Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Central City and Central City North Community Plan Update Environmental Impact Report

Lead Agency: City of Los Angeles — Contact Person: Bryan Eck

Mailing Address: 200 North Spring Street, City Hall, Room 525 — Phone: (213) 978-1304

City: Los Angeles — Zip: 90012 — County: Los Angeles

Project Location: County: Los Angeles — City/Nearest Community: _____

Cross Streets: Central City and Central City North Community Plan Areas (CPAs) — Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: ☒ NOP ☐ Draft EIR — NEPA: ☐ NOI — Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec Other: _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☒ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☒ Other: Community Plan (4,166 acres)

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☐ Vegetation
☒ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☒ Minerals ☐ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Residential, Commercial, Industrial, Open Space, Public/Quasi-Public (to be amended as part of Community Plan)

Project Description: *(please use a separate page if necessary)*

The Project is the update to the Downtown Community Plans, and the adoption of necessary amendments to the land use, zoning, community plan text, and other ordinances to implement those updates. (Please see attachment A for additional information).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	X	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District #7	X	Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB #LA
X	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board	X	Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
X	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
X	Energy Commission		SWRCB: Water Rights
	Fish & Game Region #		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
X	Health Services, Department of		Other:
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 02/06/17 Ending Date 03/06/17

Lead Agency (Complete if applicable):

Consulting Firm: Rincon
Address: 250 East 1st Street
City/State/Zip: Los Angeles, CA 90012
Contact: Joe Power
Phone: (805) 947-4858

Applicant: City of Los Angeles
Address: 200 North Spring Street, City Hall, Room 525
City/State/Zip: Los Angeles, 90012
Phone: (213) 978-1304

Signature of Lead Agency Representative: Greg D. Carr **Date:** 02/03/17

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

DEPARTMENT OF
CITY PLANNING

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NOTICE OF PREPARATION OF A COMBINED DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF SCOPING MEETING FOR UPDATES TO THE CENTRAL CITY AND CENTRAL CITY NORTH COMMUNITY PLANS, AND AMENDMENTS TO THE CITY OF LOS ANGELES MUNICIPAL CODE TO ADOPT A NEW ZONING CODE FOR THE CENTRAL CITY AND CENTRAL CITY NORTH COMMUNITY PLAN AREAS (AS PART OF THE *RE:CODE LA* PROJECT)

TO: Agencies, Organizations, and Interested Parties **DATE: February 6, 2017**

The City of Los Angeles Department of City Planning (DCP), as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for a Project to: (1) update the Central City Community Plan and the Central City North Community Plan (Downtown Plans), (2) amend the City of Los Angeles Municipal Code (LAMC) to adopt new zoning regulations for the Downtown Plan Area as part of the **re:code LA** program (Downtown Zoning Code); and (3) make all other necessary amendments to the Framework Element, Mobility Plan, and other General Plan elements, specific plans, the LAMC, and other ordinances to implement the above.

More details on the Project are provided below. The City is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

NOTICE OF SCOPING MEETING

Pursuant to California Public Resources Code Section 21083.9 and California Code of Regulations, Title 14 ("CEQA Guidelines") Section 15082, the Lead Agency will conduct a scoping meeting for the purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, as to the appropriate scope and content of the EIR.

SCOPING MEETING

Date: Thursday, February 16, 2017
Time: 5:00 PM - 7:00 PM
Place: Caltrans District 7 Building – Conference Room #01.037
100 S. Main St.
Los Angeles, CA 90013

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aides and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting calling Tal Harari at (213) 978-1204.

RESPONSIBLE AND TRUSTEE AGENCIES

The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Project, in accordance with the CEQA Guidelines, Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits or other project

approvals that your agency must issue. As such, your responses to this Notice of Preparation (NOP), at a minimum should identify: (1) The significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the EIR; and (2) Whether your agency will be a responsible or trustee agency for this project.

REVIEW AND RESPONSE PERIOD

February 6, 2017 to March 6, 2017.

Pursuant to CEQA Guidelines, Section 15082(b), responses to this NOP must be provided during this response period.

