

EXHIBIT A:

Report from City Planning and the Los Angeles City Planning Commission (CPC)

West Adams-Baldwin Hills-Leimert New Community Plan

CPC-2006-5567-CPU; CPC-2006-5567-CPU-M1; CPC-2006-5567-CPU-M2; ENV-2008-478-EIR

Recommended by the City Planning Commission on April 11, 2013, February 11, 2016 and June 23, 2016.

Contents:

- *CPC Letter of Determination, dated May 24, 2016*
- *CPC Letter of Determination, dated June 23, 2016*
- *Community Plan Overview*



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

MAY 24 2016

Determination Mailing Date: _____

CASE NO. CPC-2006-5567-CPU, CPC-2006-5567-CPU-M1

CEQA: ENV-2008-478-EIR

Applicant: City of Los Angeles

Location: The project area is generally bounded by Venice and Pico Boulevards at the north; Arlington and Van Ness Avenues at the east, Ballona Creek and Robertson Boulevard at the west; and the Baldwin Hills at the south. Other community plan areas and various jurisdictions that are adjacent to the West Adams – Baldwin Hills – Leimert CPA include, the Wilshire CPA (City of Los Angeles) to the north, the South Los Angeles CPA (City of Los Angeles) to the east, the West Los Angeles CPA and

Palms-Mar Vista-Del Rey CPA (City of Los Angeles) and the City of Culver City to the west, as well as the City of Inglewood and unincorporated Los Angeles County to the south.

Council Districts: 5 – Koretz, 8 – Harris-Dawson, 10 – Wesson

Community Plan Area: West Adams – Baldwin Hills – Leimert

Request(s): Community Plan Update: General Plan Amendment, Adopt Community Plan Implementation Overlay District, Specific Plan Amendments, Zone Change, Height District Change

At its meetings on April 11, 2013 and February 11, 2016, the following actions were taken by the City Planning Commission:

1. **Conducted** limited public hearings on the Proposed Plan. The Proposed Plan includes modifications to the Draft Plan in response to comments submitted during the Hearing Officer Public Hearing held on January 15, 2013, as well as modifications to the CPC's initial April 11, 2013 motion recommending approval of the Proposed Plan. Both CPC actions are described in the Staff Recommendation Report of the respective case files.
2. **Approved** both the April 11, 2013 and February 11, 2016 Staff Recommendation Reports to become the Commission Report, thereby affirming the Commission's initial approval of the Proposed Plan in its entirety and including those additional modifications initiated by council office requests as well as other revisions.
3. **Approved** the West Adams-Baldwin Hills-Leimert New Community Plan Resolution, Community Plan (Policy Document), the Change Area Matrix and Map, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes amending, as modified, the West Adams-Baldwin Hills-Leimert New Community Plan as part of the General Plan of the City of Los Angeles.
4. **Approved** the requested rezoning actions to effect changes of zone as identified in the Change Area Matrix and Map the proposed Community Plan Implementation Overlay (CPIO) District and the proposed Crenshaw Corridor Specific Plan Amendments, as modified.

5. **Approved** an ordinance amending the existing Crenshaw Corridor Specific Plan (Ordinance No. 176,230) pursuant to procedures set forth in Section 11.5.7 (Specific Plan Procedures) and Section 16.50 (Design Review Board Procedures) of the Municipal Code, as modified.
6. **Approved** the proposed supplemental development regulations of the West Adams Community Plan Implementation Overlay (CPIO) District, including all modifications.
7. **Instructed** the Department of City Planning to finalize the necessary General Plan land use designation, zone and height district change ordinances to be presented to City Council to achieve zone consistency pursuant to Government Code section 65860 (d) as indicated in the Change Area Map and Matrix and make other technical corrections as necessary.
8. **Approved** the amended Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) of the General Plan to reclassify selected streets within the West Adams-Baldwin Hills-Leimert New Community Plan as modified on the Street Reclassification Matrix.
9. **Approved** the amended Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed-use boulevards as shown on the Recommended General Plan Framework Map.
10. **Authorized** the Director of Planning to present the resolution, Community Plan (Policy Document) and General Plan amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.
11. **Found** that the City Planning Commission has **reviewed** and **considered** the Draft Environmental Impact Report ENV-2008-478-EIR (State Clearinghouse No. 2008021013) in its determination approving and recommending the Proposed Plan, as modified, and transmittal of the EIR to the City Council for certification.
12. **Approved** and **Recommended** that the City Council **consider a Statement of Overriding Considerations** with the **Final Environmental Impact Report**.
13. **Approved** and **Recommended** that the City Council **adopt** the attached **findings**, including the Environmental Findings.

