

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2008-1552-CPU	ENV-2008-1781-EIR	1, 8, 9, 14, 15
PROJECT ADDRESS:		
<p>The project area is the South Los Angeles Community Plan Area (South Los Angeles CPA), generally bounded on the north by Pico Boulevard, on the east by Figueroa Street and Broadway, on the south by 120th Street and the County of Los Angeles, and on the west by Arlington and Van Ness Avenues. Other Community Plan areas and various jurisdictions that are adjacent to the South Los Angeles CPA include, the West Adams- Baldwin Hills-Leimert CPA to the west, Wilshire CPA to the north, the Southeast Los Angeles CPA to the east, and the City of Inglewood and unincorporated Los Angeles County to the south.</p>		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
City Of Los Angeles <input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Conni Pallini-Tipton	213-978-1179	conni.pallini-tipton@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
N/A		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**☒ Letter of Determination☐☐ Categorical Exemption☐☒ Findings of Fact☐☐ Negative Declaration☐☐ Staff Recommendation Report☐☐ Mitigated Negative Declaration☐☒ Conditions of Approval☐☒ Environmental Impact Report☐☒ Ordinance☐☒ Mitigation Monitoring Program☐☒ Zone Change Map☐☐ Other _____☐☒ GPA Resolution☐☒ Land Use Map☐☐ Exhibit A - Site Plan☐☐ Mailing List☐☒ Land Use☐☐ Other _____☐**NOTES / INSTRUCTION(S):**

List of Exhibits (transmitting links only):

Exhibit A Overview and Staff Recommendation Report

Exhibit B City Charter, LAMC, and General Plan Findings

Exhibit C General Plan Amendment Resolution

Exhibit D Zone and Height District Ordinance

Exhibit E Change Area Matrices and Mapping

Exhibit F Community Plan Implementation Overlay District (CPIO)

Exhibit G Environmental Impact Report, Technical Appendices and CEQA Findings

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:	COMMISSION VOTE:
June 22, 2017	6-0
LAST DAY TO APPEAL:	APPEALED:
N/A	N/A
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas	September 5, 2017



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

Mailing Date: SEP 01 2017

Case No.: **CPC-2008-1552-CPU**

CEQA: ENV-2008-1781-EIR; SCH No. 2008101098

Plan Area: **South Los Angeles**

Related Case No: CPC-2008-1553-CPU

Council Districts: 1 – Cedillo;

8 – Harris –Dawson;

9- Price; 10 – Wesson;

15 - Buscaino

PROJECT SITE:

The project area is the South Los Angeles Community Plan Area (South Los Angeles CPA), generally bounded on the north by Pico Boulevard, on the east by Figueroa Street and Broadway, on the south by 120th Street and the County of Los Angeles, and on the west by Arlington and Van Ness Avenues. Other Community Plan areas and various jurisdictions that are adjacent to the South Los Angeles CPA include, the West Adams- Baldwin Hills- Leimert CPA to the west, Wilshire CPA to the north, the Southeast Los Angeles CPA to the east, and the City of Inglewood and unincorporated Los Angeles County to the south.

At its meeting of June 22, 2017, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the proposed amendments:

Amended the policy document and the land use map of the South Los Angeles Community Plan (Proposed Plan). The project will also adopt two zoning ordinances to implement the update to the community plan, including changes for certain portions of the Community Plan Area to allow specific uses, development standards (including height, Floor Area Ratio, and massing) and design standards. These zoning ordinances include amendments to the Zoning Map for zone and height district changes under LAMC Section 12.32 and the Community Plan Implementation Overlay (CPIO) District under LAMC Section 13.14. Also, to ensure consistency between the updated community plan and the other City plans and ordinances, the project will include amendments to the Framework and Circulation Elements of the General Plan, and others as necessary.

1. **Approved** the June 22, 2017 Staff Recommendation Report as the Commission Report, and thereby approving the Proposed Plan in its entirety and including those additional modifications enumerated in Supplements 1a and 2, as well as those initiated by the council offices and stakeholder requests attached herewith;
2. **Approved** the South Los Angeles Community Plan Resolution, the South Los Angeles Community Plan text changes (Policy Document), and map amendments to the City's General Plan Land Use Map inclusive of the community plan map boundary, symbol, footnote, corresponding zone and land use nomenclature changes, amending the South Los Angeles Community Plan as part of the General Plan of the City of Los Angeles as modified;
3. **Approved** the proposed changes of zone and height district as identified in the Land Use and Zone Change Subarea Map, the Land Use and Zone Change Subarea Matrix and the proposed South Los Angeles CPIO District, as modified;
4. **Instructed** the Department of City Planning to finalize the necessary General Plan land use designation maps, zone and height district change ordinances to be presented to the City Council,

and make other technical corrections as necessary including the boundary changes to the South LA Community Plan with edits to the plan text or land use map to do any of the following:

