



LOS ANGELES CITY PLANNING COMMISSION

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DETERMINATION OF THE CITY PLANNING COMMISSION

Date: MAY 26 2004

**City Plan Case No. 1995-0357 CPU
 Council District 1, 4 and 13**

Upon completion of the public hearing on the proposed amendments to the Silver Lake-Echo Park Community Plan text and map with associated zone and height district changes, at its meeting of April 8, 2004, the City Planning Commission adopted the recommendations and findings in the staff report of April 8, 2004, and directed staff additionally to include the recommendations from Council Districts 1 and 13, listed below. The Commission took the following actions:

1. **APPROVED** amendments to the Community Plan text and map, as proposed, with the following minor modifications:
 - A. Reduce the areas along Sunset Blvd. where the Map Footnote allowing a discretionary mixed use Floor Area bonus will apply (see attached Exhibit 1);
 - B. Extend the eastern boundary of the future proposed Sunset Boulevard/Echo Park Avenue Community Design Overlay District to the Beaudry Avenue, as shown on the attached Exhibit 2, excluding those areas that will eventually be included in the boundaries of the Angelino Heights Historic Preservation Overlay Zone;
 - C. Add two designated Historic-Cultural Monuments to the list in Appendix A of the community plan text; and
 - D. Make corrections to the informational Staircase Map (Exhibit J).
2. **APPROVED** the Staff Report as the Commission Report.
3. **APPROVED AND RECOMMENDED** that the Mayor approve and that the City Council adopt the Resolution (Exhibit A) and attached Community Plan text and map (Exhibits B and C) amending the Silver Lake-Echo Park Community Plan as part of the General Plan of the City of Los Angeles. The amendments to the Silver Lake -Echo Park Community Plan are made in order to comply with the City Council instructions to update the plan and to respond to changes in the land use and policies that have occurred in the community since the existing plan was adopted on February 17, 1984.
4. **APPROVED AND RECOMMENDED** amendments to the plan map and associated zone changes described in the change matrix (Exhibit D). These amendments to the Silver Lake-Echo Park Community Plan were necessary to respond to changes in land use and policies that have occurred in the community since the existing plan was adopted.
5. **ADOPTED** the Mitigated Negative Declaration, Case No. ENV 2003-7281-MND, in its determination of approving the proposed Plan, and transmitted the environmental clearance to the City Council for consideration and appropriate action.
6. **APPROVED AND RECOMMENDED** amendments to the Citywide General Plan Framework to extend the general boundaries of the of Mixed Use Boulevard on (1) Sunset Blvd. to include the segment from Echo Park Ave. to Silver Lake Blvd. and (2) Temple St. to include the segment from Rampart Blvd. to Silver Lake Blvd. and (3) to combine

the three discreet Community Centers at Sunset Blvd./Echo Park Ave., Sunset Blvd./Glendale Blvd. and Alvarado Street into one Community Center.

7. **APPROVED AND RECOMMENDED** amendments to the Highways and Freeways Map of the Transportation Element of the General Plan (Council File No. 97-1387) to reclassify streets as outlined in the Staff Report to the City Planning Commission (Attachment II) and the recommended in the Street Redesignation Matrix (Exhibit G).
8. **DIRECTED** the Department of City Planning to implement the community plan by preparing the recommended overlay districts, as outlined in the Staff Report to the City Planning Commission (Attachment II).
9. **RECOMMENDED** that the City Council approve staffing and funding for a new City Planning Associate position in order to work on the implementation of the Silver Lake-Echo Park Community Plan.
10. **RECOMMENDED** that the City Council include Elysian Valley in the name of the Community Plan.
11. **AUTHORIZED** the Director of Planning to present the Resolution, plan text, and plan amendments to the Mayor and City Council, in accordance with Section 555 of the City Charter.
12. **INSTRUCTED** the Department of City Planning to prepare the necessary ordinances and changing the zones as shown on the zone change map and matrix (Exhibits C and D).

