

SYN. NO. _____

AGN. NO.

MOTION BY SUPERVISOR ZEV YAROSLAVSKY

February 4, 2003

In 2001 the United States Veterans' Administration (VA) initiated a process that led to the creation of its 25-year plan for further development of the VA property in the unincorporated area of West Los Angeles. The impacts of the intense development endorsed by this plan on the surrounding neighborhoods were so unsustainable that this Board adopted a motion with several provisions, all intended to restrain such development without adequate consideration and proper mitigation of traffic and other environmental impacts.

While the plan for a massive commercial development in this area seems to be in abeyance, it has come to my attention that the United States Army has entered into negotiations to transfer its 10.8-acre property adjacent to the VA (the Army Reserve Center) to a private developer for development. The subject property is zoned R-4 (Unlimited Residence) which permits up to 50 units per acre – the highest density of any zone in the County. This zone allows a number of potentially more intense uses by conditional use permit, including hotels and universities.

The zoning designation for this area was established in the early 1900's in order to accommodate veterans' housing on the VA's property – specifically for the Old

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Soldier's Home and like uses. The County's zoning on this and adjacent federally owned lands have not been reevaluated in all these decades. In light of the potential transfer of this publicly owned land to private ownership for private development, and in light of the fact that this area is one of the most intensely developed and heavily trafficked areas of Los Angeles County, a review is now in order. Indeed, it would be prudent to undertake a comprehensive look at the land use regulatory structure of this unincorporated area.

I, THEREFORE, MOVE that the Board of Supervisors request the Director of Planning and the Regional Planning Commission, with support from other County departments as necessary, to initiate a zoning study of the Veterans Administration and Army Reserve properties in West Los Angeles and to coordinate with the federal government and the City of Los Angeles for the purpose of determining the appropriate zoning to ensure that further private development in the area is sensitive to and compatible with surrounding neighborhoods, and to provide a progress report to the Board in 120 days.

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