



**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2014-437-SP	State Clearinghouse No. 2012041003	11
PROJECT ADDRESS:		
6400-7901 W. Westchester Parkway, 9201 S. Sepulveda Blvd., 9320 S. Lincoln Blvd.		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Los Angeles World Airports Lisa Trifiletti	424-646-5186	LTrifiletti@lawa.org
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Karen Hoo	213-978-1331	karen.hoo@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>A Specific Plan Amendment to establishment of new development regulations for the LAX Northside Sub-Area of the LAX Specific Plan that would reduce the amount of development allowed on the approximately 340 acre project site to a maximum of 2,320,000 square feet of new development for office, retail, research and development, community and civic uses, airport support, recreation and open space and buffer uses. The new regulations include design guidelines and standards for all building heights, massing and setbacks, as well as permitted densities and land use and vehicle trips.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

1. Approved the staff report as the City Planning Commission Report.
2. Found and Recommended to the City Council that the Los Angeles International Airport (LAX) Northside Plan Update was environmentally assessed in Environmental Impact Report (EIR) and Errata (State Clearinghouse No. 2012041003), certified by the Board of Airport Commissioners on March 12, 2015 in compliance with CEQA. No changes to the Project have occurred that would require an addendum, subsequent or supplemental EIR, or a negative declaration as set forth under CEQA Guidelines §§ 15162, 15164.
3. Instructed staff to Modify the "LAX Northside Design Guidelines and Standards" to be consistent with the recommended specific plan, including a) reference of the LAX Compliance Review procedures, b) modifications to the "Permitted Land Use Table", c) addition of the following elements: 1) extension of reclaimed water pipes into the project area and the use of reclaimed water for landscaping, 2) a minimum of 20% of all parking spaces be wired to accommodate EV charging stations, 3) that all transit stops include bus shelters, 4) that all pole fixtures (such as light standards, flag poles, etc.) be designed to accommodate local area wireless access (Wi-Fi), 5) that all new building construction be solar ready, and 6) to the extent possible, bike lanes should be protected from vehicular traffic.
4. Recommended that the City Council Approve the amendments to the LAX Specific Plan referenced in Exhibit A, including the modifications recommended by the Department of City Planning, and modifying Section 7 to include Director of Planning 75 day review period and determination.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Approve the amendments to the LAX Specific Plan as shown in Exhibit A.

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input checked="" type="checkbox"/> Other <u>EIR certified by BOAC</u>	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other <u>Resolution, Letters to</u>	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

Yes

No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

June 25, 2015

COMMISSION VOTE:

9 - 0

LAST DAY TO APPEAL:

N/A

APPEALED:

No

TRANSMITTED BY:

James K. Williams

TRANSMITTAL DATE:

AUG 11 2015

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
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COMMISSION EXECUTIVE ASSISTANT II
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INFORMATION
<http://planning.lacity.org>

City Plan Case No. CPC-2014-437-SP
Council District No. 11

AUG 11 2015

Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Dear Councilmembers:

**PROPOSED SPECIFIC PLAN AMENDMENT TO THE LAX SPECIFIC PLAN WITHIN THE
LOS ANGELES INTERNATIONAL AIRPORT PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the June 25, 2015 action of the City Planning Commission recommending approval of a proposed Specific Plan Amendment to the LAX Specific Plan establishing new development regulations for the LAX Northside Sub-Area of the specific plan. The City Planning Commission recommended approval of the specific plan amendment.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone change will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed Specific Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

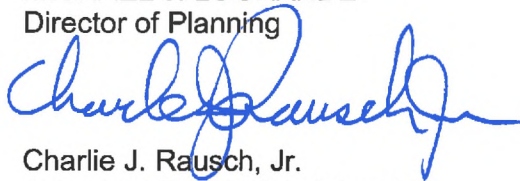
That the City Council:

1. Find that the specific plan amendment for the Los Angeles International Airport (LAX) Northside Plan Update was environmentally assessed in the Environmental Impact Report (EIR) and Errata (State Clearinghouse No. 2012041003), certified by the Board of Airport Commissioners on March 12, 2015, in compliance with CEQA. No changes to the Project have occurred that would require an addendum, subsequent or supplemental EIR, or a negative declaration as set forth under CEQA Guidelines Sections 15162 and 15164.

2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the Specific Plan Amendment to the LAX Specific Plan; and
4. Adopt by Resolution the proposed Specific Plan Amendment to the LAX Plan; and
5. Adopt the specific plan ordinance amending the LAX Specific Plan as set forth in the attached exhibit.

Very truly yours,

MICHAEL J. LOGRANDE
Director of Planning

A handwritten signature in blue ink, appearing to read "Charlie J. Rausch, Jr.", is written over the typed name and title.

Charlie J. Rausch, Jr.
Associate Zoning Administrator

Attachments:

1. City Plan Case File
2. City Planning Commission action, including Findings
3. Specific Plan Amendment Ordinance