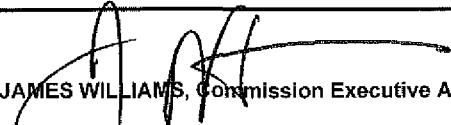


TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s)	Contact No.	C.D. No.
CPC-2009-437-CA (RELATED TO CPC-09-439 & CA, CPC-09-441-CA)	MICHELLE SORKIN 213-978-1199		ALL
Items Appealable to Council:		Last Day to Appeal:	Appealed:
N/A		N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Location of Project (Include project titles, if any.)			
CITYWIDE			
Name(s), Applicant / Representative, Address, and Phone Number.			
CITY OF LOS ANGELES			
Name(s), Appellant / Representative, Address, and Phone Number.			
N/A			
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)			
<p>A proposed ordinance to establish a Community Plan Implementation Overlay (CPIO), adding a new Supplemental Use District that will provide a new zoning tool by which Community Plan goals, objectives and policies can be implemented.</p>			
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>		Environmental No.	Commission Vote:
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		ENV-2009-438-ND	5-0

 JAMES WILLIAMS, Commission Executive Assistant I	Date: <u>SEP 03 2009</u>
---	--------------------------

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

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PRESIDENT
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MAYOR

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SEP 03 2009

Planning and Land Use Management Committee
Council of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

ATTN: Barbara Greaves, Legislative Assistant

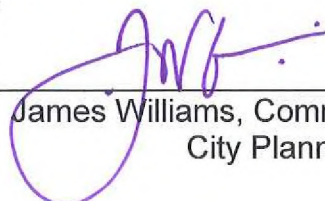
CITY PLAN CASE NO. 2009-437-CA

Transmitted herewith is a proposed ordinance to establish a Community Plan Implementation Overlay (CPIO), adding a new Supplemental Use District that will provide a new zoning tool by which Community Plan goals, objectives and policies can be implemented.

On May 28, 2009, following a public hearing, the City Planning Commission approved the attached Findings of City Planning Staff and approved the proposed ordinance.

This action was taken by the following vote:

Moved: Roschen
Seconded: Burton
Ayes: Freer, Montanez, Woo
Absent: Cardoso, Hughes, Kezios
Vacant: One
Vote: 5-0


James Williams, Commission Executive Assistant I
City Planning Commission

Attachments: Findings, Proposed Ordinance

cc: Jeri Burge, Deputy City Attorney, Land Use Division

FINDINGS

Findings under Charter Section 558

Los Angeles City Charter Section 558 requires that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice. The establishment of the Community Plan Implementation Overlay as a new zoning tool conforms to public necessity, convenience, general welfare and good zoning practice in the following respects:

General Plan Framework Objective 3.1: *Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors*

The CPIO ordinance, as proposed, would continue to accommodate a range of uses throughout the City. However, if adopted, the CPIO ordinance would enable individual plans to create CPIO districts to tailor uses in specific areas. CPIO districts could be used to achieve neighborhood and citywide goals such as: promoting mixed use nodes along corridors; refining neighborhood districts, community, regional and downtown centers; protecting commercial and industrial employment centers from incompatible uses; and incentivizing housing production by adopting special regulations in key areas.

General Plan Framework Objective 3.2: *Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction in vehicular trips, vehicle miles traveled, and air pollution.*

The CPIO ordinance, as proposed, will help enable the implementation of CPIO districts grouped by common theme, such as transit-oriented districts and mixed-use corridors in order to promote the reduction of work-related and discretionary vehicle trips. CPIO districts could be used to supplement Commercial and RAS zones and by creating design guidelines for upper stories in mid- to high-rise buildings in designated areas to not only encourage mixed use, but ensure design compatibility and improve walkability in surrounding areas.

General Plan Framework Objective 3.4: *Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.*

The Community Plan Implementation Overlay will enable individual plans to balance growth and preservation in a manner that provides predictability for residents and developers. The CPIO enabling ordinance will facilitate the creation of subsequently adopted CPIO districts that could be grouped by theme or by geography. For example, CPIO districts could be used to resolve conflicts between commercial districts and adjacent residential neighborhoods by addressing setbacks, stepbacks, vehicle access, and open space requirements to ensure a smoother transition between abutting residential and commercial parcels.

General Plan Framework Objective 5.1: *Translate the Framework Element's intent with respect to citywide urban form and neighborhood design to the community and neighborhood levels through locally prepared plans that build on each neighborhood's attributes, emphasize quality of development, and provide or advocate "proactive" implementation programs.*

Zoning tools such as [Q] Conditions and Specific Plans have historically addressed community concerns in a "reactive" manner, often as a result of Interim Control Ordinances. The emphasis of the CPIO ordinance is to create a method for establishing more or less restrictive development requirements when a Community Plan is adopted, in order to promote growth in key areas, such as commercial corridors and transit nodes, while balancing the need for preservation in areas with limited potential for change. Whether more or less restrictive than the underlying zone, a CPIO district would be created in a deliberate, "proactive" manner that is relevant to the goals of each Community Plan and the Framework Element.

General Plan Framework Objective 5.6: *Conserve and reinforce the community character of neighborhoods and commercial districts not designated as growth areas.*

The purpose of the CPIO ordinance is to create a tool by which community character can be preserved and further enhanced in designated preservation areas such as single-family and multi-family residential neighborhoods as well as commercial districts seeking to maintain a Main Street scale. Currently, there are few zoning tools available for addressing mass, scale, and articulation of residential buildings on a neighborhood-specific basis.

In summary, the Community Plan Implementation Overlay tool conforms to public necessity because it fulfills an established need for improved means for implementing Community Plans and the Framework Element of this City's General Plan; Convenience due to the simplified process it establishes for projects which successfully comply with adopted regulations; General welfare as a result of the predictability it provides for residents and property owners by strengthening and improving enforcement of Community Plans; and finally, good zoning practice because it can accomplish detailed zoning regulations of varying degrees of complexity, without creating an onerous process for project approvals.

CEQA Findings

A Negative Declaration (ENV-2009-438-ND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have any significant effect on the environment as the ordinance is enabling in nature and therefore it will not result in any direct or indirect environmental impacts. The attached Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

DRAFT ORDINANCE NO. _____

An ordinance adding a new Section 13.xx to the Los Angeles Municipal Code to establish the enabling language for a "CPIO" Community Plan Implementation Overlay District.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subsection D of Section 12.04 of the Los Angeles Municipal Code is amended to read:

D. Certain portions of the City are also designated as being in one or more of the following districts, by the provision of Article 3 of this chapter

- "O" Oil Drilling District
- "S" Animal Slaughtering
- "G" Surface Mining District
- "RPD" Residential Planned Development District
- "K" Equinekeeping District
- "CA" Commercial and Artcraft District
- "POD" Pedestrian Oriented District
- "CDO" Community Design Overlay District
- "MU" Mixed Use District
- "FH" Fence Height District
- "SN" Sign District
- "RFA" Residential Floor Area District
- "CPIO" Community Plan Implementation Overlay

The "**Zoning Map**" is amended to indicate these districts and the boundaries of each district.

Land classified in an "O" Oil Drilling District, "S" Animal Slaughtering District, "G" Surface Mining District, "RPD" Residential Planned Development District, "K" Equinekeeping District, "CA" Commercial and Artcraft District, "POD" Pedestrian Oriented District, "CDO" Community Design Overlay District, "MU" Mixed Use District, "FH" Fence Height District, "SN" Sign District, "RFA" Residential Floor Area District or "CPIO" Community Plan Implementation Overlay is also classified in one or more zones, and land classified in the P Automobile Parking Zone may also be classified in an "A" or "R" Zone.