- (1) Make all necessary edits throughout the Proposed Plan to reflect changes to the community plan boundaries;
 - (2) Make non-substantive alterations necessary to correct typographical errors or word processing errors or omissions, including spelling, grammar, number, punctuation, transposed words or numbers, and duplicate words or numbers that do not result in materially or substantially altered contents, requirements, rights, responsibilities, conditions or prescriptions contained in the original text of the Proposed Plan;
5. **Approved** the amended Circulation System Map of the Circulation Element (Mobility Plan 2035) of the General Plan to reclassify selected streets within the South Los Angeles Community Plan as shown on the Street Reclassification Table;
 6. **Approved** the amended Long Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed use boulevards as shown on the Proposed General Plan Framework Map;
 7. **Authorized** the Director of Planning to present the Resolution, Community Plan and General Plan amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter;
 8. **Found** that in accordance with Los Angeles Municipal Code Section 13.14 C.5, the proposed supplemental development regulations of the Community Plan Implementation Overlay (CPIO) District is consistent with, and necessary to implement, the programs and policies and design guidelines of the South Los Angeles Community Plan;
 9. **Reviewed** and **Considered** the Draft Environmental Impact Report (South LA: ENV-2008-1781-EIR and State Clearinghouse No. 2008101098 / Southeast LA: ENV-2008-1780-EIR and State Clearinghouse No. 2008101097) in its determination approving the Proposed Plan, and recommended transmitting the EIR to the City Council for certification; and
 10. **Adopted** the attached Findings, and directed staff to prepare additional environmental findings for City Council consideration.

RECOMMENDATIONS:

1. **Recommended** that the Mayor **approve** the Resolution approving the South Los Angeles Community Plan Update, as modified by the City Planning Commission, including amendments to the land use map and policy text of the South Los Angeles Community Plan, the Long Range Land Use Diagram of the Framework Element, and the Citywide General Plan Circulation System Map of the Circulation Element (Mobility Plan 2035);
2. **Recommended** that the City Council **adopt** the Resolution that does the following:
 - a. City Council **certifies**, based on its independent judgment, after consideration of the entire administrative record, the Environmental Impact Report ENV-2008-1780-EIR and ENV-2008-1781-EIR (State Clearinghouse Nos. 2008101097 and 2008101098); adopts environmental findings, adopts a Statement of Overriding Consideration, and adopts the Mitigation Monitoring Program (MMP);
 - b. **Approves** the General Plan amendments of the South Los Angeles Community Plan Update, which include amendments to the land use map and policy text of the South Community Plan, the Long Range Land Use Diagram of the Framework Element, and the Citywide General Plan Circulation Map of the Circulation Element (Mobility Plan 2035)
3. **Recommended** that the City Council **adopt** the Zone and Height District Changes as identified in the Land Use and Zone Change Subarea Map, and the Land Use and Zone Change (Subarea) Matrix;
4. **Recommended** that the City Council **adopt** the South Los Angeles Community Plan Implementation Overlay (CPIO) District; and
5. **Recommended** that the City Council **adopt** the attached Findings.

The vote proceeded as follows:

Moved: Mack
Second: Dake Wilson
Ayes: Ambroz, Mitchell, Padilla-Campos, Perlman
Absent: Choe, Millman, Katz

Vote: 6 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date:

The Commission's determination is final as of the mailing date of this determination and is not appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: June 22, 2017 Modifications

Exhibits: (If you are accessing this letter on-line, please click on each link below to view the exhibits, or visit <https://planning.lacity.org/pdiscaseinfo>, and enter the Case Number (CPC-2008-1552-CPU), to access this letter and its attachments electronically).

