



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 24, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. 2016-000933-(2)
ZONE CHANGE NO. 2016004262
APPLICANT: AMCAL MULTI-HOUSING
COMPTON-FLORENCE ZONED DISTRICT
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The applicant, AMCAL Multi-Housing, is requesting a zone change to the Mixed Use Development Zone (MXD Zone) for three parcels located at 1600-1610-1616 East Florence Avenue in the unincorporated community of Florence-Firestone. The zone change would bring the project site into conformance with the General Plan land use policy designations for the parcels, which are Mixed Use (MU) and Public and Semi-Public (P). The project consists of a zone change request for the following parcels:

- Assessor Parcel Number 6021-016-009 from Neighborhood Business Zone (C-2) to MXD Zone.
- Assessor Parcel Number 6021-016-901 from C-2 to MXD Zone.
- Assessor Parcel Number 6021-016-900 from IT to MXD Zone.

Upon approval of a zone change, the applicant seeks the authorization to construct a new 170,000-square-foot mixed use building. The new mixed use building is a five-level, 60-foot tall structure, with one level of subterranean parking. The project will contain a new public library and 116 affordable housing units that will be restricted to low- and very low-income households (including family, seniors, and or special needs), plus one manager's unit, for a total of 117 units. With the zone change, the proposed mixed use building project is an allowed, by-right use in the Mixed Use Development Zone and would require only a ministerial approval by Regional Planning staff.

The Regional Planning Commission (Commission) held a public hearing on this matter on December 14, 2016, and voted 5 to 0 to adopt the resolution recommending that the Board approve the zone change request.

IT IS RECOMMENDED THE BOARD AFTER THE PUBLIC HEARING,

Indicate its intent to approve the requested zone change and instruct County Counsel to prepare the final documents to change the zone within the Compton-Florence Zoned District under Zone Change No. RPPL 2016004262 as recommended by the Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project site is located at 1600-1610-1616 East Florence Avenue in the unincorporated community of Florence-Firestone (APNs 6021-016-009; -900; -901), and is currently developed with a commercial retail business, a public library, and associated parking areas. The project consists of a request for a zone change of the following parcels:

- Assessor Parcel Number 6021-016-009 from C-2 to MXD Zone. This parcel has a General Plan land use designation of MU.
- Assessor Parcel Number 6021-016-901 from C-2 to MXD Zone. This parcel has a General Plan land use designation of P.
- Assessor Parcel Number 6021-016-900 from Institutional (IT) to MXD Zone. This parcel has a General Plan land use designation of P.

The zone change request for the three parcels to a MXD Zone reflects the intended land use policy for the Florence Avenue corridor, and the zone change would bring the project site into conformance with the General Plan land use policy designation for the project site. Florence Avenue is a major commercial corridor in the Florence-Firestone community, and the project site is located one block west of the Florence Metro Blue Line station. The project site is also located within a General Plan-identified Transit Oriented District Overlay, which encourages pedestrian-friendly and community-serving uses, and supports new development near transit stops that encourage walking, biking, and transit use.

The Florence Avenue corridor near the Blue Line station is identified as an opportunity area for the development of new housing, commercial, and community services for the Florence-Firestone community. In 2015, the County adopted a new General Plan, and through the General Plan effort, the land use designations for the commercial parcels along Florence Avenue were changed to MU, providing for a land use policy that supports future growth along the corridor. Therefore, the project site is a proper location for the MXD Zone, which supports the development of mixed use buildings and housing near transit stations.

In addition, the request for a zone change is strongly supported by the County's General Plan. There are several General Plan Housing Element policies that support the creation of critical affordable housing units for seniors and special needs low-income populations, and the zone change will facilitate the development of a project that proposes 116 new affordable housing units. The zone change request is also supported by several General Plan policies that encourage smart growth projects with mixed uses and housing near transit stations. The zone change will facilitate the development of a mixed use building with a new public library and 116 new affordable housing units on a project site that is one block west of a major transit station. The zone change will facilitate the development of a project that supports smart growth policies, reduces vehicle miles travelled, provides critical housing units, and provides upgraded library services in a community center.

Implementation of Strategic Plan Goals

The project promotes Goal 1, Make Investments That Transform Lives, of the Los Angeles County Strategic Plan (Strategic Plan) by approving zone changes to three parcels that will facilitate the development of a mixed use project that will provide critical housing units for low- and very-low income families, seniors, and people with special needs, which addresses a critical need for housing for these at-risk populations. In addition, the zone change approval will facilitate the development of a project that proposes a new 10,000-square-foot public library with upgraded services and a new community meeting space.