These classifications are indicated on the "**Zoning Map**" with a combination of symbols, e.g., **R2-2-O, C2-4-S, M1-3-G, M1-1-P and R2-O, C2-G**, etc., where height districts have not been established.

Section 2. The list contained in Paragraph (b) of Subdivision 1 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is amended by adding a new entry to read "CPIO" Community Plan Implementation Overlay District at the end of the list:

(b) **Districts.** In order to carry out the provisions of this article, the following districts are established:

- "O" Oil Drilling District
- "S" Animal Slaughtering
- "G" Surface Mining District
- "RPD" Residential Planned Development District
- "K" Equinekeeping District
- "CA" Commercial and Artcraft District

"POD" Pedestrian Oriented District
 "CDO" Community Design Overlay District
 "MU" Mixed Use District
 "FH" Fence Height District
 "SN" Sign District
 "RFA" Residential Floor Area District
 "CPIO" Community Plan Implementation Overlay District

Section 3. Subparagraph (2) of Paragraph (c) of Subdivision 1 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is amended to read:

(2) Additional Requirements for Application. One or more of the owners or lessees of property within the boundaries of the proposed district may submit a verified application for the establishment of a district. An application for the establishment of a Commercial and Artcraft District, a Pedestrian Oriented District, an Equine keeping District, a Community Design Overlay District, a Mixed Use District, a Sign District, a Residential Floor Area District, or a Community Plan Implementation Overlay District shall contain the signatures of at least 75 percent of the owners or lessees of property within the proposed district. An application for the establishment of a Fence Height District shall contain the signatures of at least 50 percent of the owners or lessees of property with the proposed district. An application shall be accompanied by any information deemed necessary by the Department. If establishment of a district is initiated by the City Council, City Planning Commission, or Director of Planning, the signatures of the property owners or lessees shall not be required.

Section 4. Subparagraph (iii) of Subparagraph (3) of Paragraph (c) of Subdivision 1 of Subsection S of Section 12.32 is amended to read:

(iii) Time for Commission to Act on Application. The City Planning Commission shall act on an application to establish an "O", "S", "G", "K", "CA", "POD", "CDO", "MU", "FH", "SN", "RFA", or "CPIO" within 75 days from the date of the filing of the application. The City Planning Commission shall act on an application to establish an "RPD" District within 75 days from the receipt of the Subdivision Committee report and recommendation. The City Planning Commission shall act on proceedings initiated by the Council within 75 days of receipt of that action from the Council, or within the time that the Council may otherwise specify

Section 5. Article 3 of Chapter 1 of the Los Angeles Municipal Code is amended by adding a new Section 13.XX to read:

Section 13.XX. "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT

A. Purpose. This section sets forth procedures, guidelines, and standards for the establishment of a Community Plan Implementation Overlay (CPIO) District within any zone throughout the City. The purpose of the CPIO District is to implement supplemental development standards tailored to each Community Plan area in order to:

1. Ensure that development enhances the unique architectural, environmental, and cultural qualities of each Community Plan Area while maintaining compatibility in scale, intensity, and density;
2. Create a simple approval process to enable infill development that will positively impact communities.

B. Relationship to Other Zoning Regulations. Where the provisions of a "CPIO" Community Plan Implementation Overlay conflict with those of a Specific Plan or Historic Preservation Overlay Zone (HPOZ), then the provisions of the Specific Plan or HPOZ shall prevail. Regulations contained in the CPIO dealing with uses, height, Floor Area Ratio, and/or signage shall be more restrictive than applicable regulations in the underlying zone(s) and other supplemental use districts. If the provisions of the CPIO conflict with any other city-wide regulations in the Los Angeles Municipal Code or supplemental use districts other than a HPOZ, then the requirements of the CPIO shall prevail.

C. Establishment of CPIO District – Director’s Authority. The City Council may adopt new districts, or change boundaries of districts, by following the procedures set forth in Section 12.32 S of this Code; however each CPIO District shall also comply with the following provisions:

1. Requirements. A CPIO District may be initiated for any Community Plan Area if consistent with the policies of that plan. A CPIO shall have a minimum of one mapped district subarea to enable the initiation and activation of a CPIO District for an entire Community Plan Area.

2. Initiation. At the time of establishment, the Director of Planning may establish a zoning classification to indicate the Community Plan Area in which the CPIO is located and the corresponding Subarea as defined in Section E.

3. Amendments to a CPIO. The City Council, City Planning Commission or Director of Planning shall have the authority to initiate an amendment to a CPIO District or its subareas, or to adopt additional subareas within an established CPIO District. The procedures for amending the CPIO are set forth in Subsections A, C, and E of Section 12.32.

4. Findings for Establishment of a CPIO District. In adopting a CPIO District, the City Council shall find that: The regulations of the Community Plan Implementation Overlay District are necessary to implement the programs, policies, or urban design guidelines of the Community Plan for that area.

D. Definitions.

1. Community Plan Implementation Overlay (CPIO) District. A defined area with supplemental development regulations which implement goals and policies in a Community Plan. A CPIO District shares the boundaries of a Community Plan and contains at least one Subarea.

2. Community Plan Implementation Overlay(CPIO) Subarea. A further defined area within the CPIO District in which Community Plan programs and/or policies are implemented through supplemental development regulations. Subareas may be contiguous or non-contiguous parcels characterized by common community plan goals, themes and policies and grouped by a common boundary.

E. Content of a CPIO District. The City Council by separate ordinance shall adopt the applicable development and design standards of each Community Plan Implementation Overlay District and/or Subarea. In addition, each CPIO District shall contain the following:

1. Subarea Boundaries. Only sites within mapped Districts and/or Subareas shall be subject to the regulations and processes of the CPIO District.

2. Project. Each CPIO District and/or Subarea shall contain a definition of what constitutes a Project for the whole District or within each Subarea; and

3. Development Regulations. Supplemental development regulations may apply to any zone within a Community Plan Implementation Overlay Subarea.

4. Discretionary Review Process. Each CPIO District shall establish a discretionary review process for Projects subject to development regulations therein.

F. Review Procedures for Projects within a CPIO District. The Department of Building and Safety shall not issue a grading permit, foundation permit, building permit, or use of land permit for a Project within a Community Plan Implementation Overlay District unless a CPIO District approval has been issued.

1. **Application, Form and Contents.** To obtain a Community Plan Implementation Overlay approval, an application shall be filed with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application and the guidelines adopted by the Director of Planning. Prior to deeming the application complete, the Director shall determine and, if necessary, advise the applicant of the processes to be followed, materials to be submitted, and fees to be paid. The application fees for CPIO Approval shall be as set forth in Section 19.01x of the Los Angeles Municipal Code.
2. **Limitations.** CPIO Approval shall not imply compliance with any other applicable provisions of the Los Angeles Municipal Code.
3. **Sign Off Approvals.** Projects that comply with the provisions of an adopted CPIO ordinance shall submit plans to the Director of Planning for conformance review and ministerial sign off. The Director of Planning or designee shall have 30 days to review the Project for compliance with the supplemental development regulations. Projects which do not comply with the applicable CPIO District regulations, may request relief through procedures set forth in Sections H and I.