PROJECT LOCATION

The Project location is the Central City Community Plan Area and the Central City North Community Plan Area ("Downtown Plan Area" or "Project Area"). The Downtown Plan Area is geographically contiguous, sharing a common boundary along Alameda Street. The Central City Community Plan Area is comprised of approximately 2,161 acres, and is generally bounded on the north by Sunset Boulevard/Cesar Chavez Avenue, on the south by the Santa Monica Freeway (Interstate 10), on the west by the Harbor Freeway (Interstate 110), and on the east by Alameda Street. Immediately to the east of Alameda Street is the Central City North Community Plan Area. The Central City North Community Plan Area is comprised of approximately 2,005 acres, and is generally bounded on the north by Stadium Way, Lilac Terrace, and North Broadway, on the south by the City of Vernon, on the west by Alameda Street, and on the east by the Los Angeles River. The Project Area is bordered by the communities of Boyle Heights, Silver Lake-Echo Park, Westlake, Southeast and South Los Angeles, and the City of Vernon. The Downtown Plan Area boundaries are shown in **Figure 1**. The Downtown Plan Area is shown within a regional context in **Figure 2**.

PROJECT BACKGROUND

The Central City and Central City North Community Plans are two of 35 Community Plans, which comprise the Land Use Element of the City's General Plan. The Land Use Element is one of the seven State-mandated elements of the General Plan that also include open space, transportation, conservation, housing, noise, and safety. The Downtown Community Plans are being updated consistent with California Government Code Section 65302, which identifies the seven required elements of a General Plan. Community Plans are intended to promote an arrangement of land uses, streets, and services in the Project Area to encourage economic vitality, social and physical well-being, and promote the general health, safety, welfare and convenience of people who live and work in the Project Area.

The Project is part of the City of Los Angeles New Community Plan Program, a program to update each of the City's 35 Community Plans. The Central City Community Plan was last updated in 2001, and the Central City North Community Plan was last updated in 2000. Since then, substantial changes have occurred, most notably, completion of the Metro Gold and Expo Lines, and implementation of the Metro Bike share system; completion of large-scale commercial and residential developments; future plans and infrastructural improvements to be accommodated such as the Los Angeles Streetcar, Metro Regional Connector, and High Speed Rail; and new growth forecasts through the year 2040, released by the Southern California Association of Governments. As further described below, the Downtown Plans will rezone land in the Downtown Plan Area to make the Downtown Zoning Ordinance operative.

The Downtown Zoning Code is a portion of the **re:code LA** program. **re:code LA** is a program to comprehensively revise the City of Los Angeles Zoning Code. In summary, the **re:code LA** program will amend the text of the LAMC to replace the City's existing Zoning Ordinance (Chapter 1 of the LAMC) with a new City zoning ordinance (New Zoning Ordinance) and the community plan update process will apply the zoning regulations to land in the Project Area. The New Zoning Ordinance will include, among other provisions, new zone classifications and revised/reorganized development standards and requirements for those new zone classifications. The New Zoning Ordinance and zone classifications are further described below.

Based on the size and scale of the City and the current Zoning Ordinance, the **re:code LA** program is a relatively substantial undertaking. It is expected that parts of the **re:code LA** program will be adopted and implemented at different times. Specifically, the New Zoning Ordinance will not be adopted all at once and even when adopted, will not be made operative in all parts of the City all at once. Some elements of the New Zoning Ordinance that will be applicable citywide will need to be adopted to use the New Zoning Ordinance anywhere. These elements include definitions, administrative rules, and development standards. These elements will be adopted before or simultaneously with the first ordinance to implement the New Zoning Ordinance zone classifications. On the other hand, new zones (or zone module types, as further described below) are expected to be adopted at different times. Finally, even when the New Zoning Ordinance is adopted into the LAMC, none of the new zones, and their respective development standards and requirements, will be operative for any property in the City until that property is rezoned and the relevant community plan is amended to allow that new zoning classification. It is expected that rezoning and plan amendments to implement the New Zoning Code throughout the City will occur with Community Plan Updates or other citywide or area-wide planning and zoning efforts.