RECOMMENDATIONS TO THE MAYOR:

1. **Recommend** that the Mayor **approve** the West Adams-Baldwin Hills-Leimert New Community Plan Resolution, Community Plan (Policy Document), the Change Area Matrix and Map, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes, amending, as modified, the West Adams-Baldwin Hills-Leimert New Community Plan as part of the General Plan of the City of Los Angeles.
2. **Recommend** that the Mayor **approve** the amended Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) of the General Plan to reclassify selected streets within the West Adams-Baldwin Hills-Leimert Community Plan Area as modified on the Street Reclassification Matrix.
3. **Recommend** that the Mayor **approve** the amended Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of

neighborhood districts, community centers, regional centers, and mixed-use boulevards as shown on the Recommended General Plan Framework Map.

RECOMMENDATIONS TO THE CITY COUNCIL:

1. **Recommend** that the City Council **adopt** the West Adams-Baldwin Hills-Leimert New Community Plan Resolution which certifies the Environmental Impact Report No. ENV-2008-478-EIR (State Clearinghouse No. 2008021013); adopts findings and a statement of overriding considerations, and approves the Community Plan (Policy Document), the Change Area Matrix and Map, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes, amending, as modified, the West Adams-Baldwin Hills-Leimert New Community Plan as part of the General Plan of the City of Los Angeles.
2. **Recommend** that the City Council **adopt** the attached Findings, as modified.
3. **Recommend** that the City Council **adopt** the requested rezoning actions to effect changes of zone as identified in the Change Area Matrix and Map, the proposed Community Plan Implementation Overlay (CPIO) District, and the proposed Crenshaw Corridor Specific Plan Amendments, as modified.
4. **Recommend** that the City Council **adopt** an ordinance amending the existing Crenshaw Corridor Specific Plan (Ordinance No. 176,230) pursuant to procedures set forth in Section 11.5.7 (Specific Plan Procedures) and Section 16.50 (Design Review Board Procedures) of the Municipal Code, as modified.
5. **Recommend** that the City Council **adopt** the proposed supplemental development regulations of the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay (CPIO) District, as modified.
6. **Recommend** that the City Council adopt the amended Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) of the General Plan to reclassify selected streets within the West Adams-Baldwin Hills-Leimert Community Plan Area as modified on the Street Reclassification Matrix.
7. **Recommend** that the City Council amend the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed-use boulevards as shown on the Recommended General Plan Framework Map.
8. **Recommend** that the City Council **consider a Statement of Overriding Considerations** with the **Final Environmental Impact Report**.
9. **Recommend** that the City Council **adopt** the attached **findings**, including the Environmental Findings.
10. **Recommend** that the City Council certify and **adopt** the Environmental Impact Report No. ENV-2008-478-EIR (State Clearinghouse No. 2008021013) in its determination approving and recommending the Proposed Plan, as modified.

COMMISSION ACTIONS

April 11, 2013 Motion

Moved: Freer

Seconded: Roschen

Ayes: Cardoso, Hovaguimian, Perlman, Romero
Absent: Burton, Eng, Lessin

Vote: 6-0

February 11, 2016 Motion

Moved: Mack

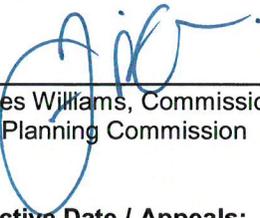
Seconded: Millman

Ayes: Choe, Katz, Dake-Wilson

Noes: Padilla

Absent: Ahn, Ambroz, Perlman

Vote: 5-1



James Williams, Commission Executive Assistant II
City Planning Commission

Effective Date / Appeals:

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

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

Attachments: Maps, Findings, Specific Plan, CPIO, Zone Changes, General Plan Amendments, and other Enabling Legislative Actions, as approved by the City Planning Commission

Planning Staff: Craig Weber, Principal City Planner
Conni Pallini-Tipton, Senior City Planner
Reuben Caldwell, Project Manager, City Planner

Former Project Staff:
Ken Bernstein, Principal City Planner
Faisal Roble, Principal City Planner
Arthi Varma, City Planner
Lakisha Hull, City Planning Associate

The preceding is a summary of the action taken by the City Planning Commission after public meetings regarding the West Adams-Baldwin Hills-Leimert New Community Plan.