G. Community Plan Implementation Overlay Adjustment – Authority of the Director of Planning With Appeals to the Area Planning Commission. The Director of Planning or the Director's designee shall have initial decision-making authority to grant a CPIO Adjustment for adjustments of up to 20 percent, unless a smaller deviation amount is specified.

1. **Limitations.** A CPIO Adjustment shall be limited to deviations of up to 20 percent from quantitative development standards in an adopted CPIO Subarea or minor adjustments from qualitative CPIO design guidelines, or regulations which do not substantially alter the execution or intent of those regulations to a proposed Project.

Each adopted CPIO ordinance shall indicate those development regulations eligible for relief through this Section. If an application requests more than one CPIO Adjustment, the Director may determine and advise the applicant, prior to the application being deemed complete, that the request be filed and processed as a CPIO Exception, pursuant to Subsection H of this section. Projects seeking relief from any development regulation which contains prohibition language, or development regulations not otherwise designated in the CPIO to qualify for adjustments, shall be addressed through the exception procedures listed under Section H.

2. **Findings.** The determination by the Director shall include written findings in support of the determination. In order to approve a proposed project pursuant to this subsection, the Director must find that:
 - (a) There are special circumstances applicable to the project or project site which make the strict application of the "CPIO" regulation(s) impractical;
 - (b) In granting the adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with the purpose and intent of all applicable "CPIO" regulations;
 - (c) In granting the adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way;
 - (d) The project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible; and

(e) The project is compatible with the neighborhood character of the Community Plan Implementation Overlay District Subarea.

3. The CPIO Adjustment shall follow procedures for **Time Limit, Transmittal of Written Decision, Effective Date of Initial Decision, Expiration, Failure to Act – Transfer of Jurisdiction, and Appeals** set forth in Section 11.5.7, Subsections C 4-6.

H. Exceptions from a “CPIO” – Area Planning Commission with Appeals to the City Council.

1. Authority of the Area Planning Commission. The Area Planning Commission shall have initial decision-making authority for granting exceptions from “CPIO” regulations. In accordance with Subsection D of Section 12.24, the Area Planning Commission shall hold a hearing at which evidence is taken.

In granting an exception from a “CPIO”, the Area Planning Commission shall impose conditions to remedy any resulting disparity of privilege and that are necessary to protect the public health, safety, welfare and assure compliance with the objectives of the general plan and the purpose and intent of the “CPIO” District. An exception from a “CPIO” regulation shall not be used to grant a special privilege, nor to grant relief from self-imposed hardships.

2. Findings. The Area Planning Commission may permit an exception from a “CPIO” regulation if it makes all the following findings:

- (a) That the strict application of the regulations of the “CPIO” to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the “CPIO” District and the subject regulations;
- (b) That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the “CPIO” District and/or Subarea;
- (c) That an exception from the “CPIO” regulation is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the “CPIO” District and/or Subarea in the same zone and vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;
- (d) That the granting of an exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property; and
- (e) That the granting of an exception will be consistent with the principles, intent and goals of the “CPIO” District and/or Subarea and any applicable element of the general plan.

3. The CPIO Exception shall follow procedures for **Decision by Area Planning Commission, Effective Date of Decision, Expiration, Failure to Act - Transfer of Jurisdiction from the Area Planning Commission, Appeal of Area Planning Commission Decision, and Hearing by Council** as set forth in Section 11.5.7, Subsections F 3-8.

Section 6. 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, by a vote of not less than three-fourths of all of its members, at its meeting of _____
_____.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

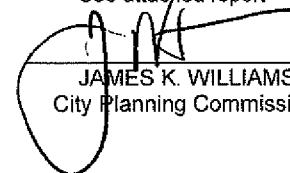
Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted

By _____
City Attorney

May 28, 2009

Date _____

See attached report



JAMES K. WILLIAMS
City Planning Commission

File No(s). _____



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



City Planning Commission

Date: May 28, 2009
Time: After 8:30 AM*
Place: Van Nuys City Hall
Council Chambers, Second Floor
14410 Sylvan Street,
Room 201, Council Chamber
Van Nuys, CA 91401

Public Hearing: Required
Appeal Status: N/A
Expiration Date: N/A
Multiple Approval: N/A

Case No.: CPC-2009-437-CA
CEQA No.: ENV-2009-438-ND
Incidental Cases: N/A
Related Cases: CPC-2009-439-CA
CPC-2009-441-CA
Council No.: All
Plan Area: All
Specific Plan: N/A
Certified NC: All
GPLU: N/A
Zone: N/A

Applicant: City Of Los Angeles

PROJECT LOCATION: N/A

PROPOSED PROJECT:

The request involves the establishment of a Community Plan Implementation Overlay (CPIO) mechanism, adding a new Supplemental Use District to the Municipal Code, that will provide a new tool by which Community Plan goals, objectives, and policies can be implemented. No individual district is proposed at this time. The CPIO could be used in combination with existing regulations to tailor development standards within a Community Plan area. It would create a "sign off" process for projects which comply with the applicable regulations. If adopted, the enabling ordinance would establish general procedures for the adoption of individual Community Plan Implementation Overlay districts and review of CPIO projects. However, specific development regulations for each individual CPIO district would be adopted subsequently through a separate legislative process.

REQUESTED ACTION:

- Add Subsection 13.xx to Section 13.00 of the Los Angeles Municipal Code (LAMC) to enable a "CPIO" Community Plan Implementation Overlay district, and amend Sections 12.04 and 12.32 to add "CPIO" Community Plan Implementation Overlay to the list of Supplemental Use Districts in each section, respectively. No zone changes to specific properties are part of the requested action; all future zone changes related to the CPIO tool will go through a separate public process.
- Adopt Negative Declaration No. ENV-2009-438 analyzing all possible environmental impacts from the project and determining that no significant impacts to the environment exist and adopt the associated environmental findings.

RECOMMENDED ACTIONS:

1. **Approve** and **recommend** that the City Council Adopt the requested ordinance, subject to the review of the City Attorney as to form and legality, attached as Appendix A.
2. **Adopt** Negative Declaration No. ENV-2009-438 analyzing all possible environmental impacts from the project and determining that no significant impacts to the environment exist and adopt the associated environmental findings.
3. **Adopt** the attached Findings.

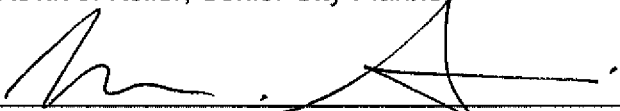
S. GAIL GOLDBERG, AICP
Director of Planning



Kevin J. Keller, Senior City Planner



Christopher Koontz, City Planner



Michelle Sorkin, City Planning Associate
Telephone: (213) 978-1199

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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B – Environmental Clearance

PROJECT ANALYSIS

Overview

The General Plan Framework Element sets forth a comprehensive long-range strategy for citywide growth and emphasizes the importance of reinforcing and enhancing neighborhood identity through the City's 35 Community Plans, which make up the Land Use Element of the General Plan. During Community Plan updates, issues unique to particular neighborhoods surface, as well as common cross-cutting citywide themes, which are usually addressed through Community Plan policies and programs. Given the Department's new direction to re-establish the importance of Community Plans, the need for new zoning tools to implement Community Plan urban design and land use policies and programs has become increasingly apparent. As Community Plans continue to be updated in an ongoing fashion, the expansion of tools available to the Planning Department will enable better implementation of Community Plans and Framework Element concepts.

