

APPENDIX R

PARCEL PROFILE REPORT AND ZONING HISTORY



City of Los Angeles
Department of City Planning

12/21/2013
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2850 N KERR ST
2800 N KERR ST
2750 W CASITAS AVE

ZIP CODES

90039

RECENT ACTIVITY

AA-2010-859-COC
ZI-2358 LA River Revitalization Master Plan

CASE NUMBERS

CPC-22490
CPC-2008-3991-ZC
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-2007-1262-CDO-ZC
CPC-2006-48-ICO
CPC-1998-105-SPR
CPC-1989-22490
CPC-1989-177-IPRO
CPC-1987-242-CPR
ORD-181062-SA40
ORD-180990-SA4340
ORD-180561
ORD-172316
AA-1998-81-PMEX
PMEX-3612
PMEX-3612
PMEX-1998-81
AA-2000-231-PMEX
AA-1998-81-PMEX
AA-1998-4-PMLA
ENV-2013-3392-CE
ENV-2010-860-CE
ENV-2008-146-ND
ENV-2007-3037-MND
MND-98-118-SPR
AF-98-2305990-CCLLA
AF-98-2305988-MTCA
AF-98-2305987
AF-91-903829-LT
AF-91-903829 -LT
AF-91-903828-LT
AF-91-903827-LT
AF-91-903822-LT

Address/Legal Information

PIN Number 150B213 3614
Lot/Parcel Area (Calculated) 247,383.1 (sq ft)
Thomas Brothers Grid PAGE 594 - GRID F3
Assessor Parcel No. (APN) 5442002012
Tract SOUTHERN PACIFIC CLASSIFICATION YARD TRACT
Map Reference M B 147-22/26
Block None
Lot PT LT 1
Arb (Lot Cut Reference) 4
Map Sheet 150B213
151-5A211

Jurisdictional Information

Community Plan Area Northeast Los Angeles
Area Planning Commission East Los Angeles
Neighborhood Council Atwater Village
Council District CD 1 - Gilbert Cedillo
Census Tract # 1871.02
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning M2-1-CDO
Zoning Information (ZI) ZI-2401 Cypress Park and Glassell Park
ZI-2358 Los Angeles River Revitalization Master Plan
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use Heavy Manufacturing
General Plan Footnote(s) Yes
Hillside Area (Zoning Code) No
Baseline Hillside Ordinance No
Baseline Mansionization Ordinance No
Specific Plan Area None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
POD - Pedestrian Oriented Districts None
CDO - Community Design Overlay Cypress Park and Glassell Park
NSO - Neighborhood Stabilization Overlay No
Streetscape No
Sign District No
Adaptive Reuse Incentive Area None
CRA - Community Redevelopment Agency None
Central City Parking No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

AF-00-0541354
AF-00-0541353
PRIOR-07-29-1962

Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Los Feliz Charter for the Arts
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5442002012
APN Area (Co. Public Works)*	5.610 (ac)
Use Code	3100 - Light Manufacturing(Machine Shops/ Printing)
Assessed Land Val.	\$3,146,283
Assessed Improvement Val.	\$6,893,837
Last Owner Change	01/02/99
Last Sale Amount	\$0
Tax Rate Area	13
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1999
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	100,184.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	CONTAINED IN STORM DRAIN (No need to refer to BOE)
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.787283018250617
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	70
Maximum Magnitude	6.4
Alquist-Priolo Fault Zone	No
Landslide	No

