

3.0 PROJECT DESCRIPTION

This chapter provides a detailed description of the proposed West Adams-Baldwin Hills-Leimert New Community Plan (West Adams New Community Plan or proposed project). The project description discussion includes the background of the proposed project, the project objectives, and a description of the existing environment at the project site and in the surrounding area.

3.1 PROJECT BACKGROUND

The City of Los Angeles General Plan is composed of the following elements: Air Quality, Conservation, Housing, Land Use, Noise, Safety, and Transportation. In addition to the seven State mandated elements, the City's General Plan includes these other elements: Historic Preservation and Cultural Resources, Infrastructure Services, and Public Facilities and Services. In the City of Los Angeles, the Land Use Element is comprised of 35 Community Plans. The proposed project is one of the 35 Community Plans.

The 1998 West Adams Community Plan set forth land uses designations, implementing measures, and land use policies for the West Adams Community Plan Area (West Adams CPA). The existing West Adams Community Plan was designed to accommodate the anticipated growth in population and employment of the West Adams CPA to the year 2010. The 1998 West Adams Community Plan encouraged the preservation and enhancement of existing residential neighborhoods, while providing a variety of housing opportunities through compatible new housing, improvement of the function, design, and economic vitality of the community's commercial corridors and commercial areas, and the densification of land use near the commuter rail stations at Exposition/Crenshaw Boulevards, La Brea/Farmdale Avenues, Jefferson/La Cienega Boulevards, and Venice/Robertson Boulevards in the form of mixed-use housing and commercial projects.

In order to keep the Community Plans up-to-date, the City established the New Community Plan Program. The intent of the New Community Plan Program was to update all 35 Community Plans regularly in order to encourage smart growth, identify appropriate locations for new development, assess public infrastructure, service and facility needs, minimize lengthy discretionary approvals, and provide certainty and predictability for developers, homeowners and anyone else concerned with the future development of Los Angeles. Under this program, the 1998 West Adams Community Plan is being revised and the proposed West Adams New Community Plan will guide land use development through 2030.

Trends, Projections, and Plan Capacity

The State of California requires that cities plan for changes in population, housing demand and employment; if growth is anticipated, each city must accommodate a share of the region's projected growth. These projections are developed by the City of Los Angeles in concert with the Southern California Association of Governments (SCAG), the Metropolitan Planning Organization (MPO) for the six-county region. SCAG is comprised of local governments and agencies in the region. SCAG is mandated by federal and State governments to prepare the Regional Transportation Plan (RTP), a long-range regional transportation plan that addresses regional growth, air quality and other issues, based on an analysis of past and future regional trends. The RTP informs SCAG's projection of growth for the region. The City adjusted the SCAG population and housing unit projections by Community Plan Area to be consistent with the Framework Element and other City policies, reflecting most of the projected growth in the City's regional and commercial centers and along transit stations and corridors. **Table 3-1** compares the existing planned capacity of the existing 1998 West Adams Community Plan with the 2030 projection of population, housing demand, and employment based on SCAG and City estimates and building permit data.

TABLE 3-1: WEST ADAMS CPA POPULATION, DWELLING UNITS, AND EMPLOYMENT CAPACITIES		
	Existing 1998 Community Plan Capacity	Proposed 2030 Community Plan Capacity
Population (persons)	206,521	218,741
Dwelling Units	81,307	86,118
Employment (jobs)	49,220	53,113
SOURCE: City of Los Angeles Planning, 2011; SCAG, 2008.		

3.2 PROJECT OBJECTIVES

The proposed West Adams New Community Plan will provide a framework on a program level for future development and will specify the type of uses, densities, and intensities that would be permitted. The proposed West Adams New Community Plan objectives promote the internal relationship of mutually supportive uses, such as employment, housing, recreation, and community-serving facilities, etc., so as to decrease dependency on the automobile, encourage alternative transportation modes, make efficient use of land and infrastructure, reduce energy consumption, promote sustainability, and foster a strong sense of community. The primary objectives of the proposed West Adams New Community Plan are as follows:

- Revitalize underutilized commercial and industrial areas through the strategic location of potential future new development along major east/west corridors and at specific activity centers and nodes.
- Maintain and enhance the enduring and often historic character of the existing low-scale residential neighborhoods while providing a variety of housing opportunities.
- Develop rational land use strategies toward place-making around existing and future transit systems such as the Exposition Light Rail Transit (Expo LRT) Line through the creation of transit-oriented developments (TOD), while continuing to minimize adverse impacts to adjacent residential neighborhoods.
- Enhance opportunities for housing and jobs via TODs located near transit stations, while respecting surrounding residential communities by creating requirements for buffering and height transitions.
- Increase mobility through:
 - Developing transportation alternatives;
 - Making streets more walkable;
 - Improving parking resources; and
 - Planning for adequate public infrastructure and services.
- Improve the function, design, and economic vitality of commercial areas toward preserving and enhancing the positive characteristics of existing land uses.
- Preserve and strengthen commercial areas to provide a diverse jobs-producing economic base and to enhance the appearance of existing centers and corridors.
- Retain and enhance historic and cultural resources within the West Adams CPA, particularly those within the West Adams, Leimert Park, and Jefferson Park neighborhoods.
- Include a comprehensive program of resource protection, enhancement, conservation, and re-use and provide mitigation of impacts of the project.
- Provide for the development of civic, cultural, religious, educational, and other community uses such as libraries, fire stations, community centers, police facilities, parks, schools, etc.
- Establish use limitations for such things as alcohol sales, free standing fast food restaurants, automotive uses, swap meets, pawn shops, and gun shops.
- Support Regional Center development so that existing, stable residential communities have local shopping access.
- Provide opportunities to improve public health by creating more pedestrian friendly environments, improving access to public transit, and locating jobs and housing within walking or biking distance from one another.

3.3 LOCATION AND SURROUNDING LAND USES

Regional Location

The West Adams CPA is located approximately seven miles southwest of Downtown Los Angeles and contains approximately 6,130 acres (approximately 9.58 square miles) of developable land area. The West Adams CPA is bounded on the north by Pico and Venice Boulevards, on the west by Robertson Boulevard and the eastern limits of Culver City, on the south by the Baldwin Hills, City of Inglewood, and portions of unincorporated Los Angeles County, and to the east by Arlington and Van Ness Avenues (**Figure 3-1**).

The West Adams CPA is one of 35 Community Plans in the City of Los Angeles (**Figure 3-2**). The West Adams CPA is bordered by the South Los Angeles CPA on the east, the Wilshire CPA on the north, and portions of the West Los Angeles and Palms-Mar Vista-Del Rey CPAs on the west.

The Santa Monica Freeway (I-10 Freeway) is the only freeway traversing the West Adams CPA. Major north-south corridors include (from east to west) Arlington Avenue, Crenshaw Boulevard, La Brea and Fairfax Avenues, La Cienega and Robertson Boulevards (**Figure 3-3**). Major east-west corridors include (from north to south) Pico, Venice, Washington, Adams, Jefferson, Exposition, Martin Luther King Jr., and Leimert Boulevards, Slauson and Florence Avenues (**Figure 3-3**).

The topography in the West Adams CPA is predominately level with areas of rolling hills. The southern boundary of the area is punctuated by the Baldwin Hills, the northern face of which incorporates slopes in excess of 30 percent. The topography is further distinguished by an extensive natural mesa extending through much of the historic West Adams neighborhoods located in the northeast portion of the West Adams CPA.

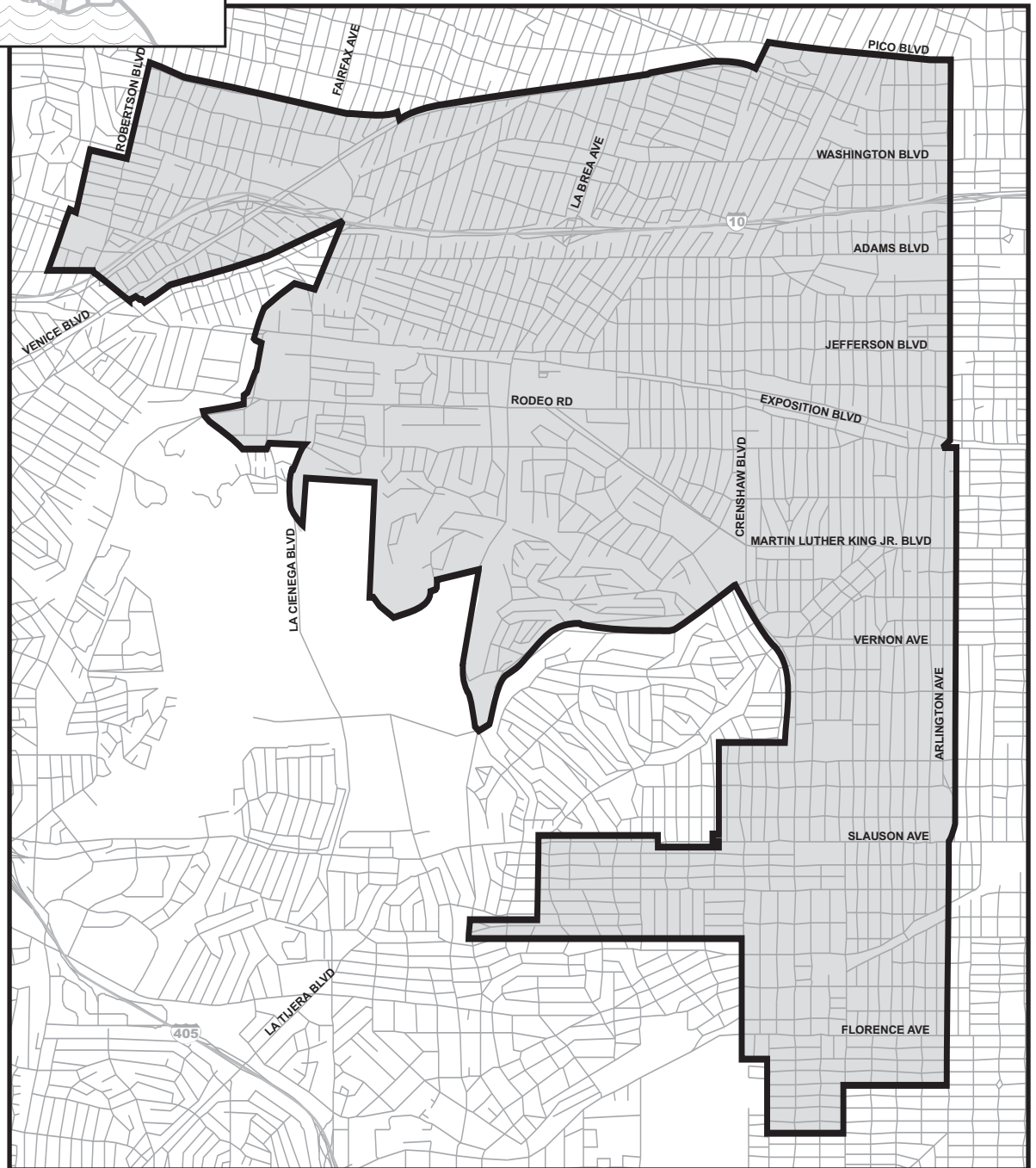
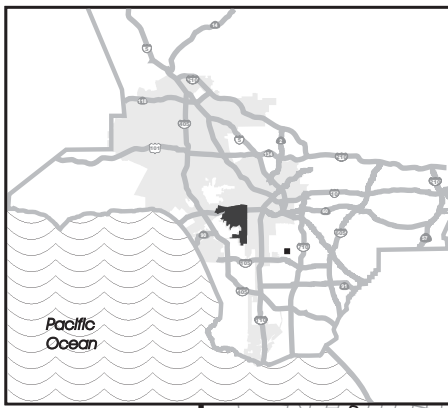
Surrounding Uses