For this Project, the City expects to implement the **re:code LA** program in the Downtown Plan Area with a Downtown Zoning Code. The Downtown Zoning Code will include: (1) new zone classifications (or zone module types for zone classifications) for the Downtown Plans and Project Areas; and (2) if not previously adopted at the time of Project approval, those elements of the New Zoning Ordinance that are required to utilize the new zones, such as definitions and development standards, including standards that may be utilized citywide. The Project does not include rezoning land outside of the Downtown Plan Area or amending any community plans other than the Central City Community Plan and the Central City North Community Plan.

PROJECT DESCRIPTION

The proposed Project includes the updates to the Downtown Plans, adoption of the Downtown Zoning Code, and the adoption of necessary revisions and any other amendments necessary to implement the above, including amendments to other General Plan elements (such as, Mobility and Framework), the LAMC, specific plans, and other ordinances to implement those updates. The following describes in more detail the updates to the Downtown Plans and the adoption of the Downtown Zoning Code:

Downtown Plans

The updates to the Downtown Plans will reflect a future vision for Downtown, and are intended to guide development through the year 2040, and revise the existing Central City Community Plan and Central City North Community Plan. Community Plans are also intended to guide development by informing the general public of the City's broad planning goals, policies, and objectives, as well as specific development standards for the Project area. The Downtown Plans would allocate land for the range of uses that Downtown will need through 2040, including land for jobs, housing, parks and open space (as available and feasible), and civic functions, and would improve the link between land use and transportation in a manner that is consistent with the General Plan Framework Element. Collectively, the Downtown Community Plans' goals, objectives, policies, and programs articulate the policy direction that the City will promote for the duration of the Plans. It includes amending the Zoning Map to rezone the Project Area with new zone classifications developed for the Downtown Plans.

Downtown Zoning Code

As discussed above, the Project also includes the adoption of the Downtown Zoning Code. The Downtown Zoning Code refers to several amendments to the LAMC to implement the updates to the Downtown Plans and **re:code LA** in the Project Area.

The new **re:code LA** zoning system is modular. Zoning classifications require the bundling of several designations to make a zone. These designations include the following modules: Context, Form District, Frontage, and Use District.

The *Contex*t module is comprised of regulations meant to enhance the existing or establish new development patterns of an area where applied. Such Context regulations could include grading quantities, landscaping, and potentially new minimum parking requirements. Context also sets the range of Form Districts, and Frontages available for the area.

The *Form District* module governs the shape and size of buildings by regulating lot size and site coverage, building placement, bulk, and mass.

The *Frontage* module governs how a site or building addresses the street or right of way by regulating ground floor story height, the amount of transparency (such as windows) required, pedestrian entry requirements and spacing, and allowable building elements (such as canopies).

The *Use District* module establishes which uses and activities are allowed on a site. Each use will have a corresponding definition and any relevant standards, either maintained from the current Zoning Code or newly established standards.

In any community plan update, there are many potential combinations of Context, Form District, Frontage, and Use District module types that can be applied to properties to make a zone.

To implement the updates to the Downtown Plans and **re:code LA** in the Downtown Plan Area, certain Context, Form District, Frontage, and Use District module types are proposed to be added to the LAMC. These module types will be used for rezoning property in the Downtown Plan Area. As the system is modular, it is possible for some of these Context, Form District, Frontage, and Use District module types developed for the Downtown Zoning Ordinance to be used in other parts of the City in various combinations in the future when community plans are updated and properties rezoned.

If not already adopted at the time of Project approval, the Project will also include the adoption of citywide elements of the New Zoning Code, including: citywide development standards (such as parking stall dimensions, grading haul route standards, minimum pedestrian walkways, and others); definition of terms; rules of measurement (such as how to measure lot width and building height); possible land use incentive system(s), modifications to existing nonconforming provisions; maintenance of current rules for division of land; creation of new streetscape and maintenance of street improvement requirements; establishment of new overlay districts; and potentially new minimum parking requirements. These regulations will only be operative in other parts of the City when property is rezoned and other community plans are amended. This is expected to occur through future community plan updates.

