

NW1.2 – Protect wetlands and surface water.

Level of Achievement:

RESTORATIVE

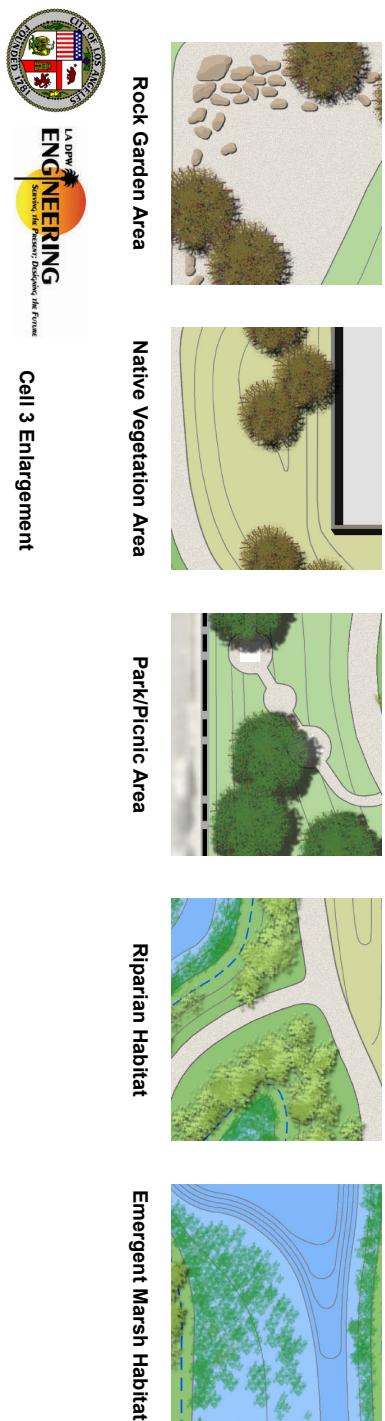
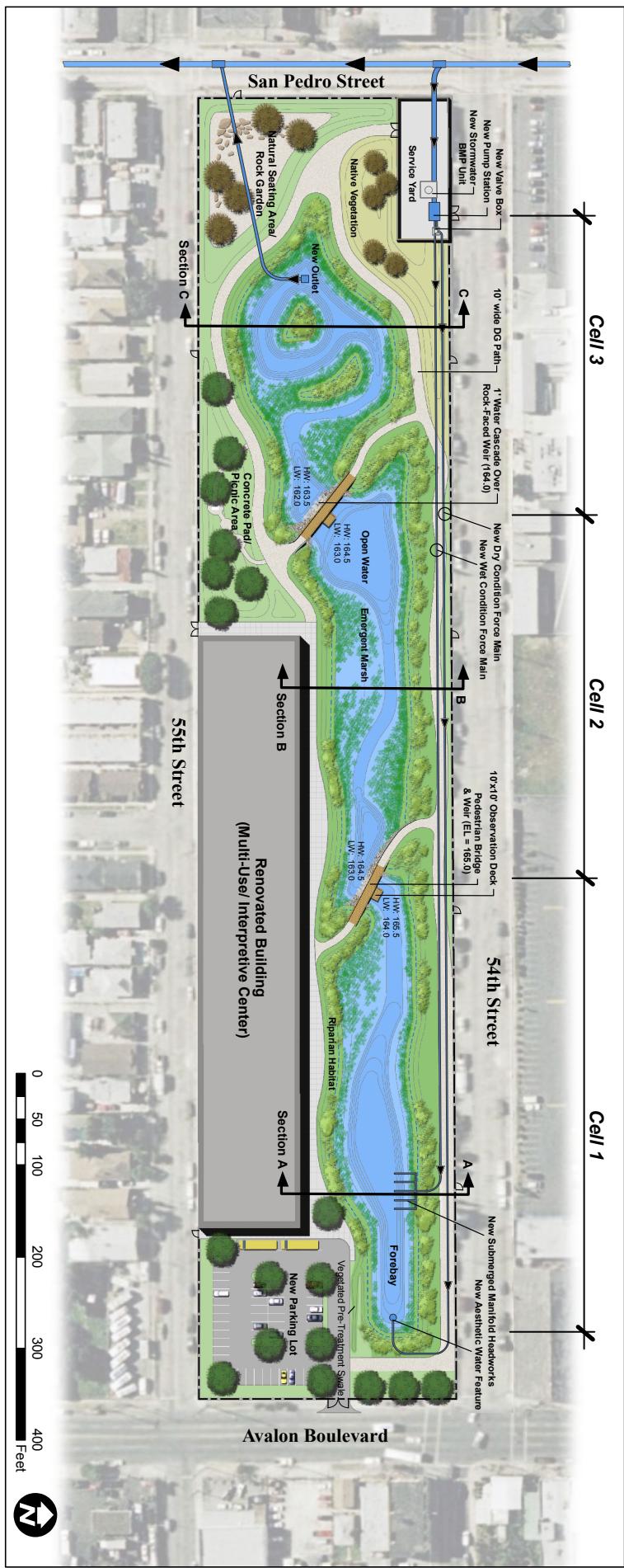
Summary:

The project site previously served as a maintenance yard for buses and trolleys. The project transformed the previously in-use Brownfield facility to an urban park with amenities that include trails, boardwalks, observation decks, picnic areas, and a natural rock garden seating area. A wetland with riparian and emergent marsh habitat was created at the center of a densely populated urban community. The land use designation of the site was changed from Light Industrial to Open Space in order to ensure the continued use of the site as a wetland park.