As required by CEQA Guidelines Sections 15125(a) and (e), an EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time of the Notice of Preparation (NOP). This environmental setting normally constitutes the baseline physical conditions by which the City will determine the impacts of the proposed West Adams New Community Plan and implementing ordinances. Where a proposed project is compared with an adopted plan, the analysis shall examine the existing physical conditions at the time the NOP is published or at the time environmental analysis is commenced.

The predominate land use in the West Adams CPA is residential. Approximately 74 percent of the West Adams CPA (4,532 acres) is zoned Residential. Existing residential areas in the West Adams CPA are zoned primarily low to high-medium. Most of the housing in the West Adams CPA is over 30 years old. Single-family neighborhoods are generally located in the southern and eastern portion of the West Adams CPA. Multi-family residential uses are located throughout the West Adams CPA, with a concentration in the north (**Figure 3-4**).

There are 613 acres of commercial land uses in the West Adams CPA. These commercial land uses are dispersed along the General and Community Commercial corridors located throughout the West Adams CPA and primarily include a variety of low-rise retail, office, government agency, and institutional buildings. Neighborhood Commercial corridors comprise a smaller portion of the commercial land and are generally located in the portion of the West Adams CPA south of Martin Luther King Jr. Boulevard (**Figure 3-4**).

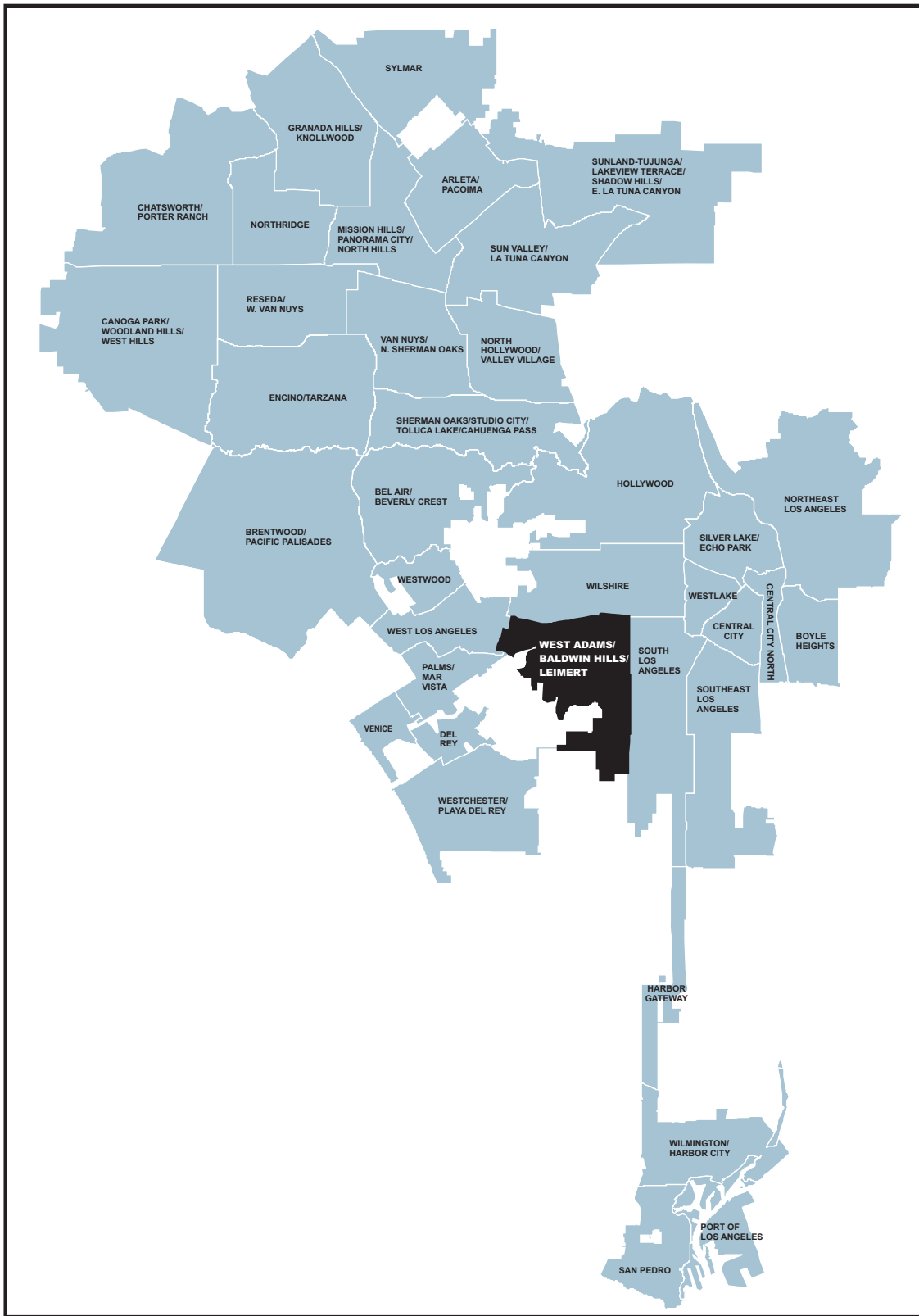
There are 322 acres of industrial land uses in the West Adams CPA. The industrial land uses are primarily distributed along the east-west corridors in the central and northern portion of the West Adams CPA and are zoned primarily Commercial and Limited Manufacturing. Limited Industrial land uses are found adjacent to the Los Angeles County Metropolitan Transit Authority's (Metro) Expo LRT right-of-way, as well as in the southern portion of the West Adams CPA adjacent to the Crenshaw Boulevard and Harbor Subdivision Transit Corridor right-of-way.



LEGEND: West Adams CPA

SOURCE: TAHA, 2012.

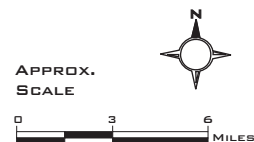


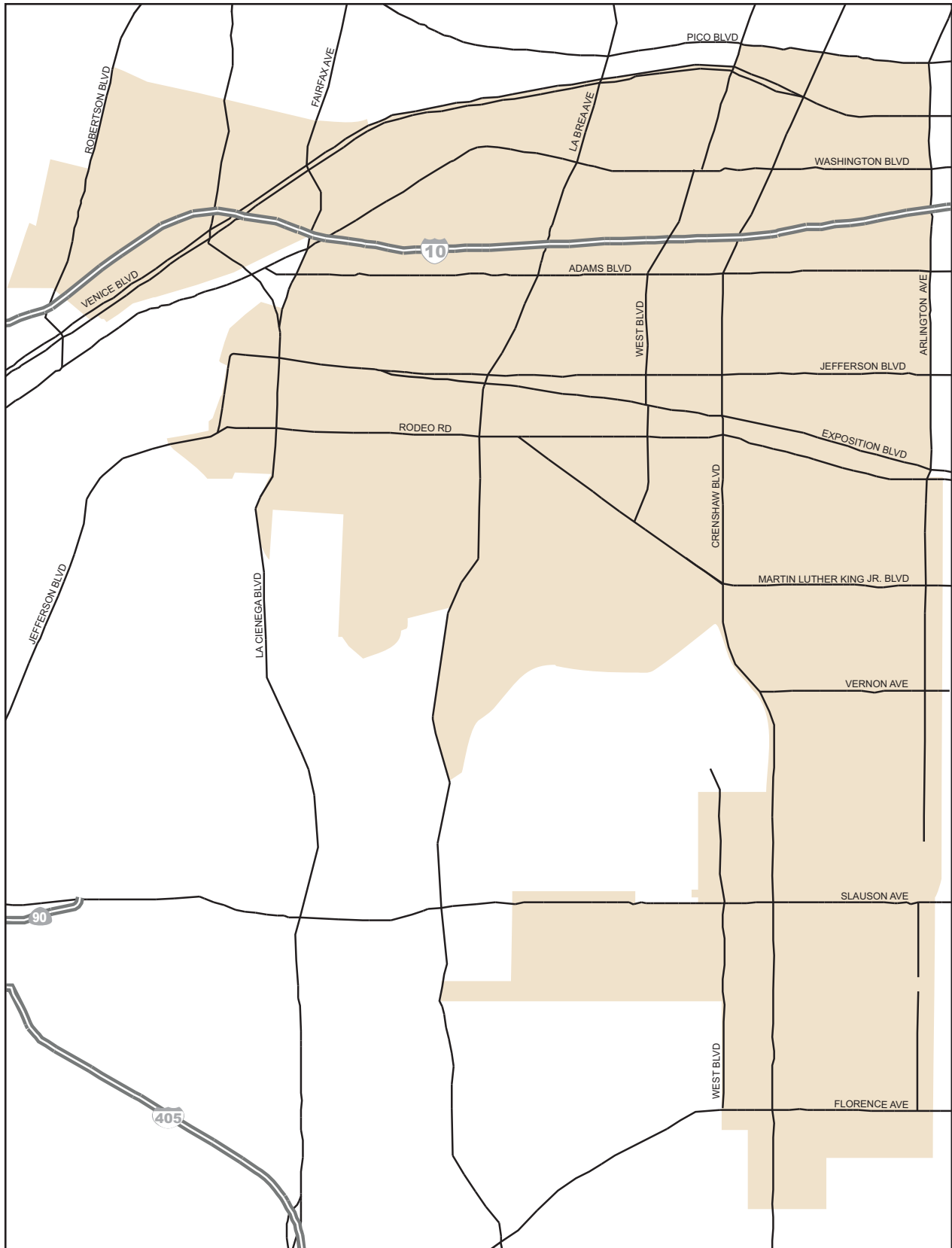


LEGEND:

West Adams CPA

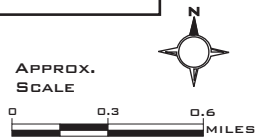
SOURCE: TAHA, 2012.

