



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



City Planning Commission

Date: June 10, 2010
Time: after 8:30 a.m.
Place: City Hall
200 N. Spring Street, Room 1020
Los Angeles, CA 90012

Public Hearing: Yes
Appeal Status: Not Appealable
Expiration Date: N/A

Case No.: CPC-2010-1238-CRA
**Los Angeles Harbor Industrial Center
Redevelopment Plan Proposed Amendment**

CEQA No.: Exempt
Incidental Cases: N/A
Related Cases: N/A
Council No.: 15
Plan Area: Wilmington/Harbor
Specific Plan: None
Certified NC: Wilmington NC
GPLU: Residential, Commercial, Industrial,
Public Facility, and Open Space
Zone: Various

Applicant: Community Redevelopment
Agency of the City of Los Angeles
("CRA/LA")
Representative: Megan Hunter

PROJECT LOCATION: The Proposed Expansion Area comprises approximately 2,488 gross acres, and is generally bounded by: Lomita Boulevard on the north; Drumm Avenue, Goodrich Avenue, Southern Pacific Drive, and Terminal Island Freeway on the east; C Street, Harry Bridges Boulevard, and the boundaries of the existing 232 acre Project Area on the south; and Figueroa Street (approximately 110 Freeway) on the west.

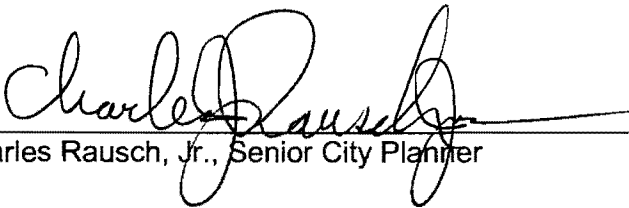
PROPOSED PROJECT: Preliminary Plan for a Proposed Amendment to the Los Angeles Harbor Industrial Center Redevelopment Plan to: 1) Change the name of the Project Area from "Los Angeles Harbor Industrial Center" to "Wilmington" Redevelopment Project; 2) Expand the existing Project Area by an estimated 2,488 gross acres; 3) Extend the authority of the CRA/LA to utilize eminent domain in the existing Project Area until 2017; 4) Establish the authority of the CRA/LA to utilize eminent domain to acquire property in the Expansion Area; 5) Establish the effective period of the Redevelopment Plan time for 30 years from the newly-established base year for the Expansion Area; and 6) Amend the land use provisions and map to conform to the Wilmington/Harbor City Community Plan and changing the development controls in the existing Redevelopment Plan accordingly.


REQUESTED ACTION: The CRA/LA requests the approval of a Preliminary Plan, as an initial step in the amendment process to the Los Angeles Harbor Industrial Center Redevelopment Plan for the Los Angeles Harbor Industrial Center Project Area, with the eventual intention to make the following amendments: 1) Change the name of the Project Area from "Los Angeles Harbor Industrial Center" to "Wilmington" Redevelopment Project; 2) Expand the existing Project Area by an estimated 2,488 gross acres; 3) Extend the authority of the CRA/LA to utilize eminent domain in the existing Project Area until 2017; 4) Establish the authority of the CRA/LA to utilize eminent domain to acquire property in the Expansion Area; 5) Establish the effective period of the Redevelopment Plan time for 30 years from the newly-established base year for the Expansion Area; and 6) Amend the land use provisions and map to conform to the Wilmington/Harbor City Community Plan and changing the development controls in the existing Redevelopment Plan accordingly.

RECOMMENDED ACTIONS:

1. **Adopt** the Staff Report as the Planning Commission's report on this matter.
2. **Approve** the Preliminary Plan (Exhibit B) to amend the Los Angeles Harbor Industrial Center Redevelopment Plan.
3. **Find** that the recommended actions are statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 of the State CEQA Guidelines and Section 2 of a Resolution of the Los Angeles City Council to Expedite Approval of an Amendment to the Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project, Council File No. 09-0279 (Exhibit E).

S. GAIL GOLDBERG, AICP
Director of Planning



Charles Rausch, Jr., Senior City Planner

Shana M. Bonstin, City Planner
Telephone: 213.978.1207

TABLE OF CONTENTS

Project Analysis A-1

Introduction
Plan Summary
Outreach and Coordination
Conclusion

Findings F-1

General Plan/Charter Findings
Entitlement Findings
CEQA Findings

Exhibits:

A – Community Plan Boundary Map with Preliminary Plan Expansion Area

B – Preliminary Plan to Amend the Los Angeles Harbor Industrial Center

Redevelopment Plan: Preliminary Plan Map and Preliminary Plan Text

C –Existing Los Angeles Harbor Industrial Center Redevelopment Project Area Map

D – Resolution of the City Council to Expedite Approval of an Amendment to the Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project, Council File 09-0279

E – Board Memo including CEQA.