Project Objectives
The primary objectives of the Project will be to:

- Ensure that Downtown can continue to grow in a sustainable, equitable, healthy, and inclusive manner;
- Reinforce the role of Downtown as the primary jobs center for the City, County, and the Southern California region;
- Expand and support a growing residential population;
- Celebrate and reinforce the character of each individual neighborhood;
- Promote a transit, bicycle, and pedestrian friendly environment; and
- Refine and expand a system that links development with public benefits to deliver community amenities in the Downtown Plan Area.

Elements of the proposed Project to implement these objectives include the following:

- Amend the text of the Downtown Plans to revise the stated plan policies and objectives;
- Amend the land use map of the Downtown Plans to implement the new policies and objectives, including amendments to establish plan consistency with the new Downtown Zoning Code zones;
- Adopt the Downtown Zoning Code;
- Amend the Zoning Map to rezone Downtown with new downtown zone classifications;
- Integrate regulations of the existing Specific Plans and Planning Overlays into the new Downtown Zoning Code; and
- Amend the General Plan Framework, Mobility Plan and other Citywide General Plan Elements, and ordinances, as necessary.

ISSUES TO BE ADDRESSED IN THE EIR

Based on the project description and the Lead Agency's understanding of the environmental issues associated with the Proposed Project, the following topics will be analyzed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Circulation
- Utilities, Energy and Service Systems

The EIR will analyze the reasonably foreseeable indirect physical changes to the environment in the above topic areas caused by the Project, including the updates to the Downtown Plans, the adoption of the Downtown Code, and any other necessary amendments to plans or the LAMC.

To the extent that the Downtown Zoning Code includes zoning module types or citywide standards and regulations that may in the future be used in other parts of the City, indirect impacts to the environment from those provisions is speculative. This is due to both the modularity of the system (zone module types can be combined to make many different zones) and the fact that none of the components of the new zoning will be available for use on a property until a community plan update or other planning process has introduced the new zones to an area. Additionally, as stated above, additional zoning classifications (ie.module types) will be created in the future through the **re:code LA** program to meet the needs of other parts of the City. Any application of any part of the Downtown Zoning Code outside of the Downtown Plan Area would require a Community Plan amendment, rezoning, and new environmental analysis. The EIR will consider and discuss whether any impacts from the use of the Downtown Zoning Code outside the Downtown Plan Area is reasonably foreseeable, and if so, the EIR will analyze those impacts.

Alternatives to be analyzed in the EIR are to be defined and analyzed consistent with the requirements of CEQA Guidelines, Section 15126.6. The specific alternatives to be evaluated in will include a "No Project" alternative, as required by CEQA, and may include alternative land use configurations.

DOCUMENT AVAILABILITY

The Notice of Preparation can be viewed on the Downtown Community Plan program website at: www.dtla2040.org. It can also be viewed on the City of Los Angeles Department of City Planning website at: www.planning.lacity.org. To locate a copy of the Notice of Preparation online, click on Environmental Review on the left side of the Department of City Planning website and then click on the Notice of Preparation & Public Scoping Meetings link.

SUBMITTAL OF WRITTEN COMMENTS

The Lead Agency solicits comments regarding the scope, content and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. Please send written/typed comments (including a name, telephone number, and contact information) to the following:

City of Los Angeles, Department of City Planning
ATTN: Bryan Eck, City Planner
Case Numbers: CPC-2017-432-CPU; ENV-2017-433-EIR
200 N. Spring Street, Room 667
Los Angeles, CA 90012

Phone: (213) 978-1304
Fax: (213) 978-1334
E-mail: bryan.eck@lacity.org

In accordance with CEQA Section 15082, this Notice of Preparation is being circulated for a 30-day comment period. The City of Los Angeles requests that written comments be provided at the earliest possible date, but no later than **5:00 p.m. on March 6, 2017.**

For more information about the Downtown Plans and Downtown Zoning Code, please visit http://dtla2040.org and http://recode.la/.