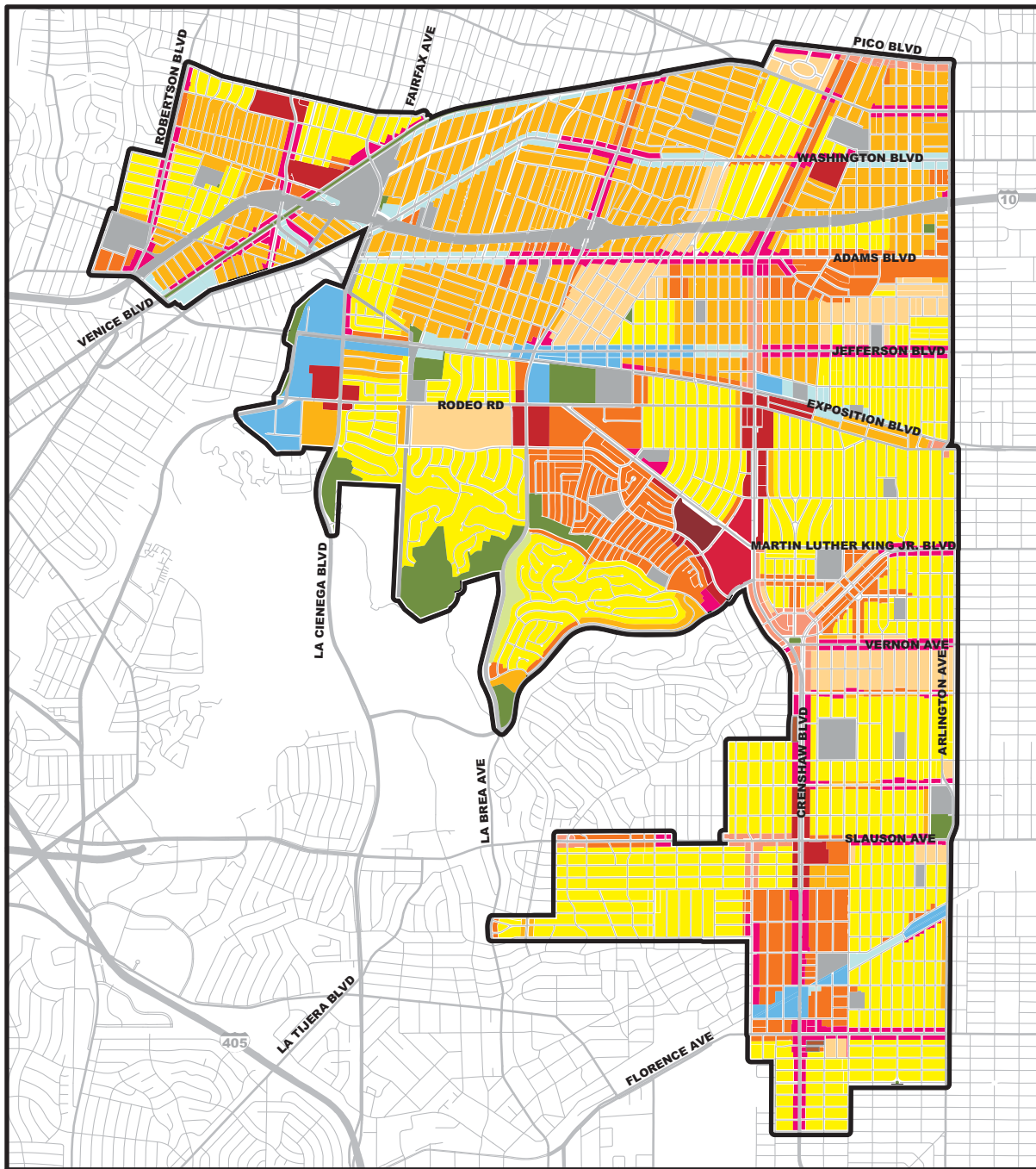




LEGEND: West Adams CPA

SOURCE: TAHA, 2012.



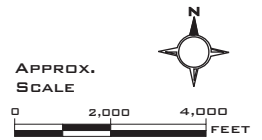


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LEGEND:

West Adams CPA	High Medium Residential	Commercial Manufacturing
Minimum Residential	Neighborhood Commercial	Limited Industrial/Manufacturing
Low Residential	General Commercial	Open Space
Low Medium I Residential	Community Commercial	Public Facilities
Low Medium II Residential	Regional Center	
Medium Residential	Regional Commercial	

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.



Residents of the West Adams CPA benefit from direct access to the Baldwin Hills and particularly, the Kenneth Hahn State Recreation Area, which comprises approximately 80 acres of Regional Open Space. An additional 120 acres of open space are dispersed throughout the West Adams CPA as Neighborhood and Community Parks.

Existing land uses in the West Adams CPA are shown in **Table 3-2**. The land use totals in **Table 3-2** represent existing land uses compiled during windshield surveys in the West Adams CPA conducted by City staff in combination with land use data from the Los Angeles County Assessor’s Office database. The windshield survey was conducted by City staff only for targeted change areas. This survey was merged with the Assessor’s data and then compiled into 13 ‘use code’ categories: Institutional, Light Industrial, Heavy Industrial, Other, Mixed-Use, Open Space, Multi-Family Residential, Two-Family Residential, Single-Family Residential, Undeveloped, Retail Commercial, Office Commercial, and Large-Scale Retail Commercial. **Table 3-2** shows the variety of existing use codes under each General Plan designation and the percentage that use represents in that particular General Plan designation.

TABLE 3-2: EXISTING WEST ADAMS CPA LAND USES			
General Plan Designation	Existing Land Use Code	Total Acres /a/	% of Total Acres /b/
Minimum Residential	Single-Family Residential	21.78	0.36
	Undeveloped		
Low Residential	Single-Family Residential	2,261.81	37.11
	Two-Family Residential		
	Multi-Family Residential		
	Mixed Use		
	Office Commercial		
	Retail Commercial		
	Light Industrial		
	Heavy Industrial		
	Institutional		
	Open Space		
Undeveloped			
Low Medium I Residential	Single-Family Residential	361.15	5.93
	Two-Family Residential		
	Multi-Family Residential		
	Office Commercial		
	Retail Commercial		
	Heavy Industrial		
	Institutional		
	Undeveloped		
Other			
Low Medium II Residential	Single-Family Residential	1,263.22	20.73
	Two-Family Residential		
	Multi-Family Residential		
	Mixed Use		
	Office Commercial		
	Retail Commercial		
	Light Industrial		
	Institutional		
	Open Space		
	Undeveloped		
	Other		

TABLE 3-2: EXISTING WEST ADAMS CPA LAND USES			
General Plan Designation	Existing Land Use Code	Total Acres /a/	% of Total Acres /b/
Medium Residential	Single-Family Residential	638.73	10.48
	Two-Family Residential		
	Multi-Family Residential		
	Mixed Use		
	Office Commercial		
	Retail Commercial		
	Light Industrial		
	Heavy Industrial		
	Institutional		
	Open Space		
	Undeveloped		
High Medium Residential	Single-Family Residential	4.23	0.07
	Multi-Family Residential		
	Institutional		
General Commercial	Single-Family Residential	297.76	4.89
	Two-Family Residential		
	Multi-Family Residential		
	Mixed Use		
	Office Commercial		
	Retail Commercial		
	Light Industrial		
	Heavy Industrial		
	Institutional		
	Open Space		
	Undeveloped		
	Other		
	Neighborhood Commercial		
Two-Family Residential			
Multi-Family Residential			
Mixed Use			
Office Commercial			
Retail Commercial			
Light Industrial			
Institutional			
Open Space			
Undeveloped			
Community Commercial		Single-Family Residential	173.01
	Two-Family Residential		
	Multi-Family Residential		
	Mixed Use		
	Office Commercial		
	Retail Commercial		
	Light Industrial		
	Heavy Industrial		
	Institutional		
	Open Space		
	Undeveloped		
Regional Center	Retail Commercial	42.24	0.69
	Undeveloped		
Regional Commercial	Retail Commercial	19.91	0.33
	Institutional		
	Undeveloped		

TABLE 3-2: EXISTING WEST ADAMS CPA LAND USES			
General Plan Designation	Existing Land Use Code	Total Acres /a/	% of Total Acres /b/
Commercial Manufacturing	Single-Family Residential	140.73	2.31
	Two-Family Residential		
	Multi-Family Residential		
	Mixed Use		
	Office Commercial		
	Retail Commercial		
	Light Industrial		
	Heavy Industrial		
	Institutional		
	Undeveloped		
	Other		
Limited Manufacturing	Office Commercial	122.45	2.01
	Retail Commercial		
	Light Industrial		
	Heavy Industrial		
	Institutional		
	Undeveloped		
Limited Industrial	Single-Family Residential	58.59	0.96
	Multi-Family Residential		
	Mixed Use		
	Office Commercial		
	Retail Commercial		
	Light Industrial		
	Heavy Industrial		
	Institutional		
Undeveloped			
Open Space	Single-Family Residential	198.67	3.26
	Retail Commercial		
	Light Industrial		
	Institutional		
	Open Space		
Public Facilities	Single-Family Residential	410.19	6.73
	Two-Family Residential		
	Multi-Family Residential		
	Retail Commercial		
	Light Industrial		
	Heavy Industrial		
	Institutional		
	Open Space		
	Undeveloped		
	Other		
/a/ Includes undeveloped acreage in the total. /b/ May not equal 100 percent due to rounding. SOURCE: City of Los Angeles GIS, 2009.			