The proposed ordinance (Appendix A) establishes and defines a new Supplemental Use District which is part of a suite of new zoning tools, including the Ground Floor Commercial designator and Pedestrian Emphasis Design tool, intended to provide flexibility in the creation of carefully crafted development regulations tailored to individual communities within the City. The Community Plan Implementation Overlay (CPIO) will help enable the adoption of implementation measures to carry out Community Plan goals at the time that Community Plans are adopted or shortly following, thereby bridging the gap between Community Plan adoption and the activation of important land use programs such as creating mixed-use centers, transit oriented development, multi-family development standards, and the like.

The proposed CPIO ordinance would add a new Supplemental Use District section to Article 3, Chapter 1 of the Municipal Code which would not automatically create development regulations but instead establish procedures and criteria for the initiation of individual CPIO districts within each Community Plan area. Its purpose is to standardize procedures for the establishment of CPIO districts, address the range of regulations that could be covered by this tool, and establish procedures for the granting of relief through CPIO adjustments and exceptions.

While the CPIO enabling ordinance does not in itself propose specific development standards, it provides a platform that will expand the range of tools available for implementation of Community Plans through subsequent adopted overlay districts. It establishes a new, streamlined process which balances project review with efficacy in case processing, which would allow projects that demonstrate compliance to achieve quick review. At the same time, it will set the stage for zoning regulations tailored to fit individual communities and extend staff's ability to address specific community land use issues through a customized zone. Finally, the enabling language proposed requires that individual CPIO districts justify that development regulations contained in the overlay further the implementation of Community Plan goals, objectives, and policies.

Background

In 2006 an Implementation Committee comprised of Community Planning staff was formed to support the New Community Plan Program. The Implementation Committee investigated the efficacy of three zoning tools commonly used for implementation: Community Design Overlays, Specific Plans, and [Q] conditions. In an effort to strengthen the new round of Community Plans it was determined that existing zones in the Municipal Code could benefit from some revision; in addition, a suite of new tools would be necessary to help improve the implementation of future Community Plans. This tool has been developed to serve a need that surfaced as part of the

Community Plan Program; from public workshops, research and other public input, staff concluded that there was a need for a tool that could be generally more or less restrictive than the underlying zone, potentially consolidate [Q] conditions, and create a ministerial process for projects that meet all requirements of the overlay.

The proposed ordinance would amend section 13.xx of the LAMC to enable a new type of overlay district that can be adapted to each Community Plan to regulate one or more development standards such as uses, design, open space, density, and parking in specified portions of the Plan area or for specific types of development. The CPIO tool is consistent with the intent of the General Plan Framework in that, when applied, it has the potential to achieve conservation of specific areas identified in New Community Plans and at the same time guide the transition of change areas in a manner that maintains compatibility of scale and neighborhood character. The Community Plan Implementation Overlay will dovetail with the urban design and implementation programs of New Community Plans and tie in with Framework policies to make commercial corridors more livable and pedestrian-oriented. It will respond to the overarching needs and specific themes identified through the multi-year New Community Plan efforts throughout the City.

The proposed Community Plan Implementation Overlay is different from tools currently available in the zoning code. By and large, Specific Plans and [Q] Conditions have been applied reactively in the past to limit development in certain areas throughout the City. However, Specific Plans have been difficult to amend once adopted, and [Q] Conditions are often overlapping and confusing to staff and property owners/developers. The CPIO would provide a very deliberate overlay in strategic areas directly addressed in adopted Community Plans. The CPIO would utilize the same general procedures as a Specific Plan, but create a streamlined approval process where compliant projects would go through a shorter approval period. Projects that do not comply with the standards in a given CPIO would qualify to apply for either an adjustment or exception, similar to Specific Plans.

It is anticipated that this tool, as well as multiple other new zoning tools, will be implemented and applied on an individual community basis as part of the forthcoming Community Plan updates and other land use studies.

Key Elements

The CPIO has been developed to consolidate the functions of [Q] Conditions, Community Plan footnotes, Community Design Overlays, and some Specific Plans. As a hybrid tool, it can be used virtually with any underlying zone, but would not supersede existing Specific Plans and Historic Preservation Overlay Zones.

The CPIO would be the first zoning tool in the Municipal Code to relate directly to the Community Plan in its initial establishment. In order for an individual CPIO district to be established within a given Community Plan area a finding must be made that: "The regulations of the Community Plan Implementation Overlay District are necessary to implement the programs, policies, or urban design guidelines of the Community Plan for that area." This is feasible because each New Community Plan would have a single overlay with multiple districts and subdistricts within.

Another key feature of the CPIO tool is the flexibility that it would afford staff writing new CPIO districts for determining the appropriate level of regulation. CPIO districts can vary in size and complexity, as shown in Figure 1. For example, a CPIO district can include targeted geographic areas such as transit oriented district, nodes along commercial corridors, or multi-family residential neighborhoods. Other districts may apply to individual non-contiguous parcels scattered throughout the Community Plan but grouped by a common theme such as multi-family

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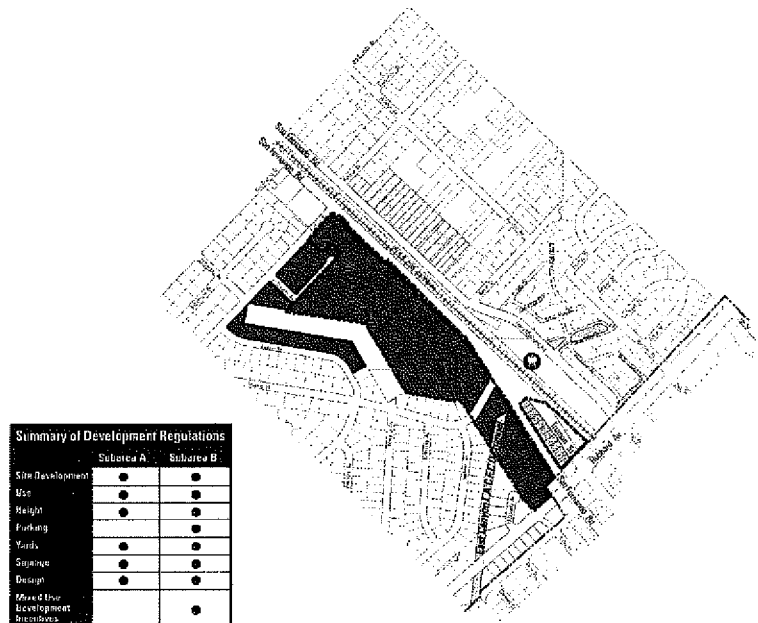
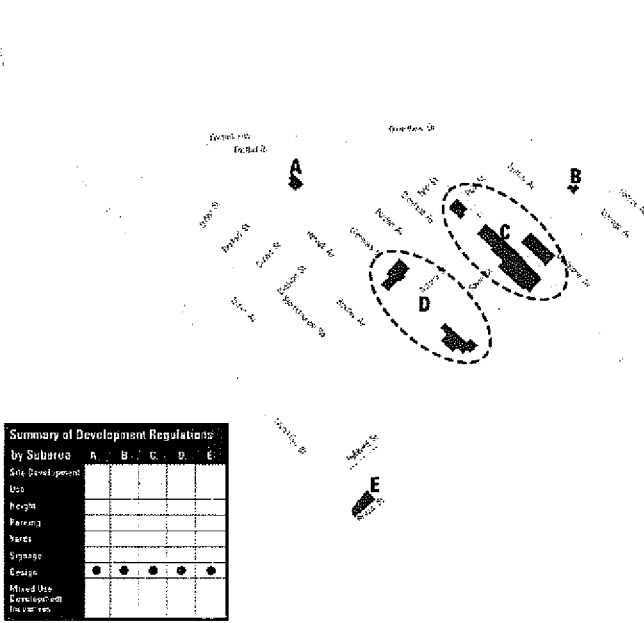
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development, public facilities, or commercial corners. Having the ability to achieve broad (community-plan wide) or focused (specific parcels) implementation will help staff achieve varied Community Plan and Framework Element goals.