The project promotes Goal 2 of the Strategic Plan, Foster Vibrant and Resilient Communities, by approving zone changes to three parcels that will facilitate the development of an important community amenity in the heart of the Florence-Firestone community. The zone change approval will facilitate a project that is providing a new public library with upgraded services. The zone change approval will also facilitate the development of a new six-story mixed use building with 116 affordable housing units that will be restricted to individuals that are the most in-need of affordable housing, including low income families, seniors, and people with special needs. The zone change and proposed mixed use project can serve as a catalyst to spur further economic development along the Florence Avenue corridor, which can provide further economic and social benefits to the Florence-Firestone community.

The project promotes Goal 3 of the Strategic Plan, Realize Tomorrow's Government Today, because several County departments and agencies including Regional Planning and the Community Development Commission, have been working together on the request for a zone change and mixed use building proposal, which shows the County's ability to respond to the needs of the community and facilitate the efficient provision of County services.

FISCAL IMPACT/FINANCING

The approval of the requested zone change would not result in any significant costs to the County. The property will be developed by a private entity, which will implement any needed infrastructure improvements that are required by the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On October 23, 1945, all three parcels for the project site were zoned C-2 (Neighborhood Business) by Ordinance No. 4562.

On November 5, 2015, APN No. 6021-016-900 was changed from the C-2 Zone to the IT Zone by Ordinance No. 2015-0043Z.

On December 14, 2016, the Commission recommended adoption of the resolution to change the zone of Assessor Parcel Number 6021-016-009 and Assessor Parcel No. 6021-016-901 from C-2 Zone to MXD Zone, and to change the zone of Assessor Parcel No. 6021-016-900 from IT Zone to MXD Zone.

ENVIRONMENTAL DOCUMENTATION

On December 14, 2016, the Commission found that the project for a zone change is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061.b.3, Review for Exemption, and pursuant to Section 21155 Transit Priority Project Categorical Exemption.

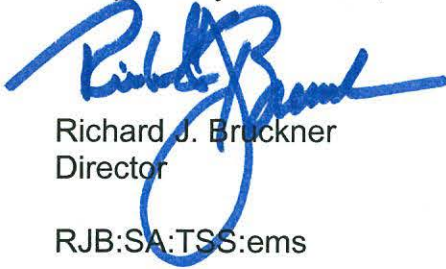
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed zone change is not anticipated to have an impact on current County services or projects. The zone change of the three parcels will bring the project site into conformance with the General Plan land use policy designation for the project site. In addition, future development of the project site is proposed by a private entity who will be responsible for any infrastructure improvements that are required by the County.

The Honorable Board of Supervisors
January 24, 2017
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For further information, please contact Travis Seawards at (213) 974-6462 or TSeawards@planning.lacounty.gov.

Respectfully submitted,



Richard J. Bruckner
Director

RJB:SA:TSS:ems

Attachments: Findings and Conditions, Commission Staff Reports and Correspondence

c: Executive Office, Board of Supervisors
County Counsel
Assessor
Chief Executive Office
Public Works

K_CP_PROJECT_NO_2016_000933

ZONING CASE NUMBER RPPL2016004262

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Los Angeles General Plan, relating to the Compton-Florence Zoned District Number 60.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Compton-Florence Zoned District Number 60 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Los Angeles General Plan of the County of Los Angeles.