PROJECT ANALYSIS

Introduction

The Los Angeles Harbor Industrial Center Redevelopment Plan ("Redevelopment Plan") for the Los Angeles Harbor Industrial Center Project Area ("Project Area") was adopted on July 18, 1974 and amended in 1986, 1994, and 2002. The Project Area, also known as the Wilmington Industrial Park, is comprised of approximately 232 acres of industrially-zoned property. The existing Redevelopment Plan was adopted in accordance with the California Community Redevelopment Law Health and Safety Code Sections 34300, et seq. ("CRL"). The boundaries of the existing Project Area are shown on the attached map, Exhibit C.

The CRA/LA requests the approval of a Preliminary Plan in accordance with Sections 33322 through 33325 of the CRL in connection with a proposed amendment to the Redevelopment Plan which would, among other things, add territory, involving property zoned for residential, commercial, industrial, public facility, and open space use, to the existing Project Area (referred to herein as the "Expansion Area"). The Redevelopment Plan amendment process involves many public meetings and preparation of detailed reports, such as physical and economic blight analyses. At the conclusion of this effort, a joint public hearing will be held by the City Council and the CRA/LA Board of Commissioners. Because of the addition of territory to the existing Project Area, an initial step in the amendment process is the City Planning Commission's consideration and approval of a Preliminary Plan.

Plan Summary

The purpose of the Preliminary Plan is, in part, to describe the boundaries of the Expansion Area, which are shown on the attached map, Exhibit B. The Preliminary Plan also contains a general statement of the land uses, layout of principal streets, population densities, building intensities, and building standards proposed as the basis for the redevelopment of the Expansion Area. The Preliminary Plan shows how the purposes of the CRL would be attained by redevelopment of the Expansion Area, and how the redevelopment is consistent with the General Plan of the City of Los Angeles. Finally, the Preliminary Plan describes, generally, the impact of the proposed redevelopment of the Expansion Area upon the area's residents and upon the surrounding neighborhood.

The proposed amendment to the Redevelopment Plan would facilitate the redevelopment of key areas of the community of Wilmington. At this time, the amendment proposed for the Redevelopment Plan includes the following:

1. Changing the name of the Project Area from "Los Angeles Harbor Industrial Center" to "Wilmington" Redevelopment Project;
2. Adding the Expansion Area (an estimated 2,488 gross acres) to the existing Project Area;
3. Extending the authority of the CRA/LA to utilize eminent domain in the existing Project Area until the effectiveness of the Redevelopment Plan expires in 2017;
4. Establishing the authority of the CRA/LA to utilize eminent domain to acquire property in the Expansion Area (excluding property on which persons lawfully reside);

5. Establishing the effective period of Redevelopment Plan for the Expansion Area for 30 years from the approval of the Redevelopment Plan; and
6. Amending the land use provisions and map to conform to the Wilmington/Harbor City Community Plan and changing the development controls in the existing Redevelopment Plan accordingly.

Although the proposed Redevelopment Plan amendment would include eminent domain, this provision would be limited in scope. The amendment would only extend eminent domain in the existing Project Area for an additional 3 years (until it is set to expire in 2017) in order to address remaining economic and physical blighting conditions. In the Expansion Area, the amendment would establish the authority to utilize eminent domain for a period of 12 years. However, this authority would explicitly exclude properties on which persons legally reside.

As noted earlier, the requested City Planning Commission's approval of the Preliminary Plan is an initial step and does not constitute final approval with respect to any portion of the proposed Redevelopment Plan amendment. The proposed amendment will be submitted at a later date (anticipated to be in one year) to the City Planning Commission for its advisory report and recommendation and to the CRA/LA Board of Commissioners and the City Council for subsequent consideration. The CRA/LA, as lead agency, is preparing an Environmental Impact Report (EIR) in connection with the proposed Redevelopment Plan amendment.