3.4 PROJECT DESCRIPTION

The proposed project is a comprehensive revision of the adopted 1998 West Adams Community Plan. The proposed West Adams New Community Plan will include updates to the policies and programs of the existing Community Plan as well as establish a series of implementing ordinances, all which are intended to:

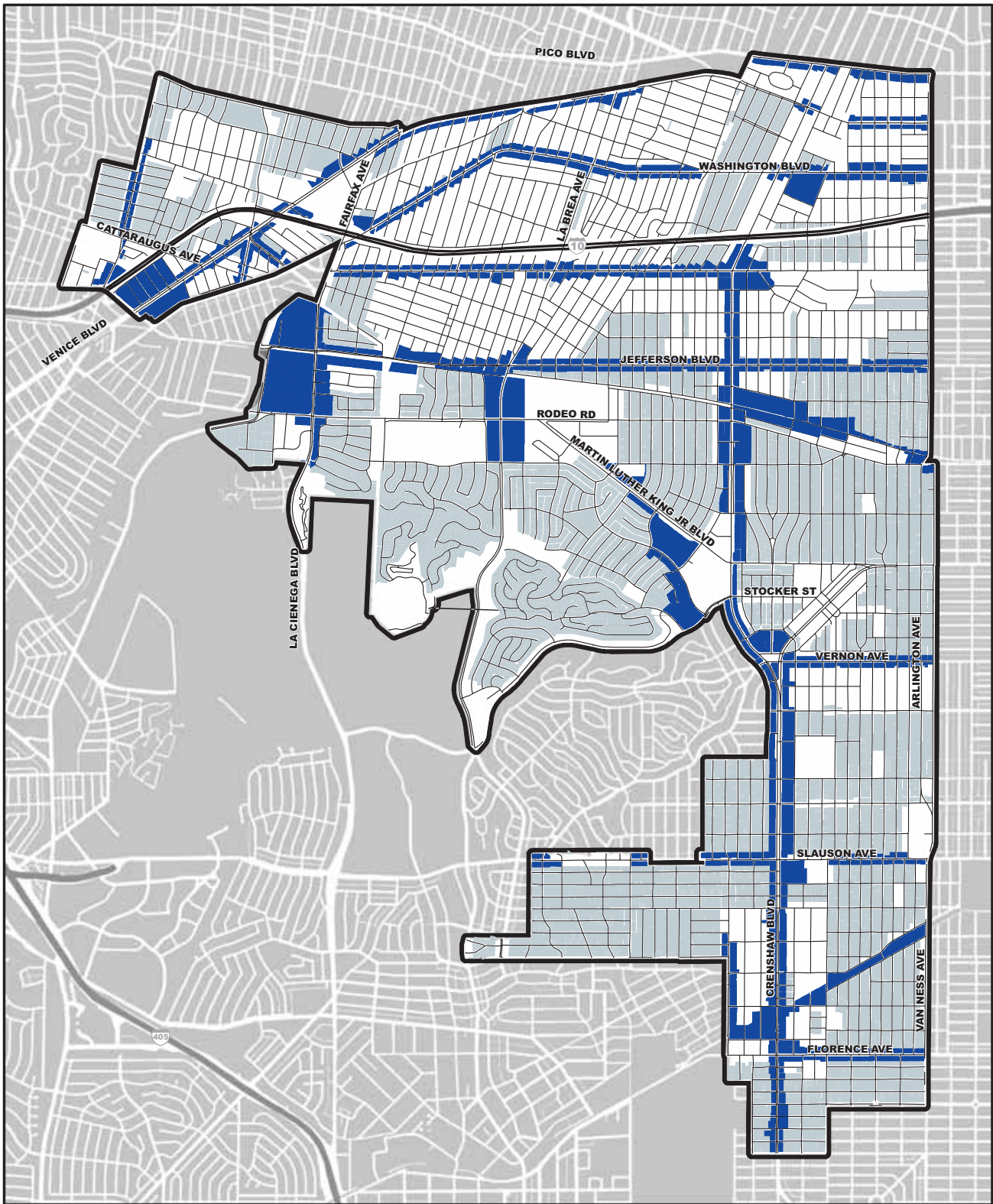
- Guide development through 2030;
- Refine and amend the existing 1996 General Plan Framework Element;
- Initiate General Plan Amendments and Zone Changes as necessary to implement the General Plan and accomplish the stated goals and policies of the New Community Plan program;
- Amend and establish Overlay Districts, Specific Plans, and/or special districts to portions of the West Adams New Community Plan, as necessary to implement the General Plan Framework and community plan policies; and
- Refine and amend any applicable Citywide Elements of the General Plan.

The proposed West Adams New Community Plan would promote the physical arrangement of land uses that best encourage and contribute to the economic, social, and physical health, safety, and welfare of the people who live and work in the West Adams CPA. The proposed West Adams New Community Plan goals, policies, and programs will be promoted during the life of the West Adams New Community Plan. The proposed project will also allocate land for the range of uses that the community will need through 2030, including improving the link between land use and transportation in a manner that is consistent with the General Plan Framework (Framework). The Framework was crafted as a long-range, Citywide, comprehensive growth strategy. It is a special element of the General Plan which plans for the future, as required by law, and replaces the Concept Los Angeles and the Citywide Plan (adopted in 1974). Therefore, the Framework looks at the City as a whole and provides a Citywide context within which community planning takes place. The Framework neither overrides nor supersedes the Community Plans.

The proposed West Adams New Community Plan includes new policies and programs, as well as zone changes, plan land use designation and district amendments, and establishes overlay zones, as appropriate. The zoning designations would serve to regulate development standards such as: heights of structures, setbacks, lot coverage, density and intensity, open space, use of land, parking, and design. Overlay zones, districts, and other special plans would also be established to regulate development that is consistent with the General Plan, to enhance the unique character of neighborhoods, and to address growth within the West Adams CPA. While the policies and programs contained in the West Adams New Community Plan do apply throughout the Community Plan, it is important to note that zone changes being proposed by the project are targeted to specific geographic areas and do not affect every parcel in the West Adams CPA. The targeted areas of zoning changes can be seen in **Figure 3-5**. Development proposed outside these areas of zoning changes would be subject to existing City regulations and standards, as contained in its existing zoning, and would be guided by the policies and programs in the West Adams New Community Plan.

The proposed project would also potentially change or refine land use plan designations, plan footnotes, and make changes to other Citywide Elements, as necessary. In concert with the proposed amendments, new land use designations have been created. Furthermore, other changes are necessary to maintain consistency (implemented by ordinance) with zoning.

In addition to policies addressing the distribution of land uses and building intensity, the proposed West Adams New Community Plan is also concerned with mobility, historic preservation, urban design, provisions for public infrastructure, public safety, and healthy and sustainable communities. The proposed project intends to allocate land uses in a manner which promotes economic, social, and physical welfare of the community, providing sufficient land for housing, jobs, and recreation while preserving historic, cultural, and environmental resources.



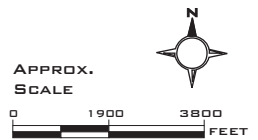
LEGEND: West Adams CPA

No Change

Nomenclature & Consistency Change Areas

CPIO Subdistrict & Specific Plan Amendment Change Areas

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.



Proposed Plan Policies

The proposed West Adams New Community Plan is a conservative growth plan that aims at preserving existing single-family residential neighborhoods and accommodating a variety of housing opportunities near public transit, services, and amenities. Under the proposed plan, the West Adams' residential neighborhoods will be preserved and are not expected to change significantly as the area matures. The Community Plan map allocates land uses in a manner that promotes economic, social, and physical welfare of the community, providing sufficient land for housing, jobs, and recreation while preserving historic, cultural, and environmental resources. The policies emphasize the importance of planning for sustainability, improved mobility, better urban design and preserving neighborhood character throughout the West Adams CPA. Additionally, policies for where and how commercial and mixed-use districts evolve are included to encourage attractive, quality development projects that complement and enhance West Adams' existing character. The revitalization of underutilized commercial and industrial areas through future new development along major east/west corridors and at specific activity centers and nodes is a key goal of the West Adams New Community Plan.

The West Adams New Community Plan addresses the creation of new housing options, mostly in areas identified for mixed use, in accordance with General Plan Framework guiding policy to focus growth in higher-intensity commercial centers close to transportation and services. Many of the community's neighborhoods, including single-family neighborhoods, are established and not expected to change significantly as growth in other parts of the community occurs. The proposed plan would preserve the character of existing single-family and lower density neighborhoods by maintaining lower density land use designations and limiting the allowed residential density of some neighborhood commercial areas. The proposed plan seeks to direct growth away from these existing residential neighborhoods towards transit-oriented districts and mixed-use corridors in commercial centers.

West Adams's commercial areas will serve as focal points and activity centers for surrounding neighborhoods by supporting new development which accommodates a variety of uses and encourages pedestrian activity. Established industrial areas in West Adams will be preserved for future industrial use and continue to serve as valuable source of employment and revenue to the community.

Proposed Plan Changes

The proposed project sets forth goals, policies, and programs, and includes implementing ordinances, land use maps, and zoning maps. Although, the City has analyzed the entire West Adams CPA, as discussed above, only certain areas are proposed to undergo zoning and land use changes. The change areas are classified into different types, the CPIO subdistrict and Specific Plan Amendment change areas, the nomenclature change areas, and the zone changes to establish consistency. The nomenclature change areas are changes in name only; densities, heights, and land uses will not change in these areas as a result of the proposed project. Other zone change adjustments will simply create consistency between existing land uses and the General Plan.

The CPIO subdistricts and Specific Plan Amendment change areas are where "active" changes will be made (**Figure 3-5**). Projects in these "active" change areas herein shall be referred to as "*Active Change Area Projects*." Refer to the individual draft CPIO subdistrict and Specific Plan Amendment Ordinances for further Active Change Area Project applicability regarding the mitigation measures identified through this program level EIR.

A detailed list of the proposed land use and zone changes can also be found in Appendix B. These areas are primarily along the commercial corridors of Pico, Robertson, Venice, Washington, Adams, West, Jefferson, Martin Luther King Jr., La Cienega, and Crenshaw Boulevards, as well as Slauson and Florence Avenues, and 48th and 54th Streets. Changes to industrial uses are focused primarily around the Hyde Park Industrial Corridor Community Plan Implementation Overlay District (CPIO) Subdistrict (described below).

Additional “active” change areas include intensifying development around transit stations within the TOD CPIO subdistricts. Projects in these areas are similarly referred to as “*Active Change Area Projects*.” These potential TOD areas are located directly adjacent to Phase I of the Expo LRT stations at Exposition/Crenshaw Boulevards, La Brea/Farmdale Avenues, Jefferson/La Cienega Boulevards, and Venice/Robertson Boulevards. In addition, TOD areas are considered at station areas for the proposed Crenshaw/LAX Corridor LRT at the intersections of Crenshaw/Exposition Boulevards, Crenshaw/Martin Luther King Jr. Boulevards, Crenshaw Boulevard/Vernon Avenue, and Crenshaw Boulevard/Slauson Avenue. All of these TODs would allow for an increase in both jobs and housing through their increased height and density characteristics. Locating jobs near housing can help reduce commutes and increase walking and biking rates. This can create a benefit for public health by incorporating an increase in physical activity throughout daily life.