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Liquefaction	Yes
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1133
Fire Information	
Division	1
Batallion	2
District / Fire Station	50
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2008-3991-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	A ZONE CHANGE TO IMPOSE QUALIFIED CONDITIONS THAT WOULD PROHIBIT AND/ OR LIMIT VARIOUS AUTO REPAIR AND AUTO RELATED LAND USES WITHIN THE CYPRESS PARK AND GLASSELL PARK CDO BOUNDARIES.
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-2007-1262-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	COMMUNITY DESIGN OVERLAY DISTRICT SUPPLEMENTAL USE DISTRICT AND ZONE CHANGE
Case Number:	CPC-2006-48-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
Case Number:	CPC-1998-105-SPR
Required Action(s):	SPR-SITE PLAN REVIEW
Project Descriptions(s):	TO PERMIT THE DEVELOPMENT AND CONSTRUCTION OF A 99,225 SQ. FT.PRINT CONCRETE TILT-UP WAREHOUSE/MANUFACTURING/OFFICE FACILITY ON A 5.6 ACRE SITE, INCLUDING YARDDAVING, LANDSCAPING AND FENCING, FOR NELSON NAME PLATE COMPANY.
Case Number:	CPC-1989-22490
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1989-177-IPRO
Required Action(s):	IPRO-INTERIM PLAN REVISION ORDINANCE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1987-242-CPR
Required Action(s):	CPR-COMMUNITY PLAN REVISION
Project Descriptions(s):	Data Not Available
Case Number:	AA-1998-81-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	Data Not Available
Case Number:	AA-2000-231-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	Data Not Available
Case Number:	AA-1998-81-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	Data Not Available
Case Number:	AA-1998-4-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2010-860-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CERTIFICATE OF COMPLIANCE FOR PARCEL OWNED BY UNION PACIFIC RAILROAD COMPANY

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Case Number:	ENV-2008-146-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A NEGATIVE DECLARATION FOR A COMMUNITY DESIGN OVERLAY THAT APPLIES DESIGN GUIDELINES AND DEVELOPMENT STANDARDS TO AN ESTABLISHED DISTRICT WITHIN THE CYPRESS PARK AND GLASSELL PARK COMMUNITIES.
Case Number:	ENV-2007-3037-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Data Not Available
Case Number:	MND-98-118-SPR
Required Action(s):	SPR-SITE PLAN REVIEW
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-22490
 ORD-181062-SA40
 ORD-180990-SA4340
 ORD-180561
 ORD-172316
 PMEX-3612
 PMEX-3612
 PMEX-1998-81
 AF-98-2305990-CCLLA
 AF-98-2305988-MTCA
 AF-98-2305987
 AF-91-903829-LT
 AF-91-903829 -LT
 AF-91-903828-LT
 AF-91-903827-LT
 AF-91-903822-LT
 AF-00-0541354
 AF-00-0541353
 PRIOR-07-29-1962



Address: 2850 N KERR ST

Tract: SOUTHERN PACIFIC
CLASSIFICATION YARD TRACT

Zoning: M2-1-CDO

APN: 5442002012

Block: None

General Plan: Heavy Manufacturing

PIN #: 150B213 3614

Lot: PT LT 1

Arb: 4



LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
- CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF
- HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside
- Airport Airside
- Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES




- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST





























 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- | | | | |
|--|----------------------|---|----------------------------------|
|  | Aquatic Facilities |  | Opportunity School |
|  | Beaches |  | Other Facilities |
|  | Charter School |  | Park / Recreation Centers |
|  | Child Care Centers |  | Parks |
|  | Elementary School |  | Performing / Visual Arts Centers |
|  | Golf Course |  | Recreation Centers |
|  | High School |  | Span School |
|  | Historic Sites |  | Special Education School |
|  | Horticulture/Gardens |  | Senior Citizen Centers |
|  | Middle School |  | Skate Parks |

OTHER SYMBOLS

- | | | | | | |
|--|--------------------|---|-----------------------|---|-------------------------------------|
|  | Lot Line |  | Airport Hazard Zone |  | Flood Zone |
|  | Tract Line |  | Census Tract |  | Hazardous Waste |
|  | Lot Cut |  | Coastal Zone |  | High Wind Zone |
|  | Easement |  | Council District |  | Hillside Grading |
|  | Zone Boundary |  | LADBS District Office |  | Historic Preservation Overlay Zone |
|  | Building Line |  | Downtown Parking |  | Specific Plan Area |
|  | Lot Split |  | Fault Zone |  | Very High Fire Hazard Severity Zone |
|  | Community Driveway |  | Fire District No. 1 |  | Oil Wells |
|  | Tract Map | | | | |
|  | Parcel Map | | | | |
|  | Lot Ties | | | | |
|  | Building Outlines | | | | |