The related maps and specifications were too voluminous to print. That information can be accessed through the City of Los Angeles, Department of City Planning website as well as the West Adams New Community Plan Google Website.

Please visit: <http://planning.lacity.org/> or <https://sites.google.com/site/westadamsnncp/home>, to access the Staff Recommendation Reports and associated Exhibits.



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Determination Mailing Date: JUN 23 2016

CASE NO. CPC-2006-5567-CPU-M2

CEQA: ENV-2008-478-EIR

Applicant: City of Los Angeles

Location: The project area is generally bounded by Venice and Pico Boulevards at the north; Arlington and Van Ness Avenues at the east, Ballona Creek and Robertson Boulevard at the west; and the Baldwin Hills at the south. Other community plan areas and various jurisdictions that are adjacent to the West Adams – Baldwin Hills – Leimert CPA include, the Wilshire CPA (City of Los Angeles) to the north, the South Los Angeles CPA (City of Los Angeles) to the east, the West Los Angeles CPA and Palms-Mar Vista-Del Rey CPA (City of Los Angeles)

and the City of Culver City to the west, as well as the City of Inglewood and unincorporated Los Angeles County to the south.

Council Districts: 5 – Koretz, 8 – Harris-Dawson, 10 – Wesson

Community Plan Area: West Adams – Baldwin Hills – Leimert

Request(s): Modifications to the Community Plan Update: General Plan Amendment, Proposed Community Plan Implementation Overlay District, Specific Plan Amendments, Zone Change, Height District Changes.

At its meeting on June 23, 2016 the following actions were taken by the City Planning Commission:

1. **Conducted** a limited public hearing on the proposed modifications to the West Adams-Baldwin Hills-Leimert New Community Plan (Recommended Plan) as initiated by a motion of the Planning and Land Use Management (PLUM) Committee of the City Council at their June 7, 2016 public hearing. Both the Motion of the PLUM Committee and the actions of the CPC are described in the Recommendation Report of this case file.
2. **Approved** the Recommendation Report as a portion of the Commission Report.
3. **Instructed** the Department of City Planning to finalize the necessary General Plan land use designation, zone and height district change ordinances to be consistent with the proposed modifications.
4. **Authorized** the Director of Planning to present the approved and recommended modifications to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.

RECOMMENDATIONS TO THE MAYOR:

1. **Approved** and **Recommended** that the Mayor **approve** and the City Council **adopt** the proposed modifications to the Recommended Plan related to the West Adams-Baldwin Hills-Leimert New Community Plan as shown in Exhibits A and B (Supplement to the Change Area Matrix and Map).

RECOMMENDATIONS TO THE CITY COUNCIL:

1. **Approved and Recommended** that the City Council **adopt** the proposed modifications as consistent with the City Charter, LAMC and General Plan Findings as previously recommended by the City Planning Commission on April 11, 2013 and on February 11, 2016.
2. **Approved and Recommended** that the City Council **adopt** the requested modifications to the Recommended Plan related to zoning and height designations as identified in Exhibit B (Supplement to the Change Area Matrix and Map).
3. **Approved and Recommended** that the City Council **adopt** the requested modifications to the Recommended Plan related to the proposed Crenshaw Corridor Specific Plan amendments as shown in Exhibit C (Crenshaw Corridor Specific Plan Amendments).
4. **Approved and Recommended** that the City Council **adopt** the requested modifications to the Recommended Plan related to the proposed West Adams Community Plan Implementation Overlay (CPIO) District as shown in Exhibit D (West Adams CPIO District Ordinance).
5. **Recommended** that the City Council find that the approved and recommended modifications do not constitute significant new information under CEQA Guidelines Section 15088.5 and certify and adopt the Environmental Impact Report ENV-2008-478-EIR (State Clearinghouse No. 2008021013) in its determination approving the Recommended Plan, as modified.