Outreach and Coordination

CRA/LA first contacted the Department of City Planning Community Planning Bureau staff about the proposed Redevelopment Plan amendment in March 2009. Planning expressed initial concerns regarding the proposed Redevelopment Plan amendment and its potential impact on an impending update of the Wilmington/Harbor City Community Plan. To discuss this further, Planning staff met with CRA/LA and Council District 15 staff on June 19, 2009 and again on July 16, 2009. During these meetings, CRA/LA staff explained that the Redevelopment Plan and clarified that any future revisions to this plan must be consistent with the General and Community Plans. Therefore, language shall be added to ensure that revisions to the applicable Community Plan are immediately reflected in the Redevelopment Plan.

As part of ongoing collaboration efforts to help revitalize Wilmington, CRA/LA and Planning have agreed to work together to augment each agency's limited resources. Consequently, CRA/LA will share any relevant data that may be useful in a future update of the Wilmington/Harbor City Community Plan. In addition, Planning, CRA/LA, and Council District 15 staffs discussed land use and potential redevelopment opportunities, which culminated in a tour of the Expansion Area on August 12, 2009. During the tour and subsequent conversations, CRA/LA offered to study possible targeted zone changes in their EIR for the proposed Redevelopment Plan amendment. This would provide the Planning Department some flexibility in pursuing targeted zone changes, utilizing CRA/LA's EIR until a full Community Plan update could be funded.

In addition to meetings between Planning, CRA/LA, and Council District 15 staff, CRA/LA met with the Wilmington Neighborhood Council and the Wilmington Industrial Park Advisory Committee. CRA/LA also held two community-wide meetings on November 5, 2009 and November 7, 2009 to educate stakeholders about the proposed Redevelopment Plan and amendment process. Planning staff participated at the community meeting on November 5th. In March 2010, Councilperson Janice Hahn appointed twenty-three members to the Wilmington Plan amendment Steering Committee, representing various different community stakeholders including residents, business owners and tenants, and representatives from community based organizations. The purpose of this Steering Committee is to represent the broader Wilmington

community and provide guidance to CRA/LA throughout the Redevelopment Plan amendment process.

These outreach efforts have been essential in laying the foundation for the next official step in the Redevelopment Plan amendment process, preparation and approval of the Preliminary Plan. The CRL provides that the CRA/LA and the Planning Commission shall cooperate in the preparation of the Preliminary Plan and that the Planning Commission submit the approved Preliminary Plan to the CRA/LA.

Conclusion

The Preliminary Plan (Exhibit B) is a brief document that, in part, describes the boundaries of the Expansion Area and contains a general statement of the land uses, layout of principal streets, population densities, building intensities, and building standards proposed as the basis for the redevelopment of the Expansion Area. The Preliminary Plan shows how the purposes of the CRL would be attained by redevelopment of the Expansion Area, and how the redevelopment is consistent with the General Plan of the City of Los Angeles. Finally, the Preliminary Plan describes, generally, the impact of the proposed redevelopment of the Expansion Area upon the area's residents and upon the surrounding neighborhood.

If the Preliminary Plan is approved and the amendment process continues, the City Planning Commission will have another opportunity to weigh in on the Redevelopment Plan amendment. Ultimately, the much more detailed proposed Redevelopment Plan, and Draft EIR will be transmitted to the City Planning Commission for review. At that time, the City Planning Commission will consider making a finding that the amendment is consistent with the General Plan and the applicable Community Plan. This step is anticipated to take place in spring of 2011. The Commission's report is then included in a report which is submitted by CRA/LA to the full City Council prior to the City Council's and the CRA/LA's consideration to approve the proposed Redevelopment Plan amendment. The City Council's and the CRA/LA's consideration follows a joint public hearing held by the CRA/LA Board of Commissioners and the City Council anticipated in summer of 2011.

Staff recommends the City Planning Commission adopt the preliminary plan with the expanded boundaries. This will allow the CRA/LA to continue to develop a comprehensive Redevelopment Plan, in order to economically stimulate and revitalize the area. At a later date, the Planning Commission will be presented the proposed Redevelopment Plan for review to ensure consistency with the City's General Plan.

FINDINGS

Community Redevelopment Law

Pursuant to Section 33322 of the California Health and Safety Code, “(t)he planning commission may select one or more project areas comprised of all or part of any survey area....at the request of the agency” and “(t)he agency and (P)lanning (C)ommission shall cooperate in the selection of project areas and in the preparation of the preliminary plan.”

Pursuant to Section 33324 of the California Health and Safety Code, the preliminary plan is sufficient, as it:

- a. Describes the boundaries of the project area (in Section II).
- b. Contains a general statement of the land uses, layout of principal streets, population densities and building intensities, and standards proposed as the basis for the redevelopment of the project area (in Sections III, IV, V, VI, VII).
- c. Shows how the purposes of this plan would be attained by redevelopment (in Section VIII.)
- d. Shows that the proposed redevelopment is consistent with the community's general plan (in Section IX).
- e. Describes, generally, the impact of the project upon the area's residents and upon the surrounding neighborhood (in Section X.)