The changes that will be codified in the proposed West Adams New Community Plan generally fall into the following categories:

- **General Plan Amendments.** General Plan Amendments are proposed to maintain consistent neighborhood character, retain existing uses, improve business, employment, and housing opportunities, and preserve existing retail and neighborhood services. A limited amount of land classified for multi-family residential in predominately commercial or industrial areas, and a limited amount of land along corridor segments classified as commercial manufacturing would be reclassified to commercial or industrial land use designations to create consistency between land use designations and existing uses on the site and/or existing surrounding land uses. Some General Plan Amendments would also create consistency with future proposed land uses, restrict incompatible uses, apply updated Framework Land Use categories, or eliminate Framework Land Use categories that no longer exist, and correct minor errors. Some General Plan Amendments would be accompanied by zone changes.
- **Zone and Height District Changes.** Refinements to zoning regulations are proposed to enable opportunities for increased employment and new housing, particularly along commercial corridors, TOD areas, and at centers. Floor Area Ratio (FAR) and building height regulations in some planning sub-areas would be increased or decreased through changes to the height district. In addition, transitional buffers for building heights adjacent to residential uses, as well as the rezoning of some industrial areas to either commercial or less intense hybrid industrial uses may be proposed in order to permit residential mixed-use, ground floor commercial and further limit outdoor storage.
- **Community Plan Implementation Overlay District (CPIO).** The CPIO and its corresponding subdistricts and subareas provide a supplemental use (overlay) district throughout the West Adams CPA that directly implement the goals, policies, and programs of the proposed project. CPIO subdistricts and subareas will be used in combination with proposed underlying zone and height district regulations to further tailor use and development standards, including use limitations.¹ The CPIO will involve review procedures that require sign-off (ministerial approval) for projects that comply with the standards, while allowing for minor adjustment (discretionary approval) for projects that exceed the adopted standards.
- **Specific Plan Amendments.** Specific Plan Amendments are proposed for the Crenshaw Corridor Specific Plan. Amendments include height and FAR increases in certain areas, additional design guidelines and standards, identification of TOD areas, clarification of administrative clearance and discretionary project permit compliance review thresholds, setbacks, added sign regulations and standards, as well as use limitations.² The specific plan amendments will meet the goals and policies of the West Adams New Community Plan.

¹Each CPIO subdistrict contains details on use limitations, including the specific limitation, applicable geography, exemptions, clarifications, and any additional conditions.

²The Crenshaw Corridor Specific Plan Amendments include very similar details on use limitations as the CPIO.

Proposed Land Uses and Designations

The majority of the land use changes proposed by the West Adams New Community Plan consist of General Plan Amendments to create consistency with Framework Land Use designations. As part of the proposed project, existing land use designations would be modified as shown in **Table 3-3**. Other existing land use designations would remain unchanged.

TABLE 3-3: MODIFIED LAND USE DESIGNATIONS UNDER THE PROPOSED PROJECT	
Existing Land Use Designation	Proposed Land Use Designation
Commercial Manufacturing	Hybrid Industrial
General Commercial	Neighborhood Commercial
Low Residential	Low II Residential Low III Residential
SOURCE: City of Los Angeles, 2011.	

Other changes would be implemented throughout the West Adams CPA, including zone changes to retain existing single- and multi-family residential uses, existing industrial land uses, and commercial uses and zone changes to encourage mixed-use and TODs. In addition, changes are proposed that would restrict adjacent incompatible uses. **Table 3-4** summarizes the change in acreages between the surveyed/existing conditions and the proposed West Adams New Community Plan by land use designation.

TABLE 3-4: WEST ADAMS CPA EXISTING AND PROPOSED LAND USE COMPARISON				
Land Use Designation	Existing Land Uses (Acres) /a/	Proposed Land Uses (Acres)	Net Change (Acres)	Net Change (Percent)
RESIDENTIAL				
Low Residential /b/	2,261.82	0	(2,261.82)	(100%)
Low II Residential	0	2,264.73	2,264.73	100%
Low III Residential	0	19.36	19.36	100%
Low Medium I Residential	361.16	354.21	(6.95)	(2%)
Low Medium II Residential	1,263.22	1,269.88	6.66	1%
Medium Residential	638.73	623.54	(15.19)	(2%)
Minimum Residential	21.78	22.07	0.29	1%
High Medium Residential	4.22	13.32	9.1	68%
<i>Residential Subtotal</i>	<i>4,550.93</i>	<i>4,567.11</i>	<i>16.19</i>	<i>0.4%</i>
COMMERCIAL				
General Commercial	297.76	0	(274.12)	(92%)
Neighborhood Commercial	79.73	421.25	317.88	80%
Community Commercial	173.01	221.15	48.14	22%
Regional Center Commercial	42.24	62.16	0	0%
Regional Commercial	19.92	0	0	0%
<i>Commercial Subtotal</i>	<i>612.66</i>	<i>704.56</i>	<i>91.9</i>	<i>15%</i>
INDUSTRIAL				
Commercial Manufacturing	140.73	0	(140.73)	(100%)
Limited Manufacturing	122.45	0	(122.45)	(100%)
Limited Industrial	58.59	121.99	63.4	52%
Hybrid Industrial	0	98.71	98.71	100%
<i>Industrial Subtotal</i>	<i>321.77</i>	<i>220.70</i>	<i>(101.07)</i>	<i>(31%)</i>
PUBLIC/SEMI-PUBLIC				
Open Space	198.67	198.67	0	0%
Public Facilities	445.60	438.60	(7)	(2%)
<i>Public/Semi-Public Subtotal</i>	<i>644.27</i>	<i>637.27</i>	<i>(7)</i>	<i>(1%)</i>
TOTAL	6,129.63	6,129.63	0	0%
/a/ Acreages for current land uses are approximate and are based on City of Los Angeles GIS. Acreages vary due to changes in the methodology used to calculate land use acreages between the existing and proposed West Adams Community Plan.				
/b/ Nomenclature change only. No actual loss of existing single-family acreage will occur.				
SOURCE: City of Los Angeles, 2009 and 2011.				

Single-Family Residential. The existing Low Residential (single-family) land use would be re-designated into Low II Residential and Low III Residential. This is a nomenclature change only. The single-family residential land use acreage in the West Adams CPA would remain largely unchanged (a growth of 0.1 percent) under the proposed West Adams New Community Plan. The existing zoning designations associated with single-family land use would be R1 for Low II Residential and RD5 and RD6 for Low III Residential. Density would vary from 4 to 9 units per acre depending on the land use designation and zoning for the parcel.

Multi-Family Residential. Existing categories of multi-family residential land uses (Low Medium I Residential, Low Medium II Residential, Medium Residential, Minimum Residential, and High Medium Residential) would remain unchanged under the proposed West Adams New Community Plan. Similarly, existing zoning designations associated with multi-family residential land uses would remain unchanged except that several zones that have not historically been applicable to the West Adams CPA will be removed from several categories. Density per acre would vary from 9 to 218 units per acre depending on the land use designation and zoning for the parcel. The largest change in these multi-family residential land designations is the High Medium Residential land use designation, which will have an increase in acreage of 68 percent.

Industrial/Manufacturing. Existing industrial and manufacturing land uses include Limited Manufacturing, Limited Industrial, and Commercial Manufacturing. Industrial land use designations are intended to preserve industrial lands for the retention and expansion of existing and attraction of new industrial uses that provide job opportunities for the City's residents. Under the proposed project, the Commercial and Limited Manufacturing land use designations would be renamed as Hybrid Industrial; however, the associated zoning will remain as Commercial Manufacturing. Any Limited Manufacturing land use designation with a zone other than Commercial Manufacturing would be combined with the Limited Industrial land use. Overall, industrial land uses will decrease in acreage by approximately 31 percent.

Open Space. Existing Open Space land uses would remain unchanged under the proposed West Adams New Community Plan. Similarly, the existing zoning designations associated with Open Space land uses would remain unchanged. The overall acreage of Open Space would also remain unchanged.

Public Facilities. Existing Public Facilities land uses would remain unchanged under the proposed West Adams New Community Plan. Similarly, the existing zoning designations associated with Public Facilities land uses would remain unchanged. The overall acreage of Public Facilities land uses would decrease slightly by seven percent.

Proposed CPIO Subdistricts and Specific Plan Amendments

The proposed West Adams New Community Plan policies would emphasize the importance of planning for sustainability, improved transit mobility, both vehicular and pedestrian, through collaboration with other agencies to create greenways and bikeways along vehicular thoroughfares, abandoned railroad corridors, and existing power line right-of-ways, as well as emphasizing the importance of improved urban design. The proposed West Adams New Community Plan includes new CPIO subdistricts and Specific Plan Amendments that set forth design and development standards for revitalizing existing commercial corridors, major intersection nodes, and industrial areas. These documents also include policies for where and how commercial and mixed-use districts are located to encourage attractive, quality development projects that complement and enhance the West Adams CPA's existing character. There are five CPIO subdistricts and one Specific Plan amendment included in the proposed West Adams New Community Plan. The five CPIO subdistricts generally address the following:

- Streamline approval procedures for minor projects;
- Establish pedestrian-oriented and transit-oriented development standards;
- Tailor height, use, and development intensity (FAR) by subarea and neighborhood context;
- Incorporate TOD Parking reduction incentive standards;
- Tailor transitional height standards for commercial and industrial projects adjacent to residential uses;

- Address historic and cultural resources; and
- Establish interim streetscape guidelines and mobility and open space provisions.

Commercial Corridors and Major Intersection Nodes CPIO Subdistrict. This CPIO subdistrict identifies specific commercial corridors and major intersection nodes along major arterials, and includes use limitations, development standards and streetscape guidelines for new construction along these corridors and at these nodes. In particular, current zoning along most commercial corridors does not clarify maximum height. The proposed plan calls for the establishment of maximum building height limits, as well as the establishment of development criteria toward reinforcing traditional prevailing neighborhood character along these corridor segments and at major intersection nodes well served by public transportation.

