

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

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2018-5580-SP	ENV-2009-599-EIR	1 – Cedillo
<b>PROJECT ADDRESS:</b>		
<p>The project is bounded by the intersection of San Fernando Boulevard and Avenue 26 on the north; Pasadena Avenue and the Golden State Freeway (I-5) on the east; Main Street for the portion of the project east of the Los Angeles River (River) and the railroad right of way for the portion of the project west of the River on the south; and Broadway Boulevard on the west. The project area includes portions of the Chinatown and Lincoln Heights communities. The River and the Golden State Freeway bisect the project area north to south and the Arroyo Seco and Arroyo Seco Parkway run east to west through the northeastern section of the project area. The project area includes the Metro Lincoln Heights/Cypress Park and Chinatown Gold Line Stations and abuts the Heritage Square Station in the southwest and northeast corners of the project area respectively.</p>		
<b>APPLICANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
CITY OF LOS ANGELES		
<b>APPLICANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A		
<b>APPELLANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A		
<b>APPELLANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A		
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Gabriela Juarez, City Planner	213-978-1337	<a href="mailto:gabriela.juarez@lacity.org">gabriela.juarez@lacity.org</a>
<b>ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION</b>		
Specific Plan		

**FINAL ENTITLEMENTS NOT ADVANCING:**

N/A

**ITEMS APPEALED:**

None

**ATTACHMENTS:**

**REVISED:**

**ENVIRONMENTAL CLEARANCE:**

**REVISED:**

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other \_\_\_\_\_

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other \_\_\_\_\_

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**NOTES / INSTRUCTION(S):**

N/A

**FISCAL IMPACT STATEMENT:**

- Yes                       No

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

**PLANNING COMMISSION:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> City Planning Commission (CPC) | <input type="checkbox"/> North Valley Area Planning Commission |
| <input type="checkbox"/> Cultural Heritage Commission (CHC)        | <input type="checkbox"/> South LA Area Planning Commission     |
| <input type="checkbox"/> Central Area Planning Commission          | <input type="checkbox"/> South Valley Area Planning Commission |
| <input type="checkbox"/> East LA Area Planning Commission          | <input type="checkbox"/> West LA Area Planning Commission      |
| <input type="checkbox"/> Harbor Area Planning Commission           |  |

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
January 10, 2019	6 – 1
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
N/A	No
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
James K. Williams	May 22, 2019



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

## \*CORRECTED\* LETTER OF DETERMINATION

MAILING DATE: MAY 22 2019

Case No. **CPC-2018-5580-SP**

Council District: 1 – Cedillo

CEQA No. ENV-2009-599-EIR

Plan Area: Central City North; Northeast Los Angeles; Silverlake–Echo Park–Elysian Valley

### Project Area:

The project is bounded by the intersection of San Fernando Boulevard and Avenue 26 on the north; Pasadena Avenue and the Golden State Freeway (I-5) on the east; Main Street for the portion of the project east of the Los Angeles River (River) and the railroad right of way for the portion of the project west of the River on the south; and Broadway Boulevard on the west. The project area includes portions of the Chinatown and Lincoln Heights communities. The River and the Golden State Freeway bisect the project area north to south and the Arroyo Seco and Arroyo Seco Parkway run east to west through the northeastern section of the project area. The project area includes the Metro Lincoln Heights/Cypress Park and Chinatown Gold Line Stations and abuts the Heritage Square Station in the southwest and northeast corners of the project area respectively.

**\*Project Description:** A proposed ordinance initiated by a City Council Motion adopted on June 20, 2018, which instructed the Department of City Planning to amend Strategy B of the affordable housing incentives in the Cornfield - Arroyo Seco Specific Plan (“CASP”). The ordinance proposes to remove the Bonus Square Footage Table Footnote, eliminating the five-year time limit which will reinstate the expired Affordable Housing Strategy B incentives as originally adopted in 2013.

**Applicant:** City of Los Angeles

At its meeting of **January 10, 2019**, the Los Angeles City Planning Commission took the actions below\*:

- \*1. **Recommended** that the City Council find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the Program EIR No. ENV-2009-599-EIR (“Program EIR”), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project;
2. **Recommended** that the City Council **adopt**, pursuant to Section 11.5.7 G. of the Los Angeles Municipal Code, an Ordinance amending the Cornfield-Arroyo Seco Specific Plan, provided that the City Attorney reviews the ordinance as to form and legality;

3. **Adopted** the staff report as the Commission's report on the subject; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

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

**Vote: 6 - 1**



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

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission is not appealable.

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

Attachments: CASP Amending Ordinance; Findings

cc: Craig Weber, Principal City Planner  
Haydee Urita-Lopez, Senior City Planner  
Gabriela Juarez, City Planner

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Ordinance No. 182,617, the Cornfield Arroyo Seco Specific Plan.

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

**SECTION 1.** Section 2.1 G.1.c. of Ordinance 182,617 is amended by deleting the following language to read:

- c. **Strategy B.** As an alternative to Strategy A, if an applicant agrees to set aside a portion of the Residential units in a Project for affordable housing, then for each square foot of affordable housing constructed, the applicant shall be granted the right to construct additional floor area above the Base FAR for the Project, as set forth in the Bonus Square Footage Table below. One additional square foot shall be added to the bonus numbers set forth below for square footage that is used to construct affordable units containing three or more bedrooms.

