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October 17, 2019

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN / GENERAL PLAN
AMENDMENT / ZONE CHANGE; CF 18-0437**

This letter contains (1) an overview of the City Planning Commission's (CPC) and City Council's actions related to the adoption of the Exposition Corridor Transit Neighborhood Plan (Specific Plan), and (2) an explanation of revisions to Section 3.4 Vehicle Trip Reduction of the Specific Plan that occurred during the Form and Legality review process.

First, at its meeting on November 9, 2017, the CPC recommended the adoption of the Specific Plan, including the ordinance to establish the Specific Plan; and the following ordinances and resolution necessary to effectuate the Specific Plan (1) an ordinance to effect Zone Changes identified on the Land Use Designation Map and Zone Change Map; (2) an ordinance to effect Zone Changes to repeal the West Pico Community Design Overlay (CDO); (3) an ordinance to effect Zone Changes to amend the boundaries of the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay "Commercial Corridors" subarea; (4) an ordinance to amend Section 12.04 of the Los Angeles Municipal Code to add the following to the list of Specific Plan zones: EC Exposition Corridor Transit Neighborhood Plan; and (5) a resolution to amend the Land Use Element of the General Plan. On May 14, 2018 the CPC transmitted its set of recommendations to the Mayor and requested his action on the proposed amendments to the Land Use Element of the General Plan, pursuant to Los Angeles Municipal Code, section 11.5.6. On May 16, 2018, CPC transmitted its set of recommendations to the City Council, via a Letter of Determination dated May 14, 2018. On May 16, 2018 the Mayor transmitted a memorandum to the City Council in which he stated he approved the City Planning Commission's action approving the amendments to the Land Use Element of the General Plan.

On June 26, 2018, the Planning and Land Use Management Committee (PLUM) recommended that the City Council (1) adopt the ordinance dated June 26, 2018 amending LAMC Section 12.04

to add the following to the list of Specific Plan Zones: EC Exposition Corridor Transit Neighborhood Plan; (2) adopt the ordinance dated November 9, 2017 amending LAMC Section 12.04 to establish Exposition Corridor Transit Neighborhood Plan (EC Zones), and amending the zoning map; (3) adopt the ordinance dated November 9, 2017 repealing the West Pico Boulevard Community Design Overlay in its entirety; (4) adopt a resolution to certify the Environmental Impact Report, adopt the environmental findings, adopt the Statement of Overriding Considerations and Mitigation Monitoring Program and amend the Land Use Element of the General Plan; and (5) request that the Office of the City Attorney prepare and present an ordinance establishing the Specific Plan known as the Exposition Corridor Transit Neighborhood Plan, as amended by PLUM.

On July 3, 2018, the City Council adopted a resolution that certified the related Environmental Impact Report, and adopted the Environmental Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program, amended the Land Use Element of the General Plan, and adopted the PLUM Report and ordinances specified therein. The City Council further approved two amending motions made to ensure compliance with Measure JJJ and to permit veterinary clinics in the Hybrid Industrial: Jobs Emphasis (HJ[EC]) zone created by the Exposition Corridor Transit Neighborhood Plan. In addition, the City Council voted to approve the following ordinances: (1) an ordinance dated June 26, 2018 amending LAMC Section 12.04 to add the following to the list of Specific Plan Zones: EC Exposition Corridor Transit Neighborhood Plan; (2) an ordinance dated November 9, 2017 amending LAMC Section 12.04 to establish Exposition Corridor Transit Neighborhood Plan (EC Zones), and amending the zoning map; (3) an ordinance dated November 9, 2017 repealing the West Pico Boulevard Community Design Overlay in its entirety. Because less than three-fourths of the members of the City Council were present at the time of the vote on the resolution and ordinances, pursuant to City Charter Section 250(a) the ordinances were held over to the next City Council Meeting on July 31, 2018 for a second consideration.

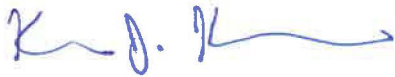
On July 31, 2018, pursuant to City Charter Section 250(a), the City Council adopted on second consideration the following ordinances passed at the July 3, 2018 hearing with an effective date defined as the effective date of the Exposition Corridor Transit Neighborhood Plan: (1) an ordinance dated June 26, 2018 amending LAMC Section 12.04 to add the following to the list of Specific Plan Zones: Exposition Corridor Transit Neighborhood Plan "EC" zones; (2) an ordinance dated November 9, 2017 amending LAMC Section 12.04 to establish Exposition Corridor Transit Neighborhood Plan, and amend the zoning map; (3) an ordinance dated November 9, 2017 repealing the West Pico Boulevard Community Design Overlay in its entirety. In addition, the City Council requested the Office of the City Attorney to prepare and present an ordinance establishing the Specific Plan known as the Exposition Corridor Transit Neighborhood Plan and effectuating a Zone Change to amend the boundaries of the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay Commercial Corridors Subarea.

Second, during the Form and Legality review process, further details were obtained related to Section 3.4 Vehicle Trip Reduction of the Specific Plan. The Specific Plan continues to utilize the Transportation Impact Assessment (TIA) Fee Program Study for the Coastal Transportation Corridor Specific Plan (CTCSP) and the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP) - Specific Plans Amendment Project, also collectively referred to as the Westside Mobility Plan - to generate the cost of the fine per vehicle trip for Projects that fail to meet the requirements of Section 3.4 Vehicle Trip Reduction of the Specific Plan, as staff has concluded that the analysis and assumptions underlying the fee calculations in the study equally apply to the ECTNP area. While this continues to be true, additional details have been included based on the Westside Mobility Plan's June 2016 nexus study's analysis of TIA

fees per average PM peak hour trip. Additional clarification has been provided on how to apply the fine in the cases of non-reporting or reporting demonstrating non-compliance. A revision has also been added to require annual indexing of the fine, to ensure adjustment of the fine over time and the continued equivalency of non-compliance with Vehicle Trip Reduction requirements for qualifying projects. Lastly, to ensure due process, a two-level appeal process has been provided with the standard appeal fees per Los Angeles Municipal Code Section 19.01 B.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in blue ink, appearing to read "K. J. Keller", with a long horizontal flourish extending to the right.

Kevin J. Keller, AICP
Executive Officer

VPB:KJK:smmb:cw