EXAMPLE 1 Require Multi-Family Design Guidelines At Nodes

EXAMPLE 2 Enable Transit-Oriented Mixed-Use Village



Improving upon existing Supplemental Use Districts and Specific Plans, a key feature of the CPIO ordinance is the streamlined project review procedures it would establish, thereby allowing the Director of Planning to administer overlay districts sensibly without creating undue amounts of case processing. Each individually adopted CPIO district would define the scope of what would be considered a project and fall under the rubric of CPIO compliance review. The CPIO ordinance is designed to fast track review of projects which demonstrate compliance – these projects would receive a ‘sign off’ from the Director of Planning prior to issuance of a building permit.

Projects seeking relief from the regulations would be subject to two tiers of relief: Either a Community Plan Implementation Overlay Adjustment or an Exception. Under the authority of the Director of Planning adjustments may be granted for a deviation of up to 20 percent from a development standard or from a qualitative CPIO design guideline. If a project deviates by more than 20 percent from a given development regulation, a CPIO Exception would be sought in which the Area Planning Commission would have initial decision-making authority, similar to Specific Plan Exceptions.

Once the proposed enabling ordinance is adopted into the LAMC, neighborhoods and communities will be studied to decide where special Community Plan Implementation districts are most needed, and a CPIO district could then be implemented through a public process to achieve its goals.

Conclusion

The CPIO tool is intended to be implemented as part of the New Community Plan effort and after careful evaluation of zoning needs in a given district. Staff has considered the need for maximum flexibility in new zoning tools, allowing individual plans to customize the tool to suit neighborhood-specific needs. Staff anticipates that, as proposed, the CPIO could be used in myriad ways because it can address development standards singularly or in combination.

Practical applications of this new zoning would likely include: regulations along commercial corridors to address uses, height transitions, open space and stepback concerns; in multi-family areas it could be used to address articulation, form, and massing; in emerging transit nodes it could promote pedestrian-oriented, mixed-use development using incentives; and perhaps throughout a community plan area it could be used to prevent over-concentrations of particular uses such as drive through establishments. Adoption of a CPIO would build upon the existing base development standards or other supplemental use districts, but would not override adopted Specific Plans or Historic Preservation Overlay Zones. Furthermore, the CPIO could be used in conjunction with other zoning tools such as Community Design Overlays or Pedestrian Oriented Districts or provide supplemental regulations in connection with potential new tools such as the proposed Ground Floor Commercial tool (CPC-2009-439-CA) or the proposed Pedestrian Emphasis Design tool (CPC-2009-441-CA), if desired.

FINDINGS

Findings under Charter Section 558

Los Angeles City Charter Section 558 requires that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice. The establishment of the Community Plan Implementation Overlay as a new zoning tool conforms to public necessity, convenience, general welfare and good zoning practice in the following respects:

General Plan Framework Objective 3.1: *Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*

The CPIO ordinance, as proposed, would continue to accommodate a range of uses throughout the City. However, if adopted, the CPIO ordinance would enable individual plans to create CPIO districts to tailor uses in specific areas. CPIO districts could be used to achieve neighborhood and citywide goals such as: promoting mixed use nodes along corridors; refining neighborhood districts, community, regional and downtown centers; protecting commercial and industrial employment centers from incompatible uses; and incentivizing housing production by adopting special regulations in key areas.

General Plan Framework Objective 3.2: *Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction in vehicular trips, vehicle miles traveled, and air pollution.*

The CPIO ordinance, as proposed, will help enable the implementation of CPIO districts grouped by common theme, such as transit-oriented districts and mixed-use corridors in order to promote the reduction of work-related and discretionary vehicle trips. CPIO districts could be used to supplement Commercial and RAS zones and by creating design guidelines for upper stories in mid- to high-rise buildings in designated areas to not only encourage mixed use, but ensure design compatibility and improve walkability in surrounding areas.

General Plan Framework Objective 3.4: *Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.*

The Community Plan Implementation Overlay will enable individual plans to balance growth and preservation in a manner that provides predictability for residents and developers. The CPIO enabling ordinance will facilitate the creation of subsequently adopted CPIO districts that could be grouped by theme or by geography. For example, CPIO districts could be used to resolve conflicts between commercial districts and adjacent residential neighborhoods by addressing setbacks, stepbacks, vehicle access, and open space requirements to ensure a smoother transition between abutting residential and commercial parcels.

General Plan Framework Objective 5.1: *Translate the Framework Element's intent with respect to citywide urban form and neighborhood design to the community and neighborhood levels through locally prepared plans that build on each neighborhood's attributes, emphasize quality of development, and provide or advocate "proactive" implementation programs.*

Zoning tools such as [Q] Conditions and Specific Plans have historically addressed community concerns in a "reactive" manner, often as a result of Interim Control Ordinances. The emphasis

of the CPIO ordinance is to create a method for establishing more or less restrictive development requirements when a Community Plan is adopted, in order to promote growth in key areas, such as commercial corridors and transit nodes, while balancing the need for preservation in areas with limited potential for change. Whether more or less restrictive than the underlying zone, CPIO district would be created in a deliberate, "proactive" manner that is relevant to the goals of each Community Plan and the Framework Element.

General Plan Framework Objective 5.6: *Conserve and reinforce the community character of neighborhoods and commercial districts not designated as growth areas.*

The purpose of the CPIO ordinance is to create a tool by which community character can be preserved and further enhanced in designated preservation areas such as single-family and multi-family residential neighborhoods as well as commercial districts seeking to maintain a Main Street scale. Currently, there are few zoning tools available for addressing mass, scale, and articulation of residential buildings on a neighborhood-specific basis.

In summary, the Community Plan Implementation Overlay tool conforms to public necessity because it fulfills an established need for improved means for implementing Community Plans and the Framework Element of this City's General Plan; Convenience due to the simplified process it establishes for projects which successfully comply with adopted regulations; General welfare as a result of the predictability it provides for residents and property owners by strengthening and improving enforcement of Community Plans; and finally, good zoning practice because it can accomplish detailed zoning regulations of varying degrees of complexity, without creating an onerous process for project approvals.

CEQA Findings

A Negative Declaration (ENV-2009-438-ND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have any significant effect on the environment as the ordinance is enabling in nature and therefore it will not result in any direct or indirect environmental impacts. The attached Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

PUBLIC COMMUNICATIONS

A public workshop on this matter was conducted on March 19, 2009 from 5:00 – 7:00 PM at City Hall. The workshop was attended by approximately 45 members of the public including Certified Neighborhood Council representatives, members of the development community, as well as several representatives from other City departments. Staff answered questions and received general comments in support of the proposed ordinance during the meeting. Staff answered questions and received general comments in support of the proposed ordinance during the meeting. A Public Hearing on this matter will be held at the City Planning Commission meeting on May 14th, 2009.