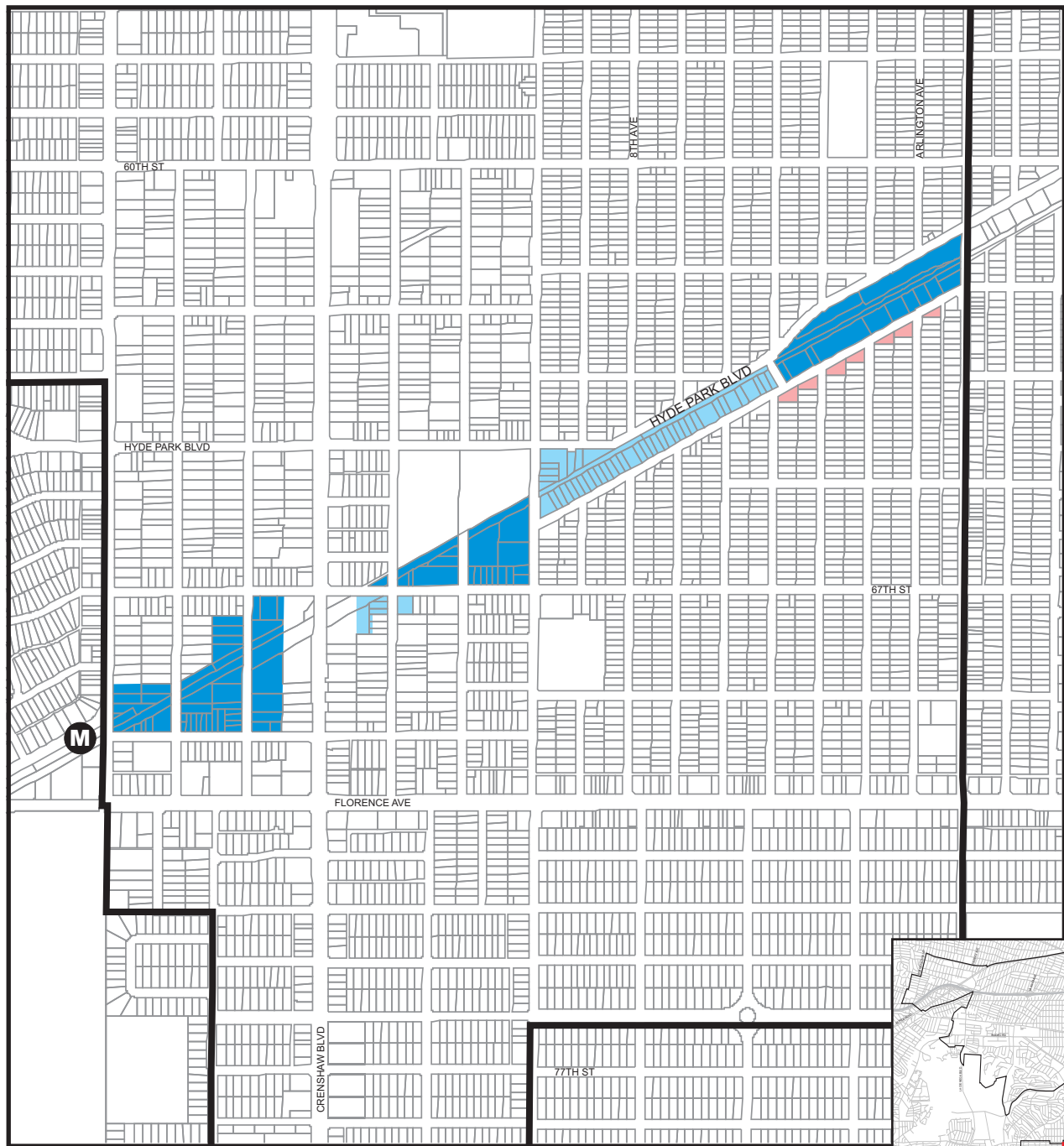
Hyde Park Industrial Corridor CPIO Subdistrict. This CPIO subdistrict has specific use limitations, development standards and streetscape guidelines for new industrial construction along a segment of Hyde Park Boulevard from West Boulevard to Van Ness Avenue (**Figure 3-6**). The focus of this particular CPIO subdistrict will primarily be to promote “clean-tech” and “green-tech” uses in a manner that responds to the emerging open space and recreational opportunities afforded by their direct adjacency to a semi-abandoned railroad right-of-way.

La Brea/Farmdale Avenues TOD CPIO Subdistrict. This CPIO subdistrict has specific use limitations, development standards and streetscape guidelines for new potential TOD in the blocks surrounding the La Brea/Farmdale Avenues LRT station. The primary focus of this CPIO subdistrict will be to limit certain automobile oriented uses and encourage the creation of a pedestrian friendly transit village where a variety of uses providing jobs, housing, goods, and services are encouraged. The CPIO subdistrict identifies parcels where more or less intense development would be permitted, including increased and/or decreased height district designations and reduced parking requirements in close proximity to the LRT station (**Figure 3-7**).

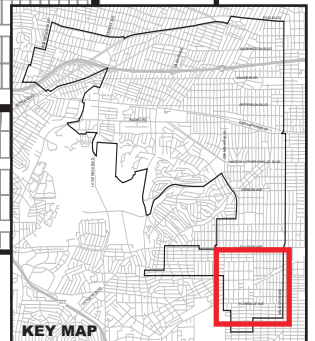
Jefferson/La Cienega Boulevards TOD CPIO Subdistrict. This CPIO subdistrict has specific use limitations, development standards and streetscape guidelines for new potential TOD in the blocks surrounding the Jefferson/La Cienega Boulevards LRT station. The primary focus of this CPIO subdistrict will be to create a pedestrian-friendly, multimodal transit center where “clean-tech,” “information technology,” and other “high-tech” uses are encouraged and where access to and from the LRT station and major bus centers is facilitated through a network of open space linkages traversing an otherwise prevailing pattern of “super-block” parcelization. The CPIO identifies parcels where more or less intense development would be permitted, including increased and/or decreased height district designations, and reduced parking requirements in close proximity to the LRT station would be allowed (**Figure 3-8**).

Venice/National Boulevards TOD CPIO Subdistrict. This CPIO subdistrict has specific use limitations, development standards and streetscape guidelines for new potential TOD in the blocks surrounding the Venice/National Boulevards LRT station, which is the end of the Phase I Expo LRT project. The primary focus of this CPIO subdistrict will be to create a pedestrian-friendly, multimodal transit center where mixed-use development providing a variety of jobs, housing, goods, and services is encouraged. The CPIO identifies parcels where more or less intense development would be permitted, including increased and/or decreased height district designations, and reduced parking requirements in close proximity to the LRT station would be allowed (**Figure 3-9**).

Crenshaw Corridor Specific Plan Amendments. The amendments to the existing Crenshaw Corridor Specific Plan refine development intensities and design standards for subareas along the length of the corridor from the I-10 Freeway to Florence Avenue. In particular, the amendments further implement provisions consistent with nodal development at major intersection sites such as the Adams and Crenshaw Boulevards intersection, as well as the new potential TOD areas in the blocks surrounding the proposed Crenshaw/LAX Transit Corridor LRT stations at Crenshaw/Exposition Boulevards, Crenshaw/Martin Luther King Jr. Boulevards, the unfunded Crenshaw Boulevard/Vernon Avenue station, and the Crenshaw Boulevard/Slauson Avenue intersections, as well as adjacent to the West Boulevard station located in the City of Inglewood (**Figure 3-10**).



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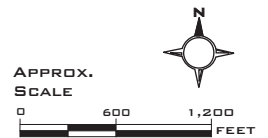


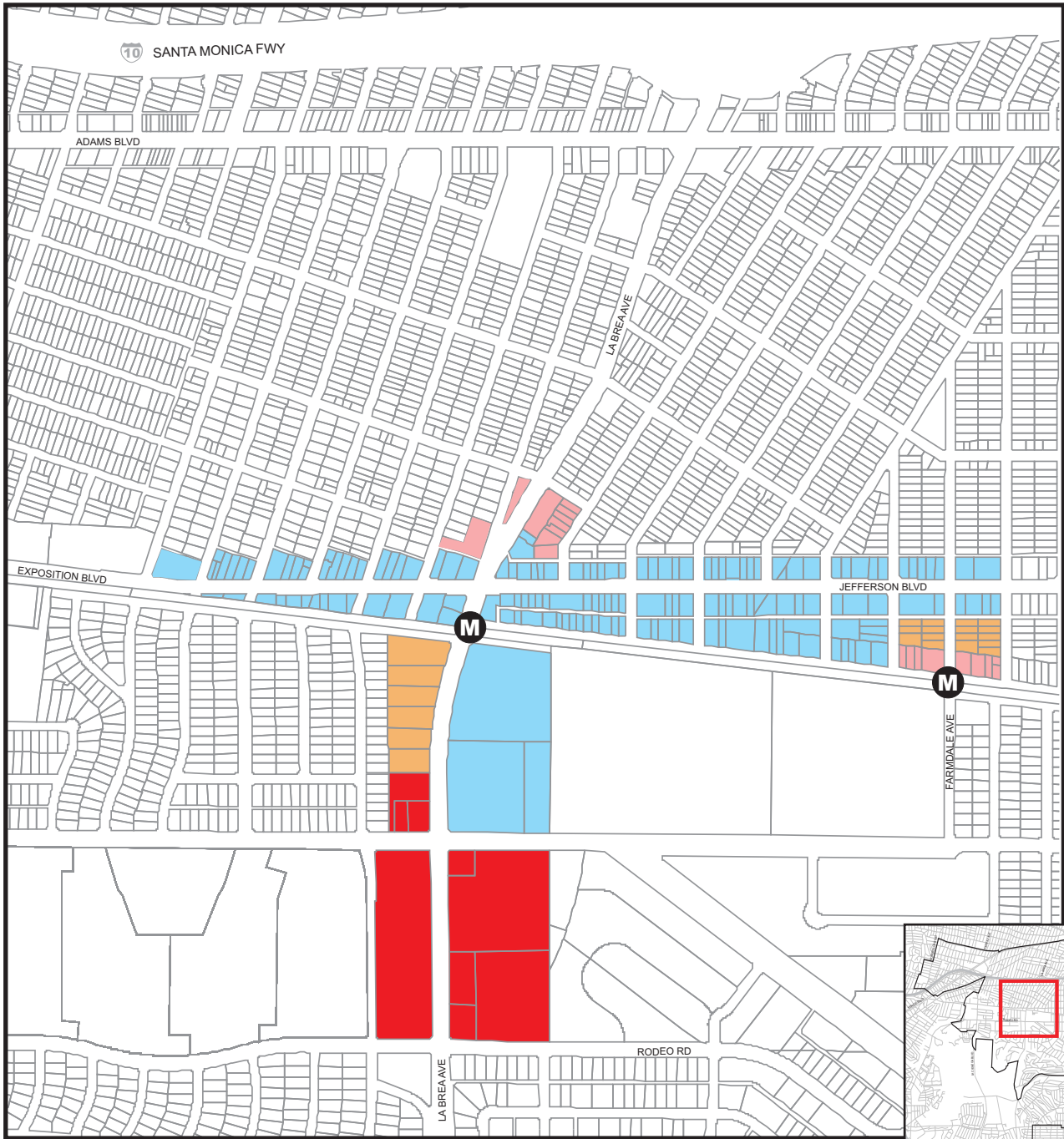
LEGEND: West Adams CPA Boundary Proposed Metro Rail Station

Proposed Plan Land Use Subareas

Neighborhood Commercial Hybrid Industrial Limited Industrial

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.