Exhibit A:	Overview and Staff Recommendation Report
Exhibit B:	City Charter, LAMC and General Plan Findings
Exhibit C:	General Plan Amendment Resolution
Exhibit D:	Zone and Height District Ordinance – Proposed Ordinance
Exhibit E:	Change Area Matrices and Mapping
Exhibit F:	Community Plan Implementation Overlay District (CPIO) – Proposed Ordinance
Exhibit G:	Environmental Impact Report, Technical Appendices and CEQA Findings

cc: Craig Weber, Principal City Planner
Conni Pallini-Tipton, Senior City Planner
Reuben Caldwell, City Planner
Melissa Alofaituli, Project Manager

**MODIFICATIONS TO THE SOUTH LOS ANGELES COMMUNITY PLAN
BY THE CITY PLANNING COMMISSION ON JUNE 22, 2017
CPC-2008-1552-CPU**

1. Incorporate the additional text updates and corrections to the South LA Community Plan Policy Document as enumerated in Supplement 1a, as modified;
2. Incorporate the additional policies and program recommendations of the "People's Plan" into the South LA Community Plan Policy Document, as modified in Supplement 2;
3. Update maps and figures in the South LA Community Plan Policy Document to incorporate Metro's planned pedestrian and bicycle path network;
4. Incorporate additional ordinance text from the "People's Plan" into the South Los Angeles CPIO Ordinance, as modified in Supplement 2;
5. Include a reference in the South LA CPIO Ordinance noting additional affordable housing incentive options that are available;
6. Modify Noise and Vibration mitigation measure N1 of the MMP to include electric or solar generation as an option;
7. Incorporate several requested changes enumerated through the June 21, 2017 Council District 8, 9, and 15 Letter to the CPC, as follows:
 - a. Update South Los Angeles Community Plan Policies: LU19.8, LU19.8, M6.1, M6.2, M7.4, M9.3, CF9.3 and add new Policies/Programs LU1.18, LU6.8, LU19.16, LU19.17, LU19.18, LU19.19, LU19.20, M5.6 and programs P102, and P103 that address mobility hubs, first mile/ last mile, Vision Zero, alley maintenance plans, and TOD linkages;
 - b. Update Figure 1-3, add new Policy LU6.8, and LU19.17 of the South Los Angeles Community Plan Policy Document to reflect the "South Los Angeles Empowerment Zone" (SLATE-Z) Promise Zone;
 - c. Update Figures 2-1, 5-3 and Policies LU19.16, LU19.19, LU19.19, and M6.1 of the Policy Document to include the Metro Active Transportation Rail to River Corridor along Slauson Avenue;
 - d. Update the South Los Angeles Community Plan Policy Document to include a program that supports future planning efforts funded through grant opportunities such as Metro's TOD Planning Grant- Round 5 to assist in developing Transit Oriented Communities Tax Increment Financing (TOC TIF) Pilot Programs and/or a specific plan in the South LA Promise Zone and TOD subareas. A new TOD Grants program (P113) has been added to Chapter 6;
 - e. Update Figure 2-1 of the South Los Angeles CPIO Ordinance to include the future Metro Vermont Bus Rapid Transit and the existing Silver Line (Transitway/Busway) stations with TOD 1/2 mile radius circles;
8. Revise recommendations for Subareas 380, 850, 1110 from the initial proposal of height district 2D to height district 1VL;

Subarea	Existing Zone	Initial Proposal	Initial CPIO	Revised Proposal	Revised CPIO
380	[Q]C2-1	C2-2D-CPIO	TOD Low	C2-1VL-CPIO	Neighborhood Serving
850	[Q]C2-1-HPOZ	C2-2D-HPOZ-CPIO	TOD Medium	C2-1VL-HPOZ-CPIO	Neighborhood Serving
1110	[Q]C2-1-HPOZ	C2-2D-HPOZ-CPIO	TOD Low	C2-1VL-HPOZ-CPIO	Neighborhood Serving

9. Revise the recommendation for Subarea 550 to include RD2 and R2 zones based on the built environment. The boundaries of Subarea 550 were adjusted to include the recommended action. Portions of Subarea 550 were removed and included in adjacent Subareas 547 (R2-1-CPIO) and 720 (RD2-1-CPIO);
10. Revise recommendations for Subareas 290, 292, and 546 to change the zone to match the built environment;

Subarea	Existing Zone	Existing Land Use	Initial Proposal (zone)	Initial Proposal (LU)	Revised Proposal (zone)	Revised Proposal (LU)
290	[Q]R3-1	Medium	R3-1-CPIO	Medium	R2-1-CPIO	Low Medium I Residential
292	[Q]R3-1	Medium	RD2-1-CPIO	Low Medium II Residential	R2-1-CPIO	Low Medium I Residential
546	RD2-1	Low Medium II Residential	RD2-1-CPIO	Low Medium II Residential	Same as Initial Proposal	Same as Initial Proposal