This action was taken by the following vote:

Moved: Schiff
Seconded: Mindlin
Ayes: Chang, Atkinson, Burg
Absent: Klein, Cardenas, Menzer, Dominguez
Vote: 5-0



Gabriele Williams, Commission Executive Assistant
City Planning Commission

Attachments: Exhibit 1
Exhibit 2
Findings



Silver Lake • Echo Park Community Plan Update PROPOSED LOCATIONS OF DISCRETIONARY MIXED-USE FLOOR AREA BONUS





Legend:

Proposed Supplemental Use District Overlay Zones

- 1** Proposed Sunset Boulevard/Echo Park Avenue Community Design Overlay District and Streetscape Plan
- 2** Proposed Silver Lake Boulevard Community Design Overlay District and Streetscape Plan
- 3** Proposed Sunset Junction Community Design Overlay District and Streetscape Plan
- 4** Proposed Glendale Boulevard Commercial and Artcraft Overlay District
- 5** Proposed Rowena Avenue Community Design Overlay District and Streetscape Plan
- 6** Proposed Temple Street Community Design Overlay District and Streetscape Plan

Not to Scale

Silver Lake • Echo Park Community Plan Update PROPOSED OVERLAY DISTRICT BOUNDARIES

FINDINGS

ADOPT the following findings:

1. **Geographic Area** - The project area consists of the Silver Lake-Echo Park Community Plan Area located north of Downtown Los Angeles. The Community Plan Area consists of 7 square miles generally bounded by: Temple Street on the south, Hoover Street and Hyperion Avenue on the west, the Los Angeles River on the north and northeast and North Broadway, Lilac Terrace and Marview Avenue on the east.
2. **Charter Section 556** – In accordance with Charter Section 556, the proposed Silver Lake-Echo Park Community Plan text and map amendments are in substantial conformance with the purposes, intent of the provisions of the General Plan, including “the provision for an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the community, within the larger community framework of the City of Los Angeles” in that the Plan update allocates the range of land uses required to meet the needs of the community, including housing for the projected increase in population, and commercial and industrial uses that contribute to the economy of the community as well as the region, and take advantage of the Plan area’s strategic location near Downtown Los Angeles and all of the City’s mass transit opportunities while also providing safeguards to protect the quality of life in its residential neighborhoods.
3. **Charter Section 558** – In accordance with City Charter Section 558, the proposed Plan update is related to other plans being prepared by the Department of City Planning in that it is substantially consistent with the restructuring of the General Plan which establishes the policies and standards used in updating the land use in all community plans. The Citywide General Plan Framework is a strategy for long term growth which sets a Citywide context to guide the update of community plans and Citywide General Plan Elements. The Framework incorporates a diagram that depicts the generalized distribution of centers, districts and mixed use boulevards throughout the City. The final determination about what land use is appropriate locally is made through the community plan and subsequent implementation programs.

The Silver Lake-Echo Park Community Plan Update (CPU) implements and refines centers designated by the General Plan Framework. The proposed Plan consolidates three separate overlapping Community Centers into one. It is located along Sunset Boulevard and includes its intersection with Echo Park Avenue, Glendale Boulevard and Alvarado Street, and extends along Alvarado Street to Temple Street (Please see Figure 1 in the Community Plan). Consistent with Framework recommendations, an area near the of intersection of Glendale Boulevard and Silver Lake Boulevard is designated as a

Neighborhood District. Likewise, Sunset Boulevard, Temple Street and the Rowena Avenue-Hyperion Avenue Corridor have been designated mixed use boulevards. They have been modestly expanded from Framework recommendations as shown on Figure 1 in the proposed Plan (Exhibit B).

The proposed update is in conformance with the public necessity, convenience, general welfare and good zoning practice in that one of the Plan's objectives is to promote economic well being and public convenience through the allocation and distribution of lands in sufficient quantities to satisfy the housing, commercial, retail, service, industrial and open space needs of the community.