Exhibit B
Environmental Clearance
CPC-2009-437-CA
ENV-2009-438-ND

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
 NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CITYW
--	----------------------------------

PROJECT TITLE ENV-2009-438-ND	CASE NO. CPC-2009-437-CA
---	------------------------------------

PROJECT LOCATION
N/A N/A

PROJECT DESCRIPTION
 AN ORDINANCE ADDING A NEW SECTION TO THE LOS ANGELES MUNICIPAL CODE TO ESTABLISH THE ENABLING LANGUAGE FOR A COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT. NO PROJECT IS PROPOSED. INDIVIDUAL COMMUNITY PLAN IMPLEMENTATION OVERLAY AREAS WILL BE ADDED BY ORDINANCE AND CONTAIN SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA TO IMPLEMENT THE COMMUNITY PLAN. THE COMMUNITY PLAN IMPLEMENTATION OVERLAY FUNCTIONS BY PROVIDING DETAILED ZONING, DESIGN AND OTHER RESTRICTIONS TO SPECIFIC POLICIES TO FURTHER THE GOALS AND POLICIES OF THE COMMUNITY PLAN.


NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 City of Los Angeles
 200 North Spring Street, Suite 621
 Los Angeles, CA 90012

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
CHRIS KOONTZ	City Planner	(213) 978-1193

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		3/2/09

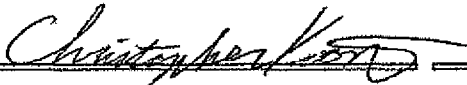
CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CITYW	DATE:
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2009-438-ND		RELATED CASES: CPC-2009-437-CA	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: COMMUNITY PLAN IMPLEMENTATION OVERLAY			
ENV PROJECT DESCRIPTION: AN ORDINANCE ADDING A NEW SECTION TO THE LOS ANGELES MUNICIPAL CODE TO ESTABLISH THE ENABLING LANGUAGE FOR A COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT. NO PROJECT IS PROPOSED. INDIVIDUAL COMMUNITY PLAN IMPLEMENTATION OVERLAY AREAS WILL BE ADDED BY ORDINANCE AND CONTAIN SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA TO IMPLEMENT THE COMMUNITY PLAN. THE COMMUNITY PLAN IMPLEMENTATION OVERLAY FUNCTIONS BY PROVIDING DETAILED ZONING, DESIGN AND OTHER RESTRICTIONS TO SPECIFIC POLICIES TO FURTHER THE GOALS AND POLICIES OF THE COMMUNITY PLAN.			
ENVIRONMENTAL SETTINGS: This ordinance will apply citywide. Individual Community Plan Implementation Overlay areas may be added in the future by ordinance with accompanying environmental review specific to their individual proposed restrictions and individual environmental setting.			
PROJECT LOCATION: N/A N/A			
COMMUNITY PLAN AREA: CITYWIDE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: CITYWIDE	CERTIFIED NEIGHBORHOOD COUNCIL: CITYWIDE
EXISTING ZONING: All		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: Not Applicable - No Change	LA River Adjacent: NO
GENERAL PLAN LAND USE: All		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: Not Applicable - No Change	
		PROPOSED PROJECT DENSITY: Not Applicable - No Change	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

City Planner

Title

(213) 978-1193

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AGRICULTURAL RESOURCES	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/CIRCULATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> POPULATION AND HOUSING	

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

City of Los Angeles

PHONE NUMBER:

(213) 978-1193

APPLICANT ADDRESS:

200 North Spring Street, Suite 621
Los Angeles, CA 90012

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

02/11/2009

PROPOSAL NAME (if Applicable):

Community Plan Implementation Overlay (CPIO)

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?			✓
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?			✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?			✓
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?			✓
II. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?			✓
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?			✓
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?			✓
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?			✓
IV. BIOLOGICAL RESOURCES				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?			✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?				✓
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓
V. CULTURAL RESOURCES					
a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?				✓
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓
VI. GEOLOGY AND SOILS					
a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?				✓
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES?				✓
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?				✓
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?				✓
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?				✓
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓
VII. HAZARDS AND HAZARDOUS MATERIALS					
a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?				✓
VIII. HYDROLOGY AND WATER QUALITY					
a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?				✓
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?				✓
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?				✓
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?				✓
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?				✓
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?				✓
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓
IX. LAND USE AND PLANNING					
a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?				✓
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓
X. MINERAL RESOURCES					
a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?				✓
XI. NOISE					
a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?				✓
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?				✓
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
XII. POPULATION AND HOUSING					
a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?				✓
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
XIII. PUBLIC SERVICES					
a.	FIRE PROTECTION?				✓
b.	POLICE PROTECTION?				✓
c.	SCHOOLS?				✓
d.	PARKS?				✓
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?				✓
XIV. RECREATION					

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?				✓
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?				✓
XV. TRANSPORTATION/CIRCULATION					
a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?				✓
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?				✓
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?				✓
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?				✓
f.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓
XVI. UTILITIES					
a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?				✓
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?				✓
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS				✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?				✓
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?				✓
XVII. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?					
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).				✓
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?				✓

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as **ENV-2009-438-ND** and the associated case(s), **CPC-2009-437-CA**.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or

City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
CHRIS KOONTZ	City Planner	(213) 978-1193	03/02/2009

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	For All Impacts and All Impact Categories - The proposed code amendment will enable parcel specific implementation of the Community Plans. The proposal under review includes only enabling legislation for the Municipal Code. No change in regulations for any specific parcel is proposed at this time. Specific Community Plan Implementation Overlay areas may be enacted in the future by ordinance and are subject to CEQA review as a legislative discretionary project.
b.	NO IMPACT	
c.	NO IMPACT	
d.	NO IMPACT	
II. AGRICULTURAL RESOURCES		
a.	NO IMPACT	
b.	NO IMPACT	
c.	NO IMPACT	
III. AIR QUALITY		
a.	NO IMPACT	
b.	NO IMPACT	
c.	NO IMPACT	
d.	NO IMPACT	
e.	NO IMPACT	
IV. BIOLOGICAL RESOURCES		
a.	NO IMPACT	
b.	NO IMPACT	
c.	NO IMPACT	
d.	NO IMPACT	
e.	NO IMPACT	
f.	NO IMPACT	
V. CULTURAL RESOURCES		
a.	NO IMPACT	
b.	NO IMPACT	
c.	NO IMPACT	
d.	NO IMPACT	
VI. GEOLOGY AND SOILS		
a.	NO IMPACT	
b.	NO IMPACT	
c.	NO IMPACT	

Impact?	Explanation	Mitigation Measures
d.	NO IMPACT	
e.	NO IMPACT	
f.	NO IMPACT	
g.	NO IMPACT	
h.	NO IMPACT	
VII. HAZARDS AND HAZARDOUS MATERIALS		
a.	NO IMPACT	
b.	NO IMPACT	
c.	NO IMPACT	
d.	NO IMPACT	
e.	NO IMPACT	
f.	NO IMPACT	
g.	NO IMPACT	
h.	NO IMPACT	
VIII. HYDROLOGY AND WATER QUALITY		
a.	NO IMPACT	
b.	NO IMPACT	
c.	NO IMPACT	
d.	NO IMPACT	
e.	NO IMPACT	
f.	NO IMPACT	
g.	NO IMPACT	
h.	NO IMPACT	
i.	NO IMPACT	
j.	NO IMPACT	
IX. LAND USE AND PLANNING		
a.	NO IMPACT	
b.	NO IMPACT	
c.	NO IMPACT	
X. MINERAL RESOURCES		
a.	NO IMPACT	
b.	NO IMPACT	
XI. NOISE		
a.	NO IMPACT	
b.	NO IMPACT	
c.	NO IMPACT	
d.	NO IMPACT	
e.	NO IMPACT	
f.	NO IMPACT	
XII. POPULATION AND HOUSING		
a.	NO IMPACT	
b.	NO IMPACT	
c.	NO IMPACT	