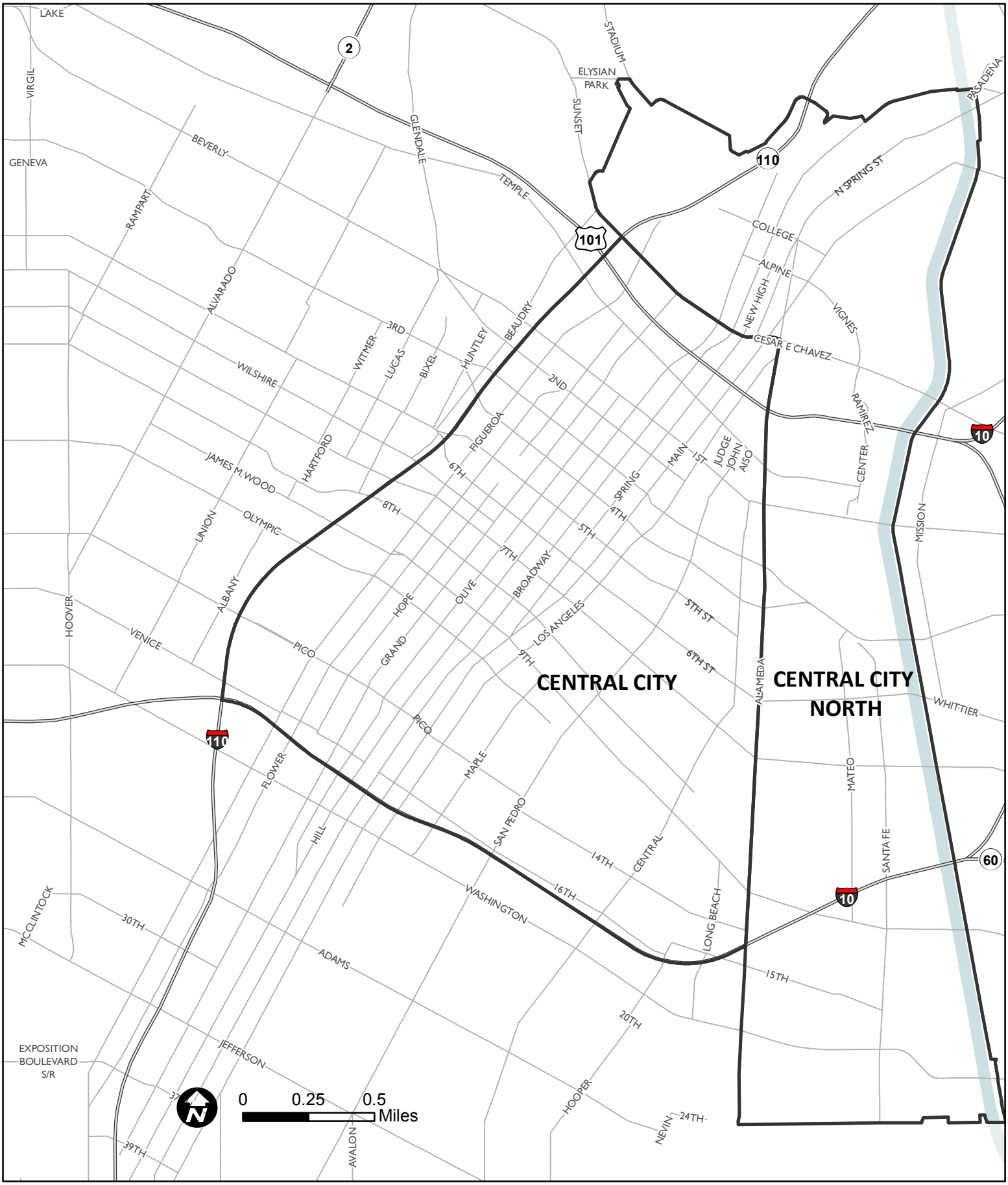
ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.

Bryan D. Eck, City Planner
City of Los Angeles Department of City Planning

Attachments:
Figure 1: Downtown Plan Area Map
Figure 2: Regional Context Map

DOWNTOWN PLAN AREA MAP
CENTRAL CITY & CENTRAL CITY NORTH

FIGURE 1



DOWNTOWN PLAN AREA
REGIONAL CONTEXT MAP

FIGURE 2

