



# PLANNING DEPARTMENT TRANSMITTAL

## TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2006-5567-CPU, CPC-2006-5567-CPU-M1	ENV-2008-478-EIR	5,8,10
<b>PROJECT ADDRESS:</b>		
<p>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.</p>		
<b>APPLICANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Conni Pallini-Tipton/Reuben Caldwell	213.978.1179	Conni.Pallini-Tipton@lacity.org
<b>APPELLANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A	N/A	N/A
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Conni Pallini-Tipton	213.978.1179	Conni.Pallini-Tipton@lacity.org
<b>APPROVED PROJECT DESCRIPTION:</b>		

**PROJECT DESCRIPTION:** A community plan update has been proposed, for which the Final Environmental Impact Report has been prepared. The project is described as follows:

The West Adams-Baldwin Hills-Leimert New Community Plan (Recommended Plan) includes changes in land use and zoning that facilitates revitalization within the Community Plan Area and accommodates growth. Utilizing a targeted growth approach, the Community Plan provides a variety of commercial, industrial and mixed-use development opportunities near public transit, services, and amenities, while conserving the character of adjacent residential neighborhoods. The Recommended Plan preserves open space and natural resources in the Baldwin Hills, and incentivizes development at stations along the two light rail transit lines that traverse the Community Plan Area. The Recommended Plan would conserve the character of existing single- and multi-family residential neighborhoods by directing growth away from existing low density and hillside areas and instead focusing growth along higher-intensity transit corridors and at commercial nodes.

As a “Quality of Life Plan”, the policies of the Recommended Plan emphasize the importance of planning for health and sustainability; improved mobility; community character and urban design, as well as better access to open space and parks. There are also policies for improving the attractiveness and functionality of commercial and industrial areas and for promoting cultural tourism. The establishment of lively and walkable commercial and transit-oriented districts is a key goal of the Recommended Plan as is the preservation and conservation of the Community Plan Area’s numerous historic neighborhoods. Proposed land use changes would be implemented by General Plan amendments, zone changes, height district changes, amendments to the Crenshaw Corridor Specific Plan, the establishment of a CPIO District, street designation changes, and other long-range implementation programs.

**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.
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#### **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.
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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.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

N/A

**FINAL ENTITLEMENTS NOT ADVANCING:**

N/A



- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
April 11, 2013	6-0
February 11, 2016	5-1
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
N/A	N/A
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Conni Pallini-Tipton	May 23, 2016

# **EXHIBIT A: Report from City Planning and the Los Angeles City Planning Commission (CPC)**

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## **West Adams-Baldwin Hills-Leimert New Community Plan**

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

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

### ***Contents:***

- *CPC Letter of Determination*
- *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](http://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

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#### **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

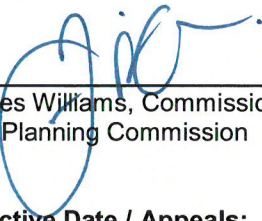
Seconded: Millman

Ayes: Choe, Katz, Dake-Wilson

Noes: Padilla

Absent: Ahn, Ambroz, Perlman

**Vote: 5-1**



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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.



# 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 job-producing uses.

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



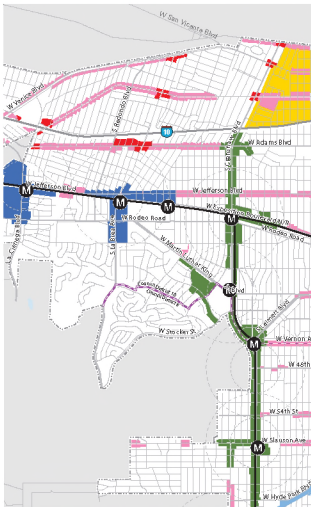
## **Creates Opportunities for Community and Economic Development**

- 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](http://planning.lacity.org)  
E-mail us @ [reuben.caldwell@lacity.org](mailto:reuben.caldwell@lacity.org)  
Call us @ (213) 978-1209