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LEGEND: **M** Proposed Metro Rail Station

Proposed Plan Land Use Subareas

- | | | | |
|---|-------------------------|---|----------------------|
|  | Medium Residential |  | Community Commercial |
|  | Neighborhood Commercial |  | Hybrid Industrial |

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.

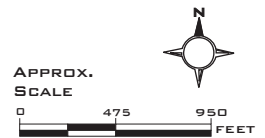
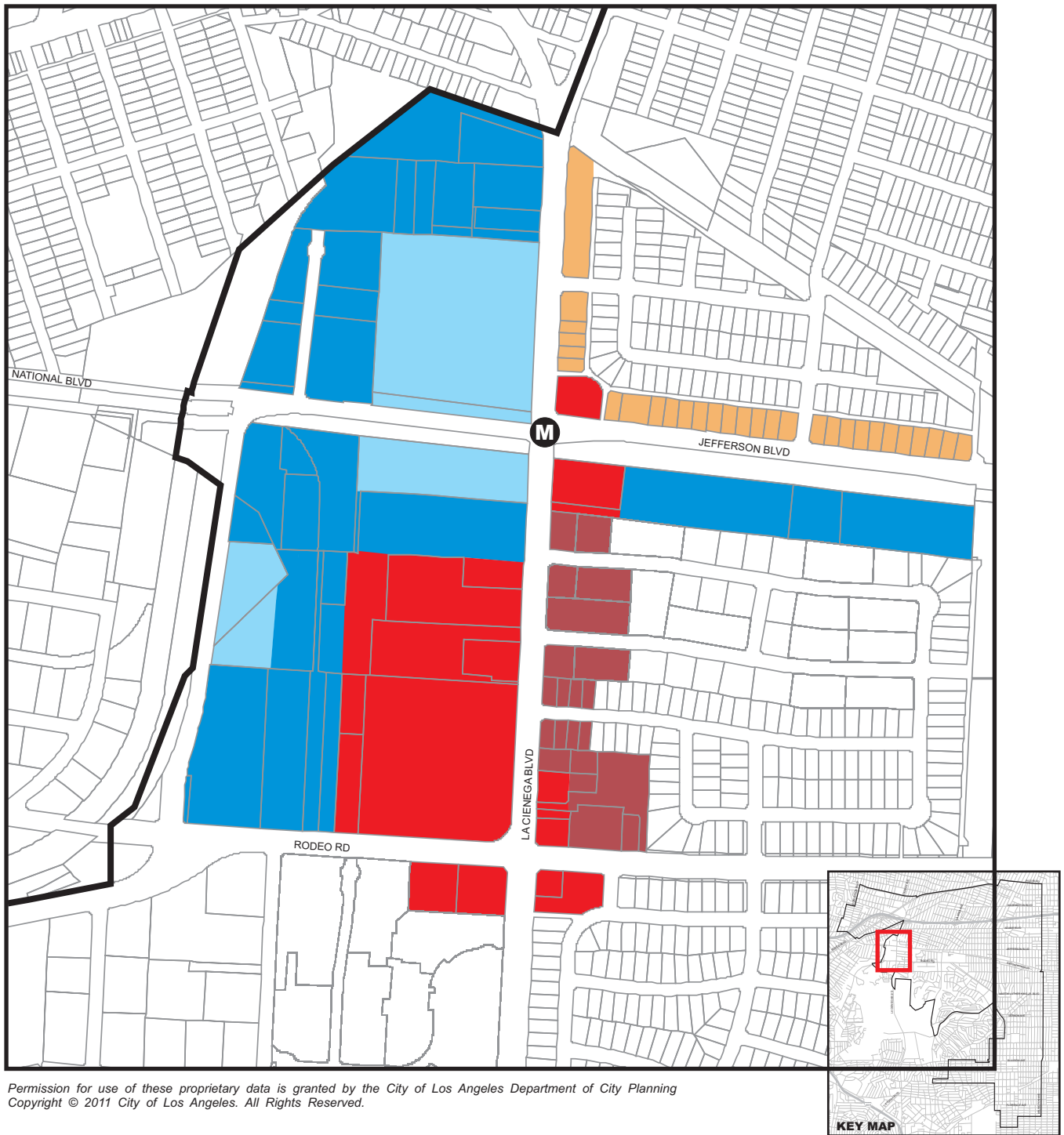
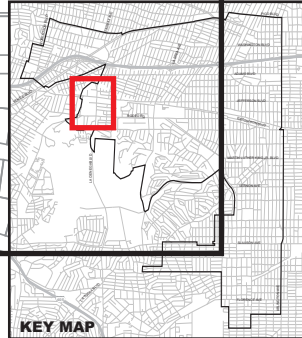


FIGURE 3-7



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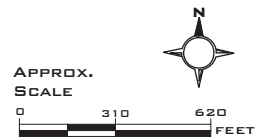


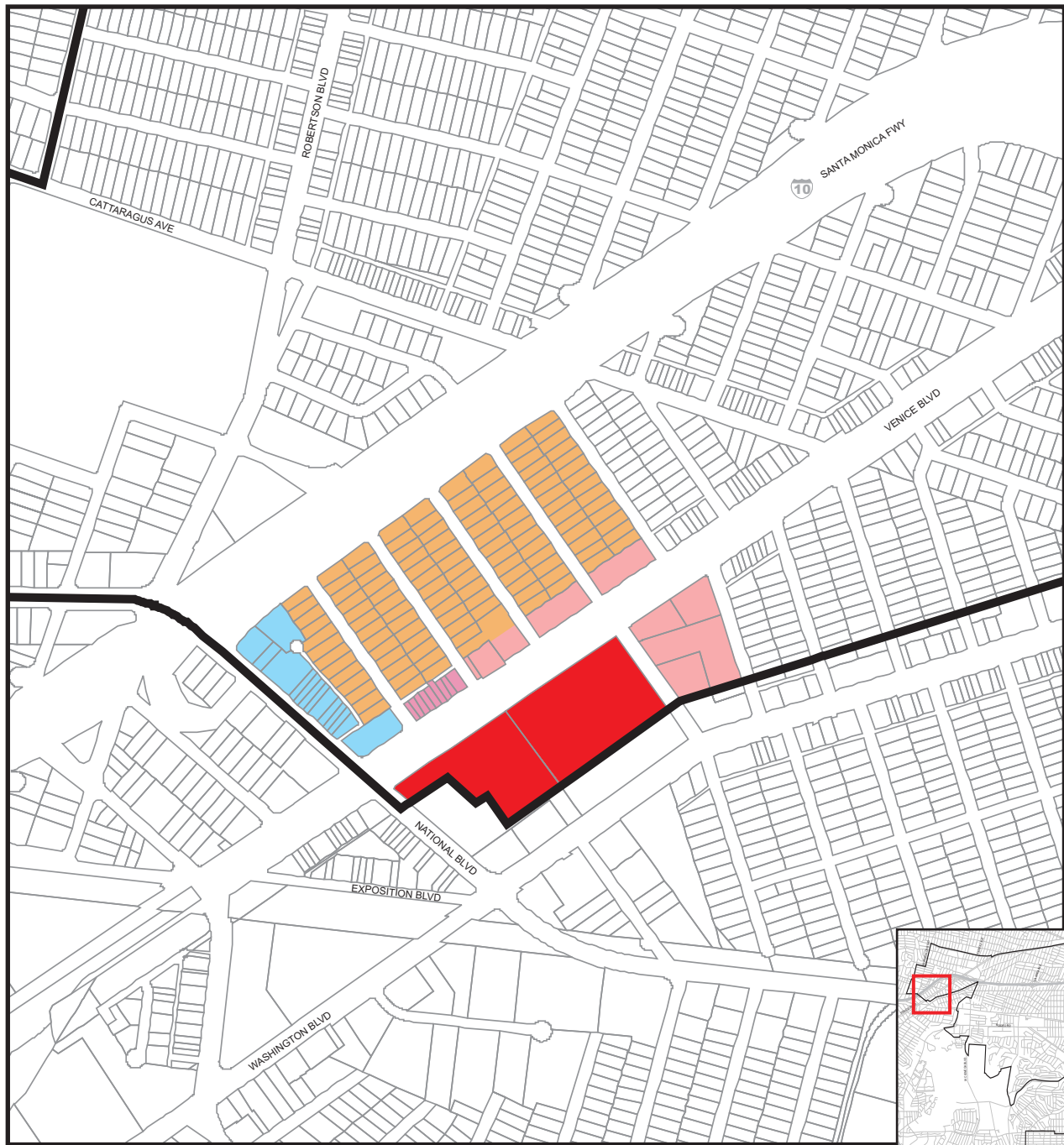
LEGEND: West Adams CPA Boundary Proposed Metro Rail Station

Proposed Plan Land Use Subareas

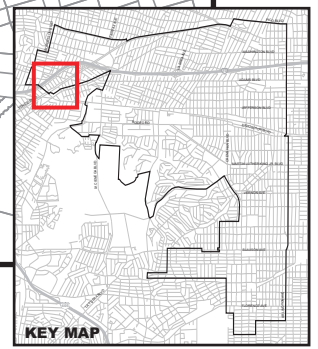
- | | | | | | |
|--|-------------------------|--|----------------------|--|-------------------|
| | Medium Residential | | Community Commercial | | Hybrid Industrial |
| | High Medium Residential | | Limited Industrial | | |

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.