Impact?	Explanation	Mitigation Measures
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XIII. PUBLIC SERVICES

a.	NO IMPACT		
b.	NO IMPACT		
c.	NO IMPACT		
d.	NO IMPACT		
e.	NO IMPACT		

XIV. RECREATION

a.	NO IMPACT		
b.	NO IMPACT		

XV. TRANSPORTATION/CIRCULATION

a.	NO IMPACT		
b.	NO IMPACT		
c.	NO IMPACT		
d.	NO IMPACT		
e.	NO IMPACT		
f.	NO IMPACT		
g.	NO IMPACT		

XVI. UTILITIES

a.	NO IMPACT		
b.	NO IMPACT		
c.	NO IMPACT		
d.	NO IMPACT		
e.	NO IMPACT		
f.	NO IMPACT		
g.	NO IMPACT		

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	NO IMPACT		
b.	NO IMPACT		
c.	NO IMPACT		

The proposed project is a discretionary legislative action subject to CEQA under Public Resources Code §21080. The proposed project involves an amendment to the Los Angeles Municipal Code to allow for the creation of Community Plan Implementation Overlay zones. The scope of the proposal and the accompanying environmental document relates to the enabling language only. No new regulations and no impact on any real property is proposed, contemplated or analyzed.

If the City of Los Angeles seeks to enact regulations through a specific Community Plan Implementation Overlay a requisite ordinance would need to be adopted. Said adoption of ordinance would trigger new environmental review under §21080 and thus any individual Community Plan Implementation Overlay will be evaluated based on their specific proposals and their individual environmental settings.

The same response to each and every question in the attached initial study and checklist is warranted. This response is as follows:

The proposed code amendment will enable parcel specific implementation of the Community Plans. The proposal under review includes only enabling legislation for the Municipal Code. No change in regulations for any specific parcel is proposed at this time. Specific Community Plan Implementation Overlay areas may be enacted in the future by ordinance and are subject to CEQA review as a legislative discretionary project.

Based upon all the evidence in the record, the proposed Community Plan Implementation Overlay enabling legislation project will have a less than significant impact on the environment and the negative declaration is proper.

Exhibit A
CPIO Enabling Ordinance
CPC-2009-437-CA

DRAFT ORDINANCE NO. _____

An ordinance adding a new Section 13.xx to the Los Angeles Municipal Code to establish the enabling language for a "CPIO" Community Plan Implementation Overlay District.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subsection D of Section 12.04 of the Los Angeles Municipal Code is amended to read:

D. Certain portions of the City are also designated as being in one or more of the following districts, by the provision of Article 3 of this chapter

- "O" Oil Drilling District
- "S" Animal Slaughtering
- "G" Surface Mining District
- "RPD" Residential Planned Development District
- "K" Equinekeeping District
- "CA" Commercial and Artcraft District
- "POD" Pedestrian Oriented District
- "CDO" Community Design Overlay District
- "MU" Mixed Use District
- "FH" Fence Height District
- "SN" Sign District
- "RFA" Residential Floor Area District
- "CPIO" Community Plan Implementation Overlay

The "**Zoning Map**" is amended to indicate these districts and the boundaries of each district.

Land classified in an "O" Oil Drilling District, "S" Animal Slaughtering District, "G" Surface Mining District, "RPD" Residential Planned Development District, "K" Equinekeeping District, "CA" Commercial and Artcraft District, "POD" Pedestrian Oriented District, "CDO" Community Design Overlay District, "MU" Mixed Use District, "FH" Fence Height District, "SN" Sign District, "RFA" Residential Floor Area District or "CPIO" Community Plan Implementation Overlay is also classified in one or more zones, and land classified in the P Automobile Parking Zone may also be classified in an "A" or "R" Zone.

These classifications are indicated on the "**Zoning Map**" with a combination of symbols, e.g., R2-2-O, C2-4-S, M1-3-G, M1-1-P and R2-O, C2-G, etc., where height districts have not been established.

Section 2. The list contained in Paragraph (b) of Subdivision 1 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is amended by adding a new entry to read "CPIO" Community Plan Implementation Overlay District at the end of the list:

(b) **Districts.** In order to carry out the provisions of this article, the following districts are established:

- "O" Oil Drilling District
- "S" Animal Slaughtering
- "G" Surface Mining District
- "RPD" Residential Planned Development District
- "K" Equinekeeping District
- "CA" Commercial and Artcraft District
- "POD" Pedestrian Oriented District
- "CDO" Community Design Overlay District
- "MU" Mixed Use District
- "FH" Fence Height District
- "SN" Sign District
- "RFA" Residential Floor Area District
- "CPIO" Community Plan Implementation Overlay District

Section 3. Subparagraph (2) of Paragraph (c) of Subdivision 1 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is amended to read:

(2) Additional Requirements for Application. One or more of the owners or lessees of property within the boundaries of the proposed district may submit a verified application for the establishment of a district. An application for the establishment of a Commercial and Artcraft District, a Pedestrian Oriented District, an Equine keeping District, a Community Design Overlay District, a Mixed Use District, a Sign District, a Residential Floor Area District, or a Community Plan Implementation Overlay District shall contain the signatures of at least 75 percent of the owners or lessees of property within the proposed district. An application for the establishment of a Fence Height District shall contain the signatures of at least 50 percent of the owners or lessees of property with the proposed district. An application shall be accompanied by any information deemed necessary by the Department. If establishment of a district is initiated by the City Council, City Planning Commission, or Director of Planning, the signatures of the property owners or lessees shall not be required.

Section 4. Subparagraph (iii) of Subparagraph (3) of Paragraph (c) of Subdivision 1 of Subsection S of Section 12.32 is amended to read:

(iii) Time for Commission to Act on Application. The City Planning Commission shall act on an application to establish an "O", "S", "G", "K", "CA", "POD", "CDO", "MU", "FH", "SN", "RFA", or "CPIO" within 75 days from the date of the filing of the application. The City Planning Commission shall act on an application to establish an "RPD" District within 75 days from the receipt of the Subdivision Committee report and recommendation. The City Planning Commission shall act on proceedings initiated by the Council within 75 days of receipt of that action from the Council, or within the time that the Council may otherwise specify.

Section 5. Article 3 of Chapter 1 of the Los Angeles Municipal Code is amended by adding a new Section 13.XX to read:

Section 13.XX. "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT

A. Purpose. This section sets forth procedures, guidelines, and standards for the establishment of a Community Plan Implementation Overlay (CPIO) District within any zone throughout the City. The purpose of the CPIO District is to implement supplemental development standards tailored to each Community Plan area in order to:

1. Ensure that development enhances the unique architectural, environmental, and cultural qualities of each Community Plan Area while maintaining compatibility in scale, intensity, and density;

2. Create a simple approval process to enable infill development that will positively impact communities.

B. Relationship to Other Zoning Regulations. Where the provisions of a "CPIO" Community Plan Implementation Overlay conflict with those of a Specific Plan or Historic Preservation Overlay Zone (HPOZ), then the provisions of the Specific Plan or HPOZ shall prevail. Regulations contained in the CPIO dealing with uses, height, Floor Area Ratio, and/or signage shall be more restrictive than applicable regulations in the underlying zone(s) and other supplemental use districts. If the provisions of the CPIO conflict with any other city-wide regulations in the Los Angeles Municipal Code or supplemental use districts other than a HPOZ, then the requirements of the CPIO shall prevail.