Supporting documentation:

- Proposed site plan
- Photos of constructed wetland
- Section 3.8 – Land Use from EIR

Proposed site plan

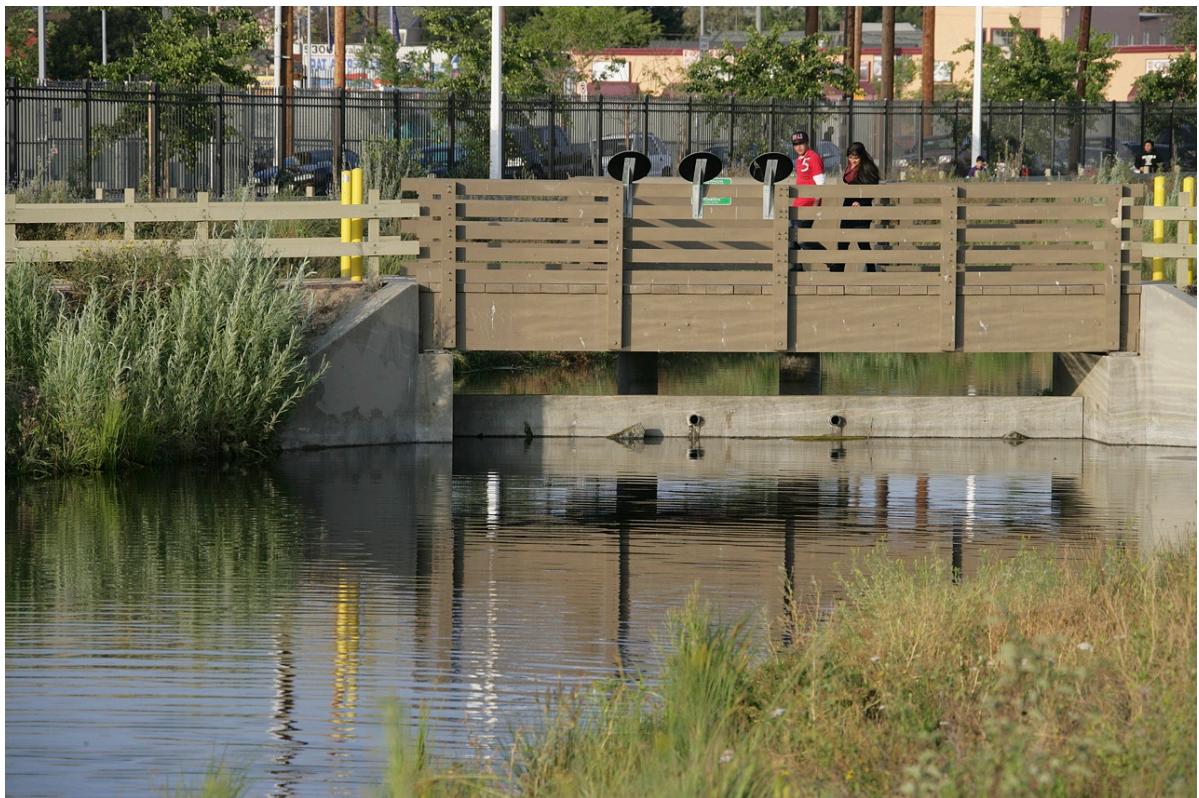


Preliminary Site Plan

City of Los Angeles Proposition O
South Los Angeles Wetlands Park

Photos of constructed wetland







Section 3.8 – Land Use from EIR

Zoning Code

The proposed Wetlands Park would change the zoning classification from M1 to OS. The intent of the “OS” Open Space Zone is to allow for recreation, parks and open space, in part to provide outdoor recreation opportunities and advance the public health and welfare, as well as to ensure the long-term use of the site as open space. Uses allowed within the OS zone include parks and recreation facilities, including: nature trails, park land/lawn areas, children’s play areas, and picnic facilities; and water conservation areas. Proposed uses for the existing building to remain on-site (museums, community center, educational center, events center, and office space) would require a conditional use permit, pursuant to Section 12.24.U.19 of the Los Angeles Municipal Code.

The proposed Wetlands Park and affiliated uses may require a variance to allow for a reduction in the number of parking stalls required under Zoning Code Section 12.21A4 (see Section 3.10, Transportation/Traffic, of this EIR for details). Pursuant to Section 12.27, a variance must be approved by the Zoning Administrator and meet the following findings:

1. The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations;
2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity;
3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question;
4. The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located; and
5. The granting of the variance will not adversely affect any element of the General Plan.

Therefore, with approval of the proposed zone change, a conditional use permit, and variance (as necessary), the proposed Wetlands Park would be consistent with the Zoning Code.

Redevelopment Plan

Similar to the General Plan, the Council District Nine Corridors Redevelopment Plan contains goals for both economic growth through retention and expansion of industrial uses and enhancement of the community, in part through the growth and enhancement of recreational and cultural resources. As was previously discussed, establishment of the proposed Wetlands