



**MICHAEL N. FEUER**  
CITY ATTORNEY

**REPORT NO. R 19-0050**  
**FEB 26 2019**

**REPORT RE:**

**AN ORDINANCE AMENDING THE WEST ADAMS-BALDWIN HILLS-LEIMERT  
COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT TO UPDATE  
MAPS DEPICTING THE JEFFERSON/LA CIENEGA TRANSIT ORIENTED  
DISTRICT SUBAREA**

The Honorable City Council  
of the City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Council File No. 16-0597-S2

Honorable Members:

Pursuant to your request, this Office has prepared and now transmits for your action the enclosed draft ordinance, approved as to form and legality, amending the West Adams-Baldwin Hills-Leimert (West Adams) Community Plan Implementation Overlay (CPIO) District (Ordinance No. 184,794) to update maps depicting the Jefferson/La Cienega Transit Oriented District (TOD) Subarea. Specifically, this draft ordinance will replace the Figure V-1 Subarea Boundary Map and the Figure V-2 Subarea Height Map with the attached maps.

Background

On June 29, 2016, the City Council adopted the West Adams Community Plan update (Council File No. 16-0597). On March 7, 2017, the City Council adopted the zoning ordinances for the West Adams Community Plan update, including the adoption of the West Adams CPIO District Ordinance.

On October 11, 2018, the City Planning Commission (CPC) voted to recommend a Height District change from MR1-1VL-CPIO to MR1-2D-CPIO for the Jefferson/La Cienega TOD Subarea of the West Adams CPIO District. The CPC also voted to recommend that the City Council amend the West Adams CPIO District for the Jefferson/La Cienega TOD Subarea.

On November 27, 2018, the Planning and Land Use Management (PLUM) Committee recommended that the City Council request the City Attorney's Office to prepare and present an ordinance amending the West Adams CPIO District (Ordinance No. 184,794), as recommended by the CPC. On December 11, 2018, the City Council adopted the PLUM Committee's recommendation.

#### Summary of Ordinance Provisions

The CPC's transmittal report to the City Council, dated November 14, 2018 (CPC Transmittal Report), includes the Planning Department's staff report, which provides a detailed description of the CPIO amendments effectuated by the draft ordinance. Notably, this draft ordinance amends the West Adams CPIO District by replacing Figure V-1 Subarea Boundary Map in its entirety with the attached Figure V-1 Subarea Boundary Map and by replacing Figure V-2 Subarea Height Map in its entirety with the attached Figure V-2 Subarea Height Map.

These new maps provide an updated depiction of the lots in the Jefferson/La Cienega TOD Subarea and the land use regulations and development standards that apply to each lot.

#### Charter Findings

Charter Section 558(b)(3) requires the City Council to make the findings required in Subsection (b)(2) of the same section; namely, whether adoption of the proposed ordinance will be in conformity with public necessity, convenience, general welfare, and good zoning practice. Charter Section 558(b)(3)(A) allows the City Council to adopt an ordinance conforming to the CPC's recommendation of approval of the draft ordinances, if the CPC recommends such approval. Similarly, Charter Section 556 requires the City Council to make findings showing that the action is in substantial conformance with the purposes, intent, and provisions of the General Plan. The City Council can either adopt the CPC's findings and recommendations as set forth in the CPC's Transmittal Report or make its own.

#### CEQA Determination

The CPC recommends that the City Council find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative

record, the project was assessed in EIR No. ENV-2008-478-EIR, State Clearinghouse No. 2008021013, certified on June 29, 2016, and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, and as supported by the addendum dated April 2018, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project.

If the City Council concurs, it should adopt these findings prior to or concurrent with its action on the ordinance.

Council Rule 38 Referral

A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety, with a request that all comments, if any, be presented directly to the City Council when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Pariss A. Knox at (213) 978-8191. He or another member of this Office will be present when you consider this matter to answer questions you may have.

Sincerely,

MICHAEL N. FEUER, City Attorney

By



DAVID MICHAELSON  
Chief Assistant City Attorney

DM:PAK:lc  
Transmittal