C. Establishment of CPIO District – Director's Authority. The City Council may adopt new districts, or change boundaries of districts, by following the procedures set forth in Section 12.32 S of this Code; however each CPIO District shall also comply with the following provisions:

1. Requirements. A CPIO District may be initiated for any Community Plan Area if consistent with the policies of that plan. A CPIO shall have a minimum of one mapped district subarea to enable the initiation and activation of a CPIO District for an entire Community Plan Area.

2. Initiation. At the time of establishment, the Director of Planning may establish a zoning classification to indicate the Community Plan Area in which the CPIO is located and the corresponding Subarea as defined in Section E.

3. Amendments to a CPIO. The City Council, City Planning Commission or Director of Planning shall have the authority to initiate an amendment to a CPIO District or its subareas, or to adopt additional subareas within an established CPIO District. The procedures for amending the CPIO are set forth in Subsections A, C, and E of Section 12.32.

4. Findings for Establishment of a CPIO District. In adopting a CPIO District, the City Council shall find that: The regulations of the Community Plan

Implementation Overlay District are necessary to implement the programs, policies, or urban design guidelines of the Community Plan for that area.

D. Definitions.

1. **Community Plan Implementation Overlay (CPIO) District.** A defined area with supplemental development regulations which implement goals and policies in a Community Plan. A CPIO District shares the boundaries of a Community Plan and contains at least one Subarea.
2. **Community Plan Implementation Overlay (CPIO) Subarea.** A further defined area within the CPIO District in which Community Plan programs and/or policies are implemented through supplemental development regulations. Subareas may be contiguous or non-contiguous parcels characterized by common community plan goals, themes and policies and grouped by a common boundary.

E. Content of a CPIO District. The City Council by separate ordinance shall adopt the applicable development and design standards of each Community Plan Implementation Overlay District and/or Subarea. In addition, each CPIO District shall contain the following:

1. **Subarea Boundaries.** Only sites within mapped Districts and/or Subareas shall be subject to the regulations and processes of the CPIO District.
2. **Project.** Each CPIO District and/or Subarea shall contain a definition of what constitutes a Project for the whole District or within each Subarea; and
3. **Development Regulations.** Supplemental development regulations may apply to any zone within a Community Plan Implementation Overlay Subarea.
4. **Discretionary Review Process.** Each CPIO District shall establish a discretionary review process for Projects subject to development regulations therein.

F. Review Procedures for Projects within a CPIO District. The Department of Building and Safety shall not issue a grading permit, foundation permit, building permit, or use of land permit for a Project within a Community Plan Implementation Overlay District unless a CPIO District approval has been issued.

1. **Application, Form and Contents.** To obtain a Community Plan Implementation Overlay approval, an application shall be filed with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application and the guidelines adopted by the Director of Planning. Prior to deeming the application complete, the Director shall determine and, if necessary, advise the applicant of the processes to be followed, materials to be submitted, and fees to be paid. The application fees for CPIO Approval shall be as set forth in Section 19.01x of the Los Angeles Municipal Code.

2. **Limitations.** CPIO Approval shall not imply compliance with any other applicable provisions of the Los Angeles Municipal Code.
3. **Sign Off Approvals.** Projects that comply with the provisions of an adopted CPIO ordinance shall submit plans to the Director of Planning for conformance review and ministerial sign off. The Director of Planning or designee shall have 30 days to review the Project for compliance with the supplemental development regulations. Projects which do not comply with the applicable CPIO District regulations, may request relief through procedures set forth in Sections H and I.

G. Community Plan Implementation Overlay Adjustment – Authority of the Director of Planning With Appeals to the Area Planning Commission. The Director of Planning or the Director's designee shall have initial decision-making authority to grant a CPIO Adjustment for adjustments of up to 20 percent, unless a smaller deviation amount is specified.

1. **Limitations.** A CPIO Adjustment shall be limited to deviations of up to 20 percent from quantitative development standards in an adopted CPIO Subarea or minor adjustments from qualitative CPIO design guidelines, or regulations which do not substantially alter the execution or intent of those regulations to a proposed Project.

Each adopted CPIO ordinance shall indicate those development regulations eligible for relief through this Section. If an application requests more than one CPIO Adjustment, the Director may determine and advise the applicant, prior to the application being deemed complete, that the request be filed and processed as a CPIO Exception, pursuant to Subsection H of this section. Projects seeking relief from any development regulation which contains prohibition language, or development regulations not otherwise designated in the CPIO to qualify for adjustments, shall be addressed through the exception procedures listed under Section H.

2. **Findings.** The determination by the Director shall include written findings in support of the determination. In order to approve a proposed project pursuant to this subsection, the Director must find that:
 - (a) There are special circumstances applicable to the project or project site which make the strict application of the "CPIO" regulation(s) impractical;
 - (b) In granting the adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with the purpose and intent of all applicable "CPIO" regulations;
 - (c) In granting the adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way;

(d) The project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible; and

(e) The project is compatible with the neighborhood character of the Community Plan Implementation Overlay District Subarea.

3. The CPIO Adjustment shall follow procedures for **Time Limit, Transmittal of Written Decision, Effective Date of Initial Decision, Expiration, Failure to Act – Transfer of Jurisdiction, and Appeals** set forth in Section 11.5.7, Subsections C 4-6.

H. Exceptions from a “CPIO” – Area Planning Commission with Appeals to the City Council.

1. **Authority of the Area Planning Commission.** The Area Planning Commission shall have initial decision-making authority for granting exceptions from “CPIO” regulations. In accordance with Subsection D of Section 12.24, the Area Planning Commission shall hold a hearing at which evidence is taken.

In granting an exception from a “CPIO”, the Area Planning Commission shall impose conditions to remedy any resulting disparity of privilege and that are necessary to protect the public health, safety, welfare and assure compliance with the objectives of the general plan and the purpose and intent of the “CPIO” District. An exception from a “CPIO” regulation shall not be used to grant a special privilege, nor to grant relief from self-imposed hardships.

2. **Findings.** The Area Planning Commission may permit an exception from a “CPIO” regulation if it makes all the following findings:

(a) That the strict application of the regulations of the “CPIO” to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the “CPIO” District and the subject regulations;

(b) That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the “CPIO” District and/or Subarea;

(c) That an exception from the “CPIO” regulation is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the “CPIO” District and/or Subarea in the same zone and vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;

(d) That the granting of an exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property; and

(e) That the granting of an exception will be consistent with the principles, intent and goals of the "CPIO" District and/or Subarea and any applicable element of the general plan.

3. The CPIO Exception shall follow procedures for **Decision by Area Planning Commission, Effective Date of Decision, Expiration, Failure to Act - Transfer of Jurisdiction from the Area Planning Commission, Appeal of Area Planning Commission Decision, and Hearing by Council** as set forth in Section 11.5.7, Subsections F 3-8.

Section 6. The City Clerk shall certify...

DETERMINATION LETTER
CPC-2009-437-CA
MAILING DATE: 09/03/09

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