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
—

CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
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DIEGO CARDOSO
GEORGE HOVAGUIMIAN
JUSTIN KIM
ROBERT LESSIN
BARBARA ROMERO
MICHAEL K. WOO
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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FAX: (213) 978-1275
INFORMATION
www.planning.lacity.org

July 14, 2011

Mr. Bud Ovrom
General Manager
Los Angeles Department of Building & Safety
201 N. Figueroa Street
Suite 1000
Los Angeles, CA 90012

RE: 2850 N. Kerr Street, 2800 N. Kerr Street, and 2750 W. Casitas Avenue

Dear Mr. Ovrom,

On January 15, 2010, Ordinance No. 181,062 effectuated a series of Zone Changes in conjunction with the Cypress Park and Glassell Park Design Overlay District. The general intent of the Ordinance was to implement a series of [Q] Conditions that would limit the types of uses permitted within the zones established for the area. In the course of preparing and processing the Ordinance, an error was made in reference to the property located at 2850 N. Kerr Street, 2800 N. Kerr Street, 2750 W. Casitas Avenue, Legal Description: PT Lot 1 (Arb 4) of the Southern Pacific Classification Yard Tract (the "Subject Property").

The Subject Property is developed with an approximately 117,000 square foot warehouse/office/manufacturing building that received a Certificate of Occupancy on 10/28/2002 (please see attached). At the time of construction and issuance of the Certificate of Occupancy, the site was zoned M2-1. Through the adoption of the Ordinance, the Subject Property was inadvertently rezoned from M2-1 to [Q]PF-1-CDO with a comparable community plan designation. The Zone Change and associated community plan designation were made in error and will be corrected through action to be initiated by this Department.

In the meantime, the owner of the Subject Property is seeking to lease approximately 30,000 square feet of the existing building to a growing media/production business seeking to expand its operation and headquarters in the City of Los Angeles. The Subject Property is ideal for their growing business and they would like to improve and move into the space as soon as possible. The future tenant, however, is concerned that the zoning error results in a zone ([Q]PF-1-CDO) that does not permit the media/production facility.

The owner of the Subject Property has reached out to our office to assist in resolving their immediate need while addressing the zoning error on a permanent basis. It is the opinion of

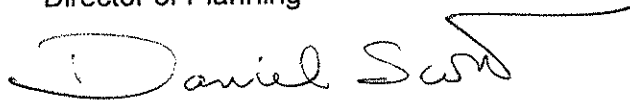
our office that the Subject Property was re-zoned in error from M2-1 to [Q]PF-1-CDO and that the proposed use of the Subject Property for a media/production facility (and other associated uses) is consistent with the intended M2-1 zone. The owner of the property and prospective tenant should not be disadvantaged by the city's inadvertent error and it is the position of our department that a permit for a use conforming to the M2-1 zone can and should be issued for the Subject Property. However, the department will not support the issuance of a permit for any of the uses identified in the [Q] limitations imposed in Sub Area No. 40 of Ordinance No. 181,062 (please see attached) as these uses are intended to remain in effect upon correction of the underlying change of zone to [Q]M2-1-CDO.

The Los Angeles Department of City Planning agrees to provide a Project Summary Worksheet sign-off for uses consistent with the M2-1 zone (excluding those uses precluded by the Sub Area No. 40 [Q] limitations) on the Subject Property and is seeking concurring action by the Los Angeles Department of Building & Safety through the listing of just such a sign-off. Furthermore, we are seeking assurance that with said Planning Department sign-off, M2-1 related uses will be permitted by Building & Safety to occupy the Subject Property prior to the permanent corrective zoning action being taken.

If you should have any questions related to this matter please feel free to call me at (213) 978-1182. Thank you very much for your assistance in this matter.

Very Truly Yours,

Michael J. LoGrande
Director of Planning

A handwritten signature in dark ink, appearing to read "Daniel Scott", with a stylized flourish extending from the end of the name.