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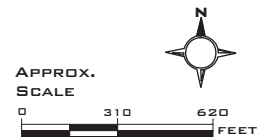


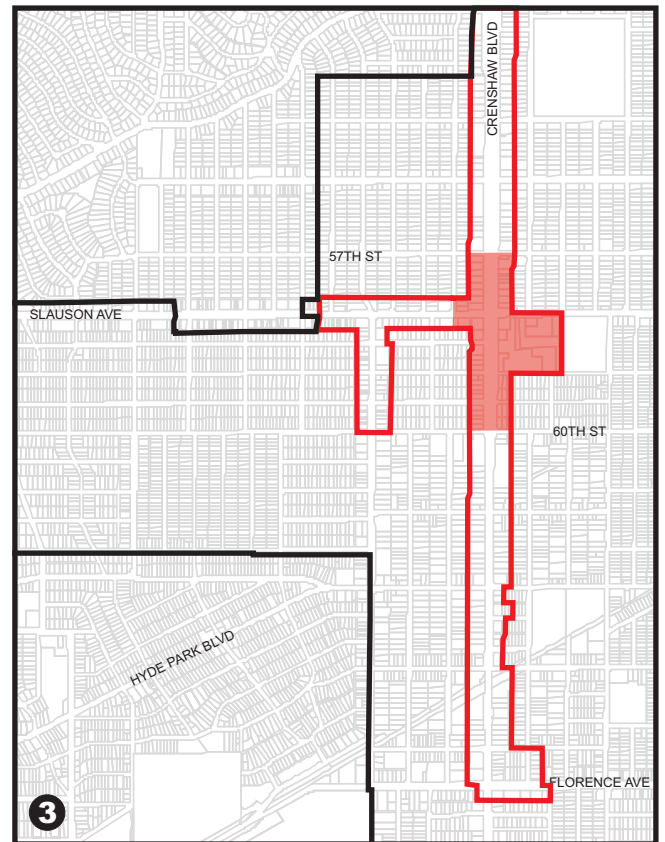
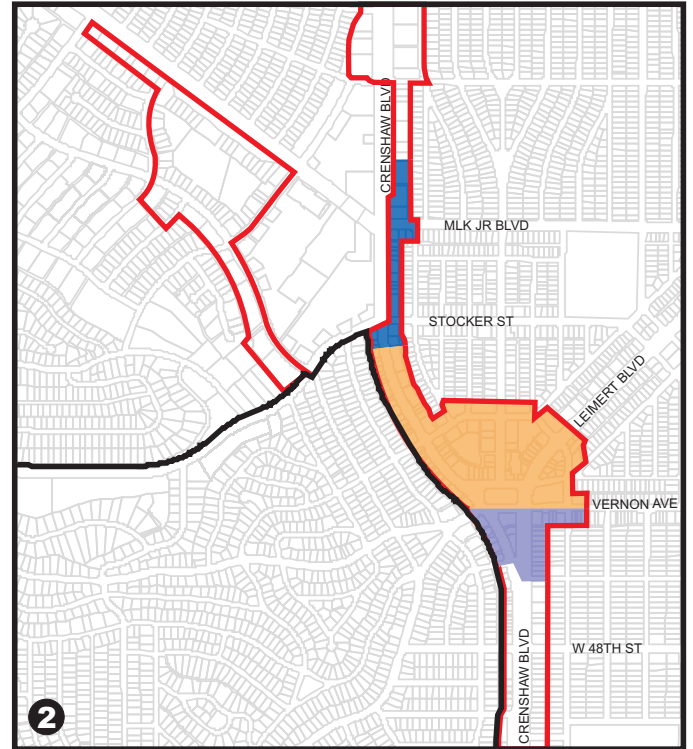
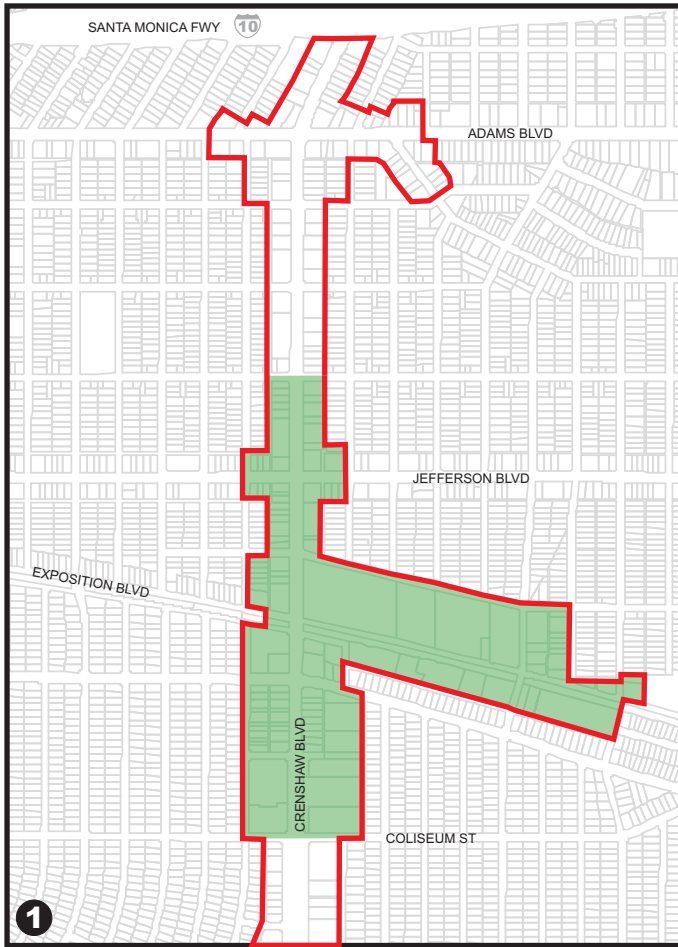
LEGEND: West Adams CPA Boundary

Proposed Plan Land Use Subareas

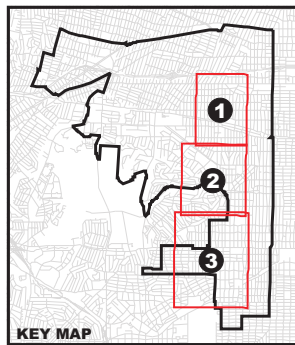
- | | | | |
|--|-------------------------|--|----------------------|
| | Low Medium Residential | | Community Commercial |
| | Neighborhood Commercial | | Hybrid Industrial |

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.





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LEGEND:

- West Adams CPA Boundary
- Crenshaw Corridor Specific Plan Area
- TOD Areas**
- Crenshaw/Expo
- Crenshaw/King
- Crenshaw/Vernon
- Crenshaw/Slauson
- Pedestrian-Oriented Areas**
- Leimert Park Village

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.



In addition to identifying new transit-oriented development areas, the proposed Crenshaw Corridor Specific Plan amendments further:

- Refine existing pedestrian-oriented area development standards;
- Streamline approval procedures for minor applications;
- Refine height, development intensity, and parking standards;
- Refine use and sign standards;
- Address historic and cultural resources; and
- Reference and incorporate consultant developed TOD development and streetscape guidelines into the Design Guidelines Manual.

Implementation Process

The goals and policies set forth in the proposed West Adams New Community Plan, CPIO, and amended Crenshaw Corridor Specific Plan would be implemented through a variety of mechanisms, including regulation and development review, and inter-departmental and inter-governmental coordination.

Many policies of the proposed project are implemented through the CPIOs. Other policies could be implemented through regulations adopted by the City based on the City's ability to protect the public health, safety, and welfare of its citizens. City ordinances would also create a development review process that provides for City review of individual project proposals and authorizes the City to approve, deny, or condition projects based on their consistency with the proposed West Adams New Community Plan. Some development review programs, such as CEQA, are ongoing and would continue to be used as a tool for land use decision making. Other programs would be implemented at the time of adoption of the proposed West Adams New Community Plan, such as zone changes, supplemental use districts, and design overlays and Specific Plan Amendments.

Coordination among City departments will be critical to the successful implementation of many proposed project policies, such as modifications to street standards and/ or street reclassifications, park planning, and streetscape improvements. While the proposed West Adams New Community Plan policies, CPIO, and Specific Plan Amendments would be limited to authorities that can be implemented under the jurisdiction of the City of Los Angeles, implementation of some policies may also require coordination and joint actions with numerous local, regional, State, and federal agencies. These agencies provide services, facilities, or funding and administer regulations that directly or indirectly affect many issues addressed in the proposed West Adams New Community Plan. These external governmental agencies, such as the California Department of Transportation (Caltrans), the Los Angeles Unified School District (LAUSD), water service providers, the Los Angeles County Local Agency Formation Commission (LAFCO), among others, would also look to the proposed West Adams New Community Plan for their planning and decision-making.

Amendments to the Proposed West Adams New Community Plan

Changes to the West Adams New Community Plan may be proposed from time to time to address changing conditions, new opportunities, and unforeseen circumstances. Consequently, the proposed West Adams New Community Plan would be a living, flexible document, allowing for changes that ultimately assist in enhancing and implementing the community's vision. It is necessary, therefore, to establish a fair, orderly, and well-defined process to govern how amendments occur.

The proposed West Adams New Community Plan is part of the City's General Plan and thus any changes to it are considered General Plan amendments. Amendments may propose a change in the land use designation for a particular property or changes to the Community Plan's policies and text. Private requests are subject to an established public review and approval process. Although applicants have the right to submit amendment requests to the City, not all requests merit study and consideration. The amendment process

allows for the City to deny a proposed amendment if it is clearly inconsistent with the major goals and policies of the Community Plan.

3.5 CONSTRUCTION SCHEDULE AND PHASING

The proposed project is a community plan that would guide development in the West Adams CPA through 2030. There is no specifically planned development that is part of this proposed project. Therefore, there is no construction schedule or phasing.

3.6 DISCRETIONARY ACTIONS AND APPROVALS

The following actions will be required in order to implement the proposed West Adams New Community Plan and implementing ordinances.

- Certification of the proposed West Adams New Community Plan EIR; and
- Adoption of the proposed West Adams New Community Plan to include:
 - General Plan Amendments;
 - Zone Changes;
 - Specific Plan Amendments and other implementation plans;
 - Code Amendments;
 - Amendments to the 1996 General Plan Framework Element; the Mobility Element of the General Plan and other Citywide Elements of the General Plan as necessary.

Tiering from this Program EIR

Project-specific environmental review would be able to “tier” from this Program EIR, potentially expediting the discretionary planning approval process through the incorporation of environmental analyses and mitigation measures contained within this Program EIR.

This Program EIR identifies environmental impacts that could occur upon implementation of the proposed West Adams New Community Plan. It is important to note that the CPIO subdistricts and amendments to the Crenshaw Corridor Specific Plan contain two types of development standards, administrative (by-right) and discretionary. If future projects will require discretionary review of their development standards or if the project meets or exceeds the thresholds for a major project involving 50 units or 50,000 square feet of floor area as defined by the City’s Site Plan Review process, the projects must be reviewed by the City on a case-by-case basis, as is the current procedure when Site Plan Review is required. In the event of a future project needing discretionary review or Site Plan Review, environmental review would occur on a case-by-case basis per CEQA Guidelines Section 15152(d). Focused environmental analysis would likely be required that would concentrate on the environmental effects that:

- Are capable of being further mitigated; or
- Were not analyzed as significant effects on the environment in this Program EIR.