

ENVIRONMENTAL IMPACT REPORT (EIR), STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and RESOLUTION relative to the South Los Angeles Community Plan Update.

Recommendations for Council action:

1. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the Los Angeles City Planning Commission (LACPC), that does the following:
  - a. Certifies, based on independent judgment of the decision-maker, after consideration of the entire administrative record, EIR Nos. ENV-2008-1780-EIR and ENV-2008-1781-EIR (State Clearinghouse Nos. 2008101097 and 2008101098) adopts environmental findings, adopts a Statement of Overriding Consideration, and adopts the MMP.
  - b. Approves the General Plan amendments of the South Los Angeles Community Plan Update, which include amendments to the land use map and policy text of the South Community Plan, the Long Range Land Use Diagram of the Framework Element, and the Citywide General Plan Circulation System Map of the Circulation Element (Mobility Plan 2035).
2. ADOPT the FINDINGS of the LACPC as the Findings of the Council.
3. REQUEST the City Attorney to prepare and present an Ordinance relative to the South Los Angeles Community Plan Implementation Overlay (CPIO) District for the project area generally bounded on the north by Pico Boulevard, on the east by Figueroa Street and Broadway, on the south by 120th Street and the County of Los Angeles, and on the west by Arlington and Van Ness Avenues (other Community Plan areas and various jurisdictions that are adjacent to the South Los Angeles Community Plan Areas [CPA] include, the West Adams - Baldwin Hills - Leimert CPA to the west, Wilshire CPA to the north, the Southeast Los Angeles CPA to the east, and the City of Inglewood and unincorporated Los Angeles County to the south), including the following amendments:
  - a. For the Transit-Oriented Development (TOD) Regional Center CPIO Subarea, increase the maximum base Floor Area Ratio (FAR) from 2.25:1 to 3:1 for non-residential projects.
  - b. For the TOD Regional Center CPIO Subarea, increase the maximum height from 12 stories to 15 stories for qualifying projects.
  - c. For the TOD High CPIO Subarea, increase the maximum FAR from 2.25:1 to 4:1 for hotel projects.
  - d. For all TOD Subareas of the CPIO, clarify that the Transit-Oriented Communities (TOC) Affordable Housing Incentive Program is an alternative option for projects that include affordable units, provided the TOC projects comply with the development standards of the CPIO.
4. INSTRUCT the Department of City Planning (DCP) to initiate a follow-up study of the zoning

and land use for religious institutions in the South Los Angeles CPA, and prepare recommendations for Council consideration.

5. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.

Applicant: City of Los Angeles

Case No. CPC-2008-1552-CPU

Related Case No: CPC-2008-1553-CPU

CEQA Nos. ENV-2008-1780-EIR and ENV-2008-1781-EIR (State Clearinghouse Nos. 2008101097 and 2008101098)

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - NOVEMBER 27, 2017**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 22, 2017)**

**Summary:**

At a regular meeting held on November 21, 2017, the PLUM Committee considered the South Los Angeles Community Plan Update. Staff from the Department of City Planning (DCP) provided background information on the matter. A representative from Council District 15 provided additional comments in support of the South Los Angeles Community Plan Update. After an opportunity for public comment, the Committee recommended to approve the Resolution, request the City Attorney to prepare and present the final ordinance for the Community Plan Implementation Overlay District with amendments, and instructed for DCP to report back on zoning and land use for religious institutions. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**