Dan Scott, Principal City Planner

cc: Councilmember, Ed Reyes, Council District No. 1
Mr. Lincoln Lee, Los Angeles Department of Building and Safety

ROSENHEIM & ASSOCIATES, INC.

21550 OXNARD STREET • SUITE 780 • WOODLAND HILLS, CA 91367 • TEL 818-716-2689 • FAX 818-593-6184

March 12, 2012

Mr. Daniel Scott
Los Angeles Department of City Planning
City Hall
200 N. Spring Street
Room 261
Los Angeles, CA 90012

Re:	Assessor Parcel No.:	5442-002-012
	Address	2850 N. Kerr Street
		2800 N. Kerr Street
		2750 W. Casitas Avenue
		2800 W. Casitas Avenue (Per
		Certificate of Occupancy)
	Community Plan Area:	Northeast Los Angeles
	Council District:	1

Dear Mr. Scott:

I am writing to you on behalf of the owner of the property located at 2850 N. Kerr Street, 2800 N. Kerr Street, and 2750 W. Casitas Avenue (Subject Property). The Subject Property is developed with a 117,000 square foot warehouse/office/manufacturing building that received a Certificate of Occupancy on October 28, 2002 (please see attached). In 2009 the City of Los Angeles inappropriately re-zoned the privately owned property from M2-1-CDO to PF-1-CDO. The re-zoning must be reversed.

ISSUE

On November 24, 2009, the Los Angeles City Council passed Correction Ordinance No. 180,990 affecting many properties located within the Northeast Los Angeles Community Plan. The Correction Ordinance is the result of proposed Zone Changes and Plan Amendments initiated and conceptually approved (but not given final approval) by the Los Angeles City Council on June 15, 1999. In adopting Ordinance No. 180,990 on November 24, 2009, the Subject Property, identified as Subarea No. 4340, was rezoned from M2-1-CDO to PF-1-CDO. The Zone Change is inappropriate and was clearly made in error given the Subject Property's development with a privately owned and operated warehouse/office/manufacturing building certified for occupancy on October 28, 2002, seven years prior to the adoption of the Ordinance No. 180,990. As stated, the re-zoning of the property must be reversed and the preceding M2-1 zone must be reinstated by the City of Los Angeles.

BACKGROUND

The privately owned Subject Property constitutes a portion of Subarea No. 4340 in the Northeast Community Plan Update. On March 11, 1999 the Los Angeles City Planning Commission (LACPC) recommended the approval of changes to the Community Plan's land use designation for the Subject Property from Heavy Industrial, (with corresponding zones of M3 and P) to Public Facilities (with the corresponding PF zone). Furthermore, the LACPC recommended a corresponding Zone Change from M2 to PF. The following chronology reflects the actions taken after the March 11, 1999 LACPC recommendations:

- | | |
|---------------|--|
| June 15, 1999 | City Council approves the land use designation changes "In concept" for the Northeast Los Angeles Community Plan Area and instructs the Planning Department to prepare the final ordinances. |
| Oct. 28, 2002 | The Los Angeles Department of Building and Safety issues a Certificate of Occupancy for 2800 Casitas Avenue as a "NEW 2 STORY, TYPE III-N, 480' X 250' WAREHOUSE/OFFICE/MANUFACTURING BUILDING." |
| Oct. 10, 2007 | The City Planning Department's System and GIS Division implements a land use designation "change/correction" to Public Facilities, from Heavy Manufacturing, on the Subject Property. |
| Feb. 11, 2009 | The City Council adopts Ordinance No. 180,561, establishing the Cypress Park and Glassell Park Community Design Overlay (CDO) District Boundaries, and a suffix "CDO" is added to the subject zones. This action changed the zoning of the Subject Property from M2-1 to M2-1-CDO. |
| Nov. 24, 2009 | The City Council approves Ordinance No. 180,990, a "correction ordinance," effectuating a Zone Change on the Subject Property. This action inappropriately changes the zone of the Subject Property from M2-1-CDO to PF-1-CDO. |

REQUEST

We request on behalf of our client, Casitas Investment Company, an Ordinance Correction to Ordinance No. 180,990 reverting the Subject Property to the correct zone of "M2-1-CDO" and a corresponding amendment to the General Plan to Light Industrial.