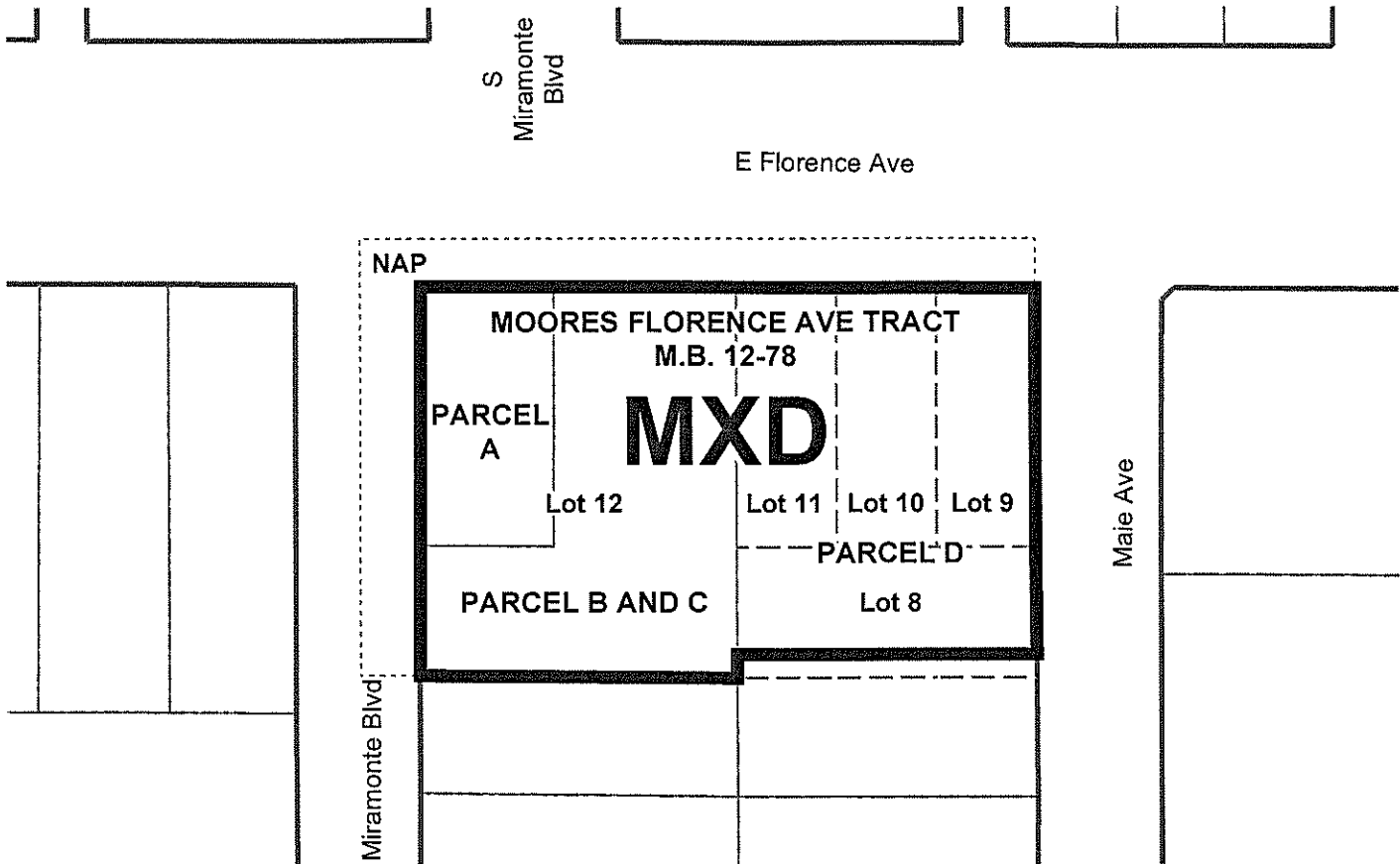
CHANGE OF PRECISE PLAN
COMPTON-FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC20160004262

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:







PARCEL A: 6021-016-009 THE E'LY 60' OF THE W'LY 85' OF THE N'LY 130.5' OF LOT 12 OF THE MOORE'S FLORENCE AVENUE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: 6021-016-901, 900 THE EAST 73.93' OF THE NORTH 130.5' OF LOT 12 OF MOORE'S FLORENCE AVENUE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C: THE NORTH 55' OF THE SOUTH 405' OF LOT 12 OF MOORE'S FLORENCE AVENUE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D: THE N'LY 45' OF LOT 8 AND ALL OF LOTS 9, 10 AND 11 OF

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA
- NAP** NOT A PART



0 40 80

 FEET

COUNTY ZONING MAP
 102H213

LOS ANGELES COUNTY BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING:	January 24, 2016
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD:	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	2nd DISTRICT
VOTES REQUIRED	3-VOTE
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

***** ENTRY MUST BE IN MICROSOFT WORD *****

Instructions: To comply with the Brown Act requirement the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for; with whom the action is being taken; fiscal impact, including money amounts, funding sources, and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

PROJECT NO.: 2016-000933-(2)

PUBLIC HEARING

BOARD AGENDA TEXT:

1. De novo hearing on Project No. 2016-000933-(2), Zone Change No. RPPL2016004262, to authorize a request to change the zone of Assessor Parcel Number 6021-016-009 and Assessor Parcel Number 6021-016-901 from C-2 (Neighborhood Business Zone) to MXD (Mixed Use Development Zone), and to change the zone of Assessor Parcel Number 6021-016-900 from IT (Institutional Zone) to MXD (Mixed Use Development Zone). This project is categorically exempt, Section 15061.b.3, Review for Exemption, and Section 21155 Transit Priority Project Categorical Exemption, pursuant to CEQA reporting requirements. The project is located at 1600-1610-1616 E. Florence Avenue in the Compton-Florence Zoned District and is applied for by the applicant, AMCAL Multi-Housing.