**BONUS SQUARE FOOTAGE TABLE-**

<b>Affordability</b>	<b>Affordable SF</b>	<b>Market SF</b>	<b>Total Bonus SF</b>
Extremely-Low - Units set aside for households earning 30% of AMI or less	1	18	19
Very Low - Units set aside for households earning 50% of AMI or less	1	13	14
Low - Units set aside for households earning 80% of AMI or less	1	5	6

# FINDINGS

## General Plan/Charter Findings

### General Plan Framework/Community Plan Consistency

The proposed ordinance is consistent with the following goals, objectives and policies of the General Plan Framework, in addition to several goals, objectives, and policies emphasized in the applicable community plans which are part of the Land Use Element of the General Plan.

#### **General Plan Framework**

The proposed ordinance, Exhibit A, amending the Cornfield – Arroyo Seco Specific Plan is consistent with the following housing goals, objectives, and policies of the General Plan Framework:

- |                              |   |
|------------------------------|---|
| <b><i>Goal 4A</i></b>        | An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.  |
| <b><i>Policy 4.1.6</i></b>   | Create incentives and give priorities in permit processing for low - and very – low income housing developments throughout the City.  |
| <b><i>Policy 4.1.7</i></b>   | Establish incentives for the development of housing units appropriate for families with children and larger families.   |
| <b><i>Goal 7G</i></b>        | A range of housing opportunities in the City.   |
| <b><i>Objective 7.9</i></b>  | Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City’s work force to both live and work in the City.                        |
| <b><i>Policy 7.9.1</i></b>   | Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City’s fiscal structure.   |
| <b><i>Objective 7.10</i></b> | Program resources in a manner that encourages appropriate development, housing opportunities, transit service and employment generation in all areas of the City, with particular emphasis on those portions of the City which historically have not received a proportional share of such opportunities, consistent with the City’s overall economic policies. |

The goals, objectives, and policies listed above will be accomplished through the implementation of the proposed ordinance. The proposed ordinance will continue to conserve and improve housing opportunities for existing and future residents of the CASP area. The proposed ordinance retains the Specific Plan’s previously adopted affordable housing incentives. The proposed ordinance incentivizes affordable housing development by offering options for larger developments in exchange for restricted affordable residential units. The proposed amendment will continue to ensure the improvement of housing opportunities for all segments of the community’s population.

## Community Plans

The proposed ordinance, Exhibit A, amending the Cornfield – Arroyo Seco Specific Plan is consistent with the following goals, objectives and policies of the Central City North, Northeast Los Angeles, and Silverlake – Echo Park – Elysian Valley Community Plans:

### Central City North Community Plan

- |                      |  |
|----------------------|--|
| <b>Goal 1</b>        | A safe, secure, and high quality residential environment for all economic, age and ethnic segments of the community.     |
| <b>Objective 1-4</b> | To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background. |
| <b>Policy 1-4.1</b>  | Promote great individual choice in type, quality, price and location of housing.   |
| <b>Policy 1-4.2</b>  | Ensure that the new housing opportunities minimize displacement of the existing residents.                               |

### Northeast Los Angeles Community Plan

- |                      |  |
|----------------------|--|
| <b>Goal 1</b>        | A safe, secure, and attractive residential environment for all economic, age and ethnic segments of the community.   |
| <b>Objective 1-6</b> | To preserve and ensure the provision of fair and equal housing opportunities for all persons regardless of income and age groups or ethnic, religious, or racial background. |
| <b>Policy 1-6.1</b>  | Promote individual choice in type, quality, price and location of housing.   |

### Silverlake - Echo Park - Elysian Valley Community Plan

- |                     |  |
|---------------------|--|
| <b>Policy 1-1.1</b> | Maintain an adequate supply of distribution of multiple family, low income and special needs housing opportunities in the Community Plan Area.   |
| <b>Policy 1-4.2</b> | Promote mixed-use housing projects in pedestrian-oriented areas and designated Mixed Use Boulevards, Neighborhood Districts and Community Centers to increase supply and maintain affordability. |

In accordance with **Charter Section 556**, the proposed ordinance amending the Cornfield – Arroyo Seco Specific Plan is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

The goals, objectives, and policies listed above will be accomplished through the implementation of the proposed ordinance. The proposed ordinance will continue to conserve and improve housing opportunities for existing and future residents of the CASP area. The proposed ordinance retains the Specific Plan's affordable housing incentives. The Specific Plan area is located adjacent to downtown Los Angeles, abuts the Los Angeles River, and has two Metro rail stations within its boundary. The proximity to the downtown employment center, transit service and river



adjacency inspires well-balanced housing opportunities. The proposed ordinance incentivizes affordable housing development by offering options for larger developments in exchange for restricted affordable residential units. The proposed amendment will continue to ensure the improvement of housing opportunities for all segments of the community's population.

### **Public Necessity, Convenience, General Welfare, and Good Zoning**

#### **LAMC Section 12.32(C)(7)**

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require 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 proposed ordinance conforms to public necessity, convenience, general welfare and good zoning practice because the intent of the proposed amendment is to reinstate the previously adopted affordable housing incentives in order to encourage the production of affordable housing. The City of Los Angeles is experiencing a shortage of affordable housing. Several State Housing Bills have recently passed in efforts to streamline housing development by removing legislative barriers to the development of housing. Consistent with the City Council Motion and the trend of recent State housing legislation, the proposed ordinance reinstates incentives previously adopted by the Specific Plan to encourage the production of affordable housing units. By reinstating the affordable housing incentives, the proposed amendment will ensure the Specific Plan area is consistent with the City's Housing Element in terms of affordable housing production.

#### **CEQA Findings**

The proposed amendment is the removal of a footnote, an action that reinstates a previously adopted incentive provision "Strategy B". The environmental clearance for the previously adopted footnote was also certified. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-599-EIR, certified on April 2, 2013, and no subsequent EIR, negative declaration, or addendum is required for approval of the project.