Footnote number 12 of the General Plan Land Use Map/Northeast Los Angeles Community Plan (as of November 20, 2010) addresses the PF land use designation and zone as follows:

“The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines [*sic*] that a property zoned PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be consistent with the adopted Plan.”

It is clearly inappropriate and incorrect for the City of Los Angeles to zone and plan a privately owned and operated property as “Public Facility”. This zoning and designation prevents occupancy of the building in a manner for which it was intended and precludes appropriate and necessary improvements to the existing structures. In turn, the zoning and plan designation place a severe impact on the Casitas Investment Company’s business operations.

Given the content of Footnote number 12, the private ownership of the Subject Property, its current development and use by private entities and the historical zoning of the Subject Property for industrial purposes and furthermore, the fact that the current zoning and plan designation are in direct conflict with Los Angeles Municipal Code, Chapter I (Planning and Zoning Code), Article 2, Section 12.04.09, which provides that PF-1 zoning applies only to publicly owned land, we respectfully request an ordinance correction.

CONCLUSION

For the foregoing reasons, the Casitas Investment Company respectfully requests an Ordinance Correction to City Ordinance No. 180,990 rescinding the incorrect PF-1 zoning of this parcel and reinstating the M2-1-CDO zone as well as the re-designation of the land for Light Industrial purposes.

Thank you very much for your consideration of this matter and as always, should you have any questions or require additional information, please feel free to call me at (818) 716-2780.

Sincerely,

Brad M. Rosenheim
ROSENHEIM & ASSOCIATES, INC

ORDINANCE NO. 180990

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 zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

Section 2. URGENCY CLAUSE. The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: The subject zone change area is within the proposed boundaries of a significant case to be heard before the Los Angeles City Planning Commission. The subject case intends to impose Q Conditions to restrict uses inconsistent with existing Land Use Designation on the subject area and adopted programs such as the Los Angeles River Master Plan and the River Improvement



Section 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles at its meeting of NOV 17 2009.

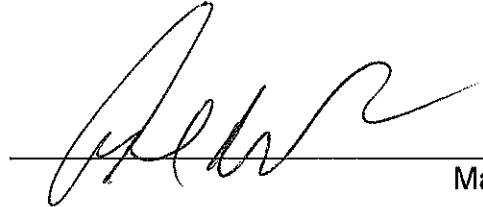
JUNE LAGMAY, City Clerk



Deputy

NOV 24 2009

Approved _____



Mayor

Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted

November 9 2009

See attached report.



S. Gail Goldberg
Director of Planning

CF 09-2739

File No(s). CF 99-0911; CPC-87-242-CPR; CPC 22490

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 2800 CASITAS AVENUE

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

[] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential uses)

Permit No. and Year: 98010-10000-01948/98010-10001-01948
99016-10000-23128/98016-10000-23878
99014-20000-04346

NEW 2 STORY, TYPE III-N, 480' X 250' WAREHOUSE/OFFICE/MANUFACTURING BUILDING.

S1/B/F1 OCCUPANCY

* 5 BICYCLE PARKING SPACES PROVIDED.

TOTAL PARKING REQUIRED: 195

TOTAL PARKING PROVIDED: 228 = STANDARD: 221 + HANDICAPPED: 7

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office:

(LA) -VN-WLA-SP-C.D. #:

Bureau:

(BLDG) -BCS:

Division:

GI - (MS) -MSS-EQ-BMI-COMM:

OWNER: CASITAS INVESTMENT CO II
OWNER'S 3191 CASITAS AVENUE
ADDRESS: LOS ANGELES, CA 90039

Issued: 10/28/2002

BY: L. GALSTIAN/J. B. /D. R.

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08-B-95C (R. 11/89)

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