COMMISSION ACTIONSJune 23, 2016 Motion

Moved: Choe

Seconded: Mack

Ayes: Ambroz, Dake Wilson, Ahn, Katz, Millman, Padilla-Campos, Perlman

Noes: 0

Absent: 0

Vote: 9-0


 James Williams, Commission Executive Assistant II
 City Planning Commission
Effective Date / Appeals:**The Commission's determination is final as of the mailing date of this determination and is not appealable.**

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Attachments: Maps, Findings, Specific Plan, CPIO, Zone Changes, General Plan Amendments, and other Enabling Legislative Actions, as approved by the City Planning Commission

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Reuben Caldwell, City Planner, Project Manager

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What does the **West Adams - Baldwin Hills - Leimert** Community Plan Do?



It's a "Quality of Life" Plan

- Enables the creation of "complete" neighborhoods with access to a variety of goods and services within walking distance of homes.
- Provides incentives for the creation of quality jobs and the retention of affordable housing within the community.
- Identifies opportunities to improve public health by promoting the creation of safe and walkable settings that link residents to nearby parks and open spaces.



Protects Residential Neighborhoods

- Changes the land use designation and zoning for several low-density residential neighborhoods so that new development is compatible with existing prevailing low-scale character.
- Identifies neighborhoods for future historic district designation and neighborhood conservation.
- Divides the existing "Low" residential designation into three categories (Low I, II and III) thereby narrowing the type of development allowed within each land use category.



Protects the Environment and Open Space

- Maintains existing low-density land use designations in the hillside neighborhoods and sensitive habitat areas of the Baldwin Hills.
- Promotes "green" building practices.
- Encourages the protection of existing viewsheds from the Baldwin Hills and the Washington Boulevard Plateau.



Enhances Mobility

- Designates priority streets for pedestrians, bicyclists, transit, and motorized vehicles to allow for a more tailored and efficient use of the street network that balances the needs of all users.
- Links residential neighborhoods and commercial shopping areas to parks, open space and transit hubs by way of greenway, bikeway and trail opportunities.



Enhances Commercial and Industrial Areas

- Improves the built environment and quality of new projects through pedestrian-oriented site and building design and streetscape improvements.
- Allows for a better range of neighborhood serving uses along commercial corridors and at transit nodes by limiting the over-concentration of certain automobile-oriented uses and instead, promotes pedestrian- and transit-oriented development.
- Prioritizes mixed-use development but does not limit the amount of floor area that may be devoted to jobs-producing uses.

What does the **West Adams - Baldwin Hills - Leimert** Community Plan Do? (continued)



Creates Opportunities for Community and Economic Development

- Calls for greater development intensity at commercial nodes and at transit station areas in order to improve community vitality and spur economic growth.
- Re-purposes existing industrial parcels located along the Expo Line in a manner that retains their viability for emerging “technology” and manufacturing uses while allowing for a mix of residential, creative office and traditional commercial uses.
- Works with existing citywide initiatives to increase quality rental housing and homeownership opportunities that are affordable to a range of income levels.



Amends the Existing Crenshaw Corridor Specific Plan

- Improves the built environment and quality of new projects through enhanced sign regulations, use limitations and cultural resource protections.
- Creates additional economic and community development opportunities at the 5 Crenshaw/LAX Line stations that will serve the Crenshaw Corridor by 2019.
- Allows for over-the-counter approval of sign permits that comply with the Specific Plan regulations.



Establishes the Community Plan Implementation Overlay District (CPIO)

- Implements the goals and policies of the Community Plan.
- Establishes 7 subareas that enhance the function and appearance of commercial and industrial corridors and transit nodes while conserving neighborhood character.
- CPIO subareas have specific use limitations, development standards, design guidelines for new construction and may include streetscape concepts.
- Each CPIO subarea identifies parcels where more intense development would be permitted, including increased building intensity (FAR), height and reduced parking within TOD subareas.
- Allows for over-the-counter approval of “by-right” projects that comply with the CPIO regulations.



For More Info:

Visit us online @ planning.lacity.org
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Call us @ (213) 978-1209