



**MICHAEL N. FEUER**  
CITY ATTORNEY

REPORT NO. R 19-0309

SEP 23 2019

REPORT RE:

**DRAFT ORDINANCES ESTABLISHING THE  
EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN  
AND AMENDING THE BOUNDARIES OF THE WEST ADAMS-BALDWIN  
HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY  
COMMERCIAL CORRIDORS SUBAREA**

The Honorable City Council  
of the City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Council File No. 18-0437

Honorable Members:

This Office has prepared and now transmits for your consideration, approved as to form and legality, the two enclosed draft ordinances. The first draft ordinance establishes the Exposition Corridor Transit Neighborhood Plan (ECTNP). The second draft ordinance effectuates a zone change to amend the boundaries of the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay Commercial Corridors Subarea (West Adams CPIO) to remove a conflict between the boundaries of the ECTNP and West Adams CPIO.

Upon receipt of recommendations to approve the ECTNP from both the City Planning Commission (CPC) and the Mayor, on July 3, 2018, and July 31, 2018, the City Council adopted amendments to three Community Plans and to Chapter 1 of the Los Angeles Municipal Code to facilitate the adoption of the ECTNP and requested the

City Attorney to present ordinances adopting the ECTNP and amending the boundaries of the West Adams CPIO.

### Summary of Ordinances

#### **A. Exposition Corridor Transit Neighborhood Plan Ordinance**

The ECTNP is a Specific Plan that rezones and introduces new development regulations for select properties within the Specific Plan's roughly 1,971 acre area, including all properties located within approximately a half-mile of the following Exposition Line Light Rail Transit stations: Culver City, Palms, Westwood/Rancho Park, Expo/Sepulveda, and Expo/Bundy. The Specific Plan also establishes urban design standards that would apply to all properties in the Plan Area (excluding those zoned R1 and R2) and streetscape improvements to be implemented in the public right-of-way.

The CPC's transmittal report to City Council dated May 14, 2018, as well as the Department of City Planning's staff report dated November 9, 2017, provide a detailed description of the zoning regulations set forth in the Exposition Corridor Transit Neighborhood Plan.

Key provisions of the ECTNP Ordinance include zoning regulations that are supplemental to the regulations set forth in the City's Zoning Code. These regulations include use limitations, design and performance standards, and height and floor area ratio (FAR) standards, and incentives for targeted uses, including incentives for affordable housing production and community amenities. The design regulations and guidelines address pedestrian orientation, architectural compatibility, scale, massing, signage, open space, landscaping, and parking. The Specific Plan also includes an appendix setting forth applicable Environmental Standards.

#### **B. Amendment to the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay Ordinance**

The ordinance effectuates a zone change to amend the boundaries of the West Adams CPIO Commercial Corridors Subarea to remove a conflict in regulations for certain properties that are within the boundaries of the West Adams CPIO Commercial Corridors Subarea and, upon adoption of the ECTNP, will be within its boundaries.

### Findings

#### **A. City Charter**

Charter Section 558(b)(3) requires the City Council to make the findings required in Subsection (b)(2) of the same section; namely, whether adoption of the proposed ordinances will be in conformity with public necessity, convenience, general welfare and

good zoning practice. Charter Section 558(b)(3)(A) allows the City Council to adopt an ordinance conforming to the CPC's recommendation of approval of the ordinance, if the CPC recommends such approval. Similarly, Charter Section 556 requires the City Council to make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. The City Council can either adopt the CPC's findings and recommendations as set forth in the CPC's Transmittal Report or make its own.

#### B. Additional Findings

In addition to the findings required by the City Charter, if the City Council adopts the ordinances establishing the ECTNP and modifying the boundaries of the West Adams CPIO Commercial Corridors Subarea, it is recommended that you adopt the following findings:

1. The supplemental development regulations of the ECTNP are consistent with, and necessary to implement, the programs and policies of the West Adams-Baldwin Hills-Leimert, Palms-Mar Vista-Del Rey, and West Los Angeles Community Plans, the Mobility Plan 2035, and the Framework Element of the General Plan.
2. The supplemental development regulations of the ECTNP will encourage new residential, mixed-use, commercial, and industrial growth near transit stations, in a manner that will promote transit ridership on the Exposition Light Rail Line and other transit systems, promote the development of high-tech jobs within the transit corridor, and generate tax revenue to fund key City services.
3. The transportation infrastructure, including, but not limited to, the Exposition Light Rail Line, will adequately accommodate any traffic generated from the increase in density or intensity permitted in the ECTNP.

#### CEQA Determination

If the City Council wishes to adopt the draft ordinances, it must first comply with California Environmental Quality Act (CEQA). On July 3, 2018, the City Council certified Final Environmental Impact Report No. ENV-2013-622-EIR, adopted findings of facts, adopted a Statement of Overriding Consideration, and adopted a mitigation monitoring program when it adopted a resolution to amend the Land Use Element of the General Plan to facilitate the future adoption of the ECTNP. The City Council may wish to determine that these ordinances were environmentally assessed in Final Environmental Impact Report No. ENV-2013-622-EIR, certified on July 3, 2018 (EIR). To do so, the City Council may, after considering the whole of the administrative record and exercising its independent judgment, determine based upon substantial evidence that: (1) the project is the same as that described in the EIR; and (2) none of the

conditions described in Public Resources Code Section 21166 or CEQA Guidelines Section 15162 that would require the preparation of a subsequent EIR have occurred. This means there are no substantial changes to the project or to the circumstances under which the project will be undertaken, and no new information that was not available at the time the Final EIR was certified, that would require major revisions to the Final EIR or the preparation of a new EIR.

Council Rule 38 Referral

A copy of the draft ordinance establishing the ECTNP was sent, pursuant to Council Rule 38, to the Bureau of Engineering, Bureau of Street Services, Department of Building and Safety, the Department of Transportation, and the Housing and Community Investment Department with a request that all comments, if any, be presented directly to the City Council when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney John W. Fox. He or another member of this Office will be present when you consider this matter to answer questions you may have.

Sincerely,

MICHAEL N. FEUER, City Attorney

By



DAVID MICHAELSON  
Chief Assistant City Attorney

DM:JWF:ev  
Transmittal