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CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4807

AND
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VAN NUYS, CA 91401

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INFORMATION
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October 10, 2012

****15 DAY EXTENSION OF COMMENT PERIOD****

**DRAFT ENVIRONMENTAL IMPACT REPORT
REVIEW PERIOD FOR THE
WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN
CITY CASE NO. ENV-2008-478-EIR
STATE CLEARINGHOUSE NO. 2008021013**

To: Responsible Agencies, Trustee Agencies, Interested Parties

Extended Review Period: September 13, 2012 through November 13, 2012

The City of Los Angeles has prepared a Draft Environmental Impact Report (DEIR) under the California Environmental Quality Act (CEQA) for consideration of the West Adams-Baldwin Hills-Leimert New Community Plan. Formerly, the comment period began September 13, 2012 and was due to close on October 29, 2012, the first business day after the 45th day of the required review period. However, the City of Los Angeles has decided to extend the review period by an additional 15 days in response to requests by interested parties, bringing the total review period to 60 days. The extended comment period for the DEIR will now close on **November 13, 2012** at 5:00 p.m.

A copy of the DEIR and the documents referenced in the DEIR are available for review at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 667, Los Angeles, California 90012. Copies of the DEIR are also available for review at the following City of Los Angeles public library branches:

- Central Library, 630 West 5th Street, Los Angeles, CA 90071
- Angelus Mesa Branch Library, 2700 West 52nd Street, Los Angeles, CA 90043
- Baldwin Hills Branch Library, 2906 South La Brea Avenue, Los Angeles, CA 90016
- Hyde Park Branch Library, 2205 West Florence Avenue, Los Angeles, CA 90043
- Jefferson Branch Library, 2211 West Jefferson Boulevard, Los Angeles, CA 90018
- Robertson Branch Library, 1719 South Robertson Boulevard, Los Angeles, CA 90035
- Washington-Irving Branch Library, 4117 West Washington Boulevard, Los Angeles, CA 90018
- Exposition Park-Bethune Branch Library, 3900 South Western Avenue, Los Angeles, CA 90062

The DEIR is also available online at: <http://cityplanning.lacity.org> (click on "Environmental" and then "Draft Environmental Impact Reports" or "New Community Plan" and then "West Adams-Baldwin Hills-Leimert"). The DEIR can be purchased on a CD for \$7.50 per copy. Contact **Cherry Yap** of the City of Los Angeles at **(213) 978-1164** to purchase one.

If you wish to submit comments following review of the DEIR, please reference the file number above, and submit them in writing via mail, fax, or e-mail by November 13, 2012. Please direct your comments to:

Reuben N. Caldwell, AICP
Los Angeles Department of City Planning
200 North Spring Street, Room 667
Los Angeles, CA 90012
Reuben.Caldwell@lacity.org (e-mail), 213-987-1477 (fax)

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September 13, 2012

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT CITY CASE NO. ENV-2008-478-EIR STATE CLEARINGHOUSE NO. 2008021013

TO: Affected Agencies, Organizations, and interested parties

PROJECT NAME: West Adams-Baldwin Hills-Leimert New Community Plan

SITE LOCATION: The West Adams-Baldwin Hills-Leimert Community Plan Area (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.

PROJECT DESCRIPTION: The West Adams-Baldwin Hills-Leimert New Community Plan (West Adams New Community Plan or proposed project) is a comprehensive revision of the adopted 1998 West Adams Community Plan. The proposed project includes new policies and programs, as well as zone changes, plan land use designation and district amendments, and establishes overlay zones. 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. A Community Plan Implementation Overlay District (CPIO) 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 within the West Adams New Community Plan do apply throughout the Plan Area, only certain portions are proposed to undergo zoning and land use changes. The change areas are classified into different types: CPIO subdistrict and Specific Plan Amendment change areas, nomenclature change areas, and zone changes to establish consistency. The nomenclature change areas are changes in name only; densities, heights, and land uses would not change in these areas as a result of the proposed project. Other zone change adjustments would simply create consistency between existing land uses and the General Plan. The CPIO subdistrict and Specific Plan Amendment change areas are where "active" changes will be made. These changes will primarily involve properties located along many of the major commercial and industrial corridors of the Plan as well as the Transit Oriented Development (TOD) areas located directly adjacent to Phase I of the Expo Light Rail Transit. Existing development parameters along these corridors and TODs will be tailored in a manner that directs future growth away from adjacent residential neighborhoods to higher-intensity commercial center locations and areas in close proximity to public transit.

In addition to policies addressing the distribution of land uses and building intensity, the proposed West Adams New Community Plan also addresses 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.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in the Draft Environmental Impact Report (Draft EIR), the proposed project would result in unavoidable significant environmental impacts with regard to Aesthetics (Shade and Shadow), Air Quality (Construction Regional and Localized Emissions), Greenhouse Gas Emissions (Operational GHG Emissions and Applicable Plans, Policies, or Regulations), Noise (Construction Noise and Vibration), Public Services (Public Parks and Libraries), and Traffic (Circulation System and Congestion Management Plan). Other issues addressed in the EIR include Agricultural Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population, Housing and Employment, recreation, and Utilities and Services. Impacts associated with these topics were determined to be less than significant, or less than significant with the implementation of mitigation measures.

DOCUMENT REVIEW AND COMMENT: A copy of the Draft EIR and the documents referenced in the Draft EIR are available for review at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 667, Los Angeles. Copies of the Draft EIR are also available for review at the following City of Los Angeles Public Library branches:

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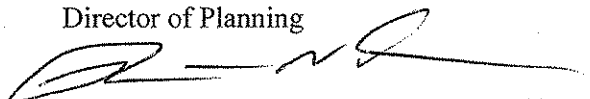
The Draft EIR is also available online at the DCP's website, <http://cityplanning.lacity.org> (click on "Environmental" and then "Draft Environmental Impact Reports", or, "New Community Plan" and then "West Adams-Baldwin Hills-Leimert"). The Draft EIR can be purchased on cd-rom for \$7.50 per copy. Contact **Cherry Yap** of the City of Los Angeles at (213) 978-1164 to purchase one.

If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing via mail, fax, or e-mail by October 29, 2012. Please direct your comments to:

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Los Angeles Department of City Planning
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Los Angeles, CA 90012
Reuben.Caldwell @lacity.org (e-mail), (213) 987-1477 (fax)

A public hearing for the West Adams-Baldwin Hills-Leimert New Community Plan and Draft EIR will be held; a separate hearing notice will be mailed at a later date for such purpose.

Michael J. LoGrande
Director of Planning



Reuben N. Caldwell, AICP
Policy Planning and Historic Resources Division
West Adams-Baldwin Hills-Leimert Community Planner