General Plan/Charter Consistency

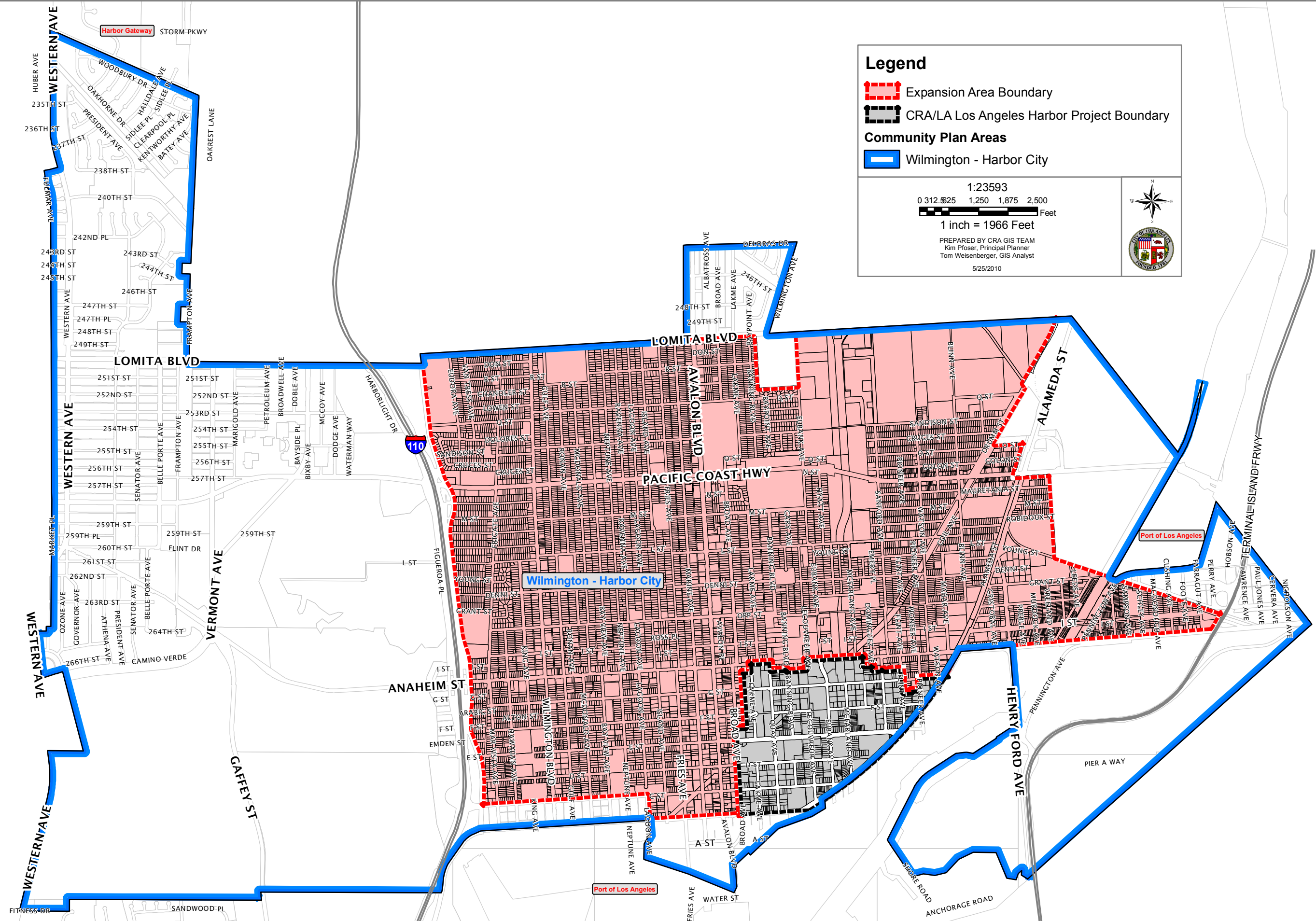
The subject request and action merely initiates a process for a proposed plan. The Preliminary Plan for a Proposed Amendment to the Los Angeles Harbor Industrial Center Redevelopment Plan does not, and is not required to, contain detailed information and recommendations that allow for a determination of consistency with the General