no physical or material changes proposed to the Approved Project as a result of the proposed General Plan Amendment, Zone Change, and Height District Change. The proposed multi-family land use designation and zoning would be consistent with the multi-family use that has existed on the site for nearly 80 years, and which would continue to exist under the Approved Project. Surrounding uses and zoning include a mix of single-family and multi-family residential and open space uses. The changes on the project site would continue to support residential uses consistent with the scale, land use, and zoning of the existing uses in the vicinity. Furthermore, the proposed changes to the land use and zoning would not close any existing street or interrupt any other established community elements. Therefore, the change to land use and zoning would be similar to the impacts analyzed in the Certified EIR and would not physically divide an established community.

With regard to Threshold (b), the Certified EIR states that the Public Benefit and Density Bonus approvals allow for the Project to be constructed without a General Plan Amendment, Zone Change, or Height District Change. Nonetheless, the proposed land use designation amendment and zoning changes have been proposed to render the Project Site consistent with the existing and approved land use of the site as a multi-family residential development. Similar to the entitlement approvals analyzed in the Certified EIR, the changes to the land use designation and zoning would allow for a multi-family affordable housing project to be constructed on the project site. Therefore, because no physical changes to the Approved Project are proposed, while proposing a land use designation and zoning which is consistent with applicable land use regulations and policies, the impacts related to land use consistency would remain similar to those analyzed in the Certified EIR and would be less than significant.

Based on the above, no new significant project or cumulative land use impacts would occur as a result of the modifications to the site's land use designation and zoning. Therefore, these modifications would not result in new or increased significant impacts beyond those already identified in the previously adopted EIR.

4.1.3 Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

No substantial changes would occur with respect to the circumstances under which the Project would be undertaken which would result in new or substantially increased significant impacts beyond those already identified in the previously adopted EIR relative to land use. Based on the above, there are no new circumstances involving new significant impacts or substantially more severe impacts related to land use and planning than previously analyzed in the Certified EIR.

4.1.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to land use and planning impacts. No substantial changes in the environment have occurred since certification of the Certified EIR beyond those already anticipated in the Certified EIR, and no substantial new land use impacts have been identified within the vicinity of the Project Site that would result in new or more severe significant environmental impacts. Finally, as it has been determined the modifications to the land use designation and zoning will not result in any new or substantially more severe land use impacts, a review of feasible mitigation measures is not required.

4.1.5 EIR's Mitigation Measures Addressing Impact

No mitigation measures or project design features for Land Use and Planning were included in the Certified EIR.

4.1.6 Conclusion

Based on the above, no new significant land use impacts or a substantial increase in previously identified impacts associated with land use and planning would occur as a result of the modifications to the land use designation or zoning for the Project. Therefore, land use impacts associated with the Modified Project do not meet the standards for a Supplemental or Subsequent EIR pursuant to PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163.