4. Amendments to the Plan Text – The Department of City Planning is updating the community plan to reflect current planning policies and practices. The proposed Plan includes several new sections formatted as chapters in the Plan text, including demographics, community participation, function, purpose, urban design and organization of the community plan and its relationship to other plans and programs by clarifying the context and hierarchy of the community plan. (Exhibit B).
5. Amendments to the Plan Map – The General Plan Amendments and associated zone changes include those shown on the Land Use Change Map (Exhibit C), the Land Use Change Matrix (Exhibit D), the Symbol Change Matrix (Exhibit E) and the Street Redesignations Matrix (Exhibit G).
 - A. A total of 39 subareas are identified as plan amendments with zone changes, including: 1) 21 subareas in which commercial and industrial properties are designated to land use categories that more accurately reflect their function in the community and in which [Q] “Qualified” Conditions are imposed to improve design and encourage greater compatibility with surrounding land uses; 2) five subareas that redesignate and rezone to Open Space recently acquired park space; 3) two subareas in which publicly owned properties are redesignated and rezoned to Public Facilities; and 4) eleven subareas in which property is being redesignated and rezoned to reflect the use of the property.
 - B. A total of 11 subareas are identified as plan amendments with no zone change, 10 of which involve the redesignation of properties to commercial land use categories that more accurately reflect their function within the community and one of which changes commercially designated property to the Public Facility designation to more accurately reflect the use of the property.
 - C. A total of 16 subareas are identified as zone changes and include: 1) eight subareas in which both the zone was changed and [Q] “Qualified” Conditions were added to improve design and encourage greater compatibility with surrounding land uses, in accordance with objectives and policies stated in the

Community Plan; 2) seven subareas in which the only change was the addition of [Q] "Qualified" Conditions to improve compatibility with surrounding areas as described above; and 3) one (1) subarea in which the zoning was changed to better reflect the existing use.

- D. A total of 10 subareas are identified as either commercial or industrial name changes where the land use category is changed to be consistent with language changes instituted when the General Plan Framework was adopted.
 - E. A total of four (4) subareas are identified as commercial name changes and zone changes either changing the zone to better reflect existing and appropriate future uses or adding a [Q] "Qualified Condition to improve compatibility with surrounding areas.
 - F. A total of 18 subareas are identified as symbol changes, which include adding and deleting map symbols such as public parks, fire stations, schools and other public facilities.
 - G. A total of four (4) map changes (shown in Figure 8 of the Community Plan) are identified as changes to street classifications.
 - H. Changes to the General Plan Land Use Map include legend changes, which reflect several revised land use categories and new zones. They reflect the refinement of land use categories instituted with the adoption of the General Plan Framework and do not change existing land use or zoning. For example, the term "Highway Oriented Commercial has been phased out; the comparable land use category is now "General Commercial." In this update, properties designated as Highway Oriented Commercial have been renamed "General Commercial" or redesignated as "Neighborhood Commercial" or "Community Commercial," as appropriate.
 - I. Additions, deletion or revision to the Plan Map Footnotes are also proposed in this update; in most cases footnotes were added to provide descriptive or policy information.
6. Amendments to the General Plan Framework – The proposed Citywide General Plan Framework Element is a strategy for long term growth which sets a citywide context to guide the update of the Community Plans and Citywide elements. The Framework incorporates a Long Range Land Use Diagram that depicts the generalized distribution of centers, districts and mixed use boulevards throughout the City. It provides guidelines for updates of the City's community plans. As envisioned, the Silver Lake-Echo Park Community Plan Update program includes modifications and additions to the proposed Framework as detailed in the General Plan Framework Matrix (Exhibit H) and Figure 1 in the proposed Plan (Exhibit B).
7. Amendments to the Transportation Element – The Highways and Freeways Maps of the

Transportation Element of the General Plan was adopted on September 8, 1999. The Transportation Element will be revised to reflect the changes made as part of the Community Plan Update, as detailed in the Street Redesignation Matrix (Exhibit G) and Figure 8 of the proposed Plan (Exhibit B).

8. General Plan/Zone Consistency – The amendments and zone changes comply with State Law Government Code Section 6560 (d) in that the amendments shall become effective upon the adoption of the City Council resolution and the zone changes are approved. Further, the Director of Planning is instructed to show due diligence in preparing the zone change ordinances.
9. Fish and Game Government Code Section 711.2 of Title 14 – That in accordance with the State of California Government Code, the proposed Silver Lake-Echo Park Community Plan Update will not have an individual or cumulative adverse effect on fish and/or wildlife resources as defined by Fish and Game Code Section 711.2.
10. California Environmental Quality Act – In accordance with the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970, a Mitigated Negative Declaration (Case No. ENV-2003-7281-MND) was prepared for the proposed Silver Lake-Echo Park Community Plan Update, after the completion of an Initial Study, which found that there were no significant impacts on the environment that could not be mitigated to the level of insignificance. A Transportation Improvement and Mitigation Program (TIMP) was also prepared as part of the environmental analysis.