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June 26, 2018

The Honorable Council Members
City of Los Angeles
Room 395, City Hall
Los Angeles, CA 90012

RE: Exposition Corridor Transit Neighborhood Plan
Council File No: 18-0437
CPC File No: CPC-2013-621-ZC-GPA-SP

Dear Honorable Council Members:

Transmitted is a draft ordinance that amends the zones and zone boundaries upon a portion of the Zone Map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code. The draft ordinance is different from that approved by the City Planning Commission on November 9, 2017.

ENVIRONMENTAL FINDING

The Department of City Planning recommends that the City Council adopt Environmental Impact Report SCH No. 2013031038 (ENV-2013-622-EIR) for the Proposed Exposition Corridor Transit Neighborhood Plan (Specific Plan). Adoption of an environmental impact report is appropriate when the City Council finds, based upon substantial evidence in the record of proceedings and its independent judgement and analysis, that: (1) the Final EIR was prepared, in both substance and procedures, in compliance with the requirements of CEQA; (2) in making these findings, the Council ratifies, adopts, and incorporates the analysis and explanation in the FEIR, and ratifies, adopts, and incorporates in these findings the determinations and conclusions in the FEIR relating to environmental impacts and mitigation measures. The Council also adopts all statements and findings in the Findings of Fact and Statement of Overriding Considerations prepared for the FEIR; (3) the Proposed Plan has significant effects that cannot be mitigated to a less-than-significant level through the imposition of mitigation measures or project alternatives due to specific economic, legal, social, technological, or other considerations; (4) the Proposed Plan has significant effects that can be mitigated to a less-than-significant level through the imposition of mitigation measures; (5) any and all potential significant impacts discussed in the EIR that are not subject to numbers (3) or (4), above, as either an avoidable significant impact, or as an unavoidable significant impact, are based on the analysis and conclusions in the FEIR and the whole of the Records of Proceedings, to be insignificant to the environment; and, (6) adopts the statements and findings on the rejection of project alternatives.

LAND USE FINDINGS

In accordance with Charter Section 555, the proposed Exposition Corridor Transit Neighborhood Plan (Specific Plan), along with proposed zone and General Plan Land Use designation changes, constitutes a geographic area that has significant social, economic or physical identity.

The portions of these Community Plan Areas that are proposed to be amended have a unique physical identity in that they comprise approximately 250 acres and are within a transit-oriented area as its proposed boundary is intended to include land that is within a ½ mile radius of the following Expo Line transit stations: Culver City, Palms, Westwood/Rancho Park, Sepulveda, and Bundy. Pursuant to the General Plan, this area should be planned for a higher density, transit oriented mixed-use development that reduces vehicle trips; provides greater housing and jobs; and brings additional services and amenities to the surrounding residential area. The portions of the Community Plans that are proposed to be amended also have significant economic identity in that they contains a concentration of industrial land that serves as an important jobs center within the West Los Angeles area of the City of Los Angeles. The proposed General Plan Amendments and corresponding Zone Changes will allow for these areas to accommodate anticipated growth in emerging industrial sectors, and encourage the clustering of creative, clean industry uses, including high tech jobs, within close proximity to transit.

In accordance with Charter Section 556, the proposed Exposition Corridor Transit Neighborhood Plan (Specific Plan), along with proposed zone and General Plan Land Use designation changes, is in substantial conformance with the purposes, intent, and provisions of the General Plan.

The proposed ordinance is consistent with and helps to further accomplish the goals, objectives, and policies contained in portions of the General Plan, including the General Plan Framework Element, as outlined in the staff report. The General Plan Framework Element establishes the standards, goals, policies, objectives, programs, terms, definitions, and direction to guide the update of citywide elements and the establishment of specific plans.

In accordance with Charter Section 558 (b)(2), the proposed Exposition Corridor Transit Neighborhood Plan (Specific Plan), along with proposed zone and General Plan Land Use designation changes, will have no adverse effect upon the General Plan, specific plans, or any other plans being created by the Department of City Planning, and is in substantial conformance with public necessity, convenience, general welfare and good zoning practice.

The Proposed Plan encourages compact, mixed-use development within the transit corridor in order to accommodate anticipated growth in jobs and housing in a sustainable development pattern; maintains and expands the City's jobs base, and aims to capture a significant share of the region's growth in emerging industries; and increases mobility choices and promotes transit ridership within the corridor. The Proposed Specific Plan and associated land use and zone change ordinances follow good zoning practice in implementing these objectives through increased development rights and tailored allowable uses on select sites near transit stations; public benefit requirements including affordable housing and community amenities; urban design standards applicable to all development within the corridor (excluding R1 and R2 zoned parcels); and streetscape plans for select street segments leading to transit stations.

CHARTER SECTION 559

The changes to the Specific Plan and associated zone change ordinance include, but are not limited to, the following: establishment of the Neighborhood Mixed Use (NMU) zone for properties along Pico Boulevard generally between Sepulveda Boulevard and Overland Avenue and removal of the rezoning for properties along Exposition Boulevard generally bounded by Military Avenue and Kelton Avenue.

As provided under the authority of Charter Section 559 and City Plan Case No. 13505-A, I find that the proposed ordinance does not conform with the November 9, 2017 action of the City Planning Commission, and I therefore disapprove the draft ordinance and recommend that it not be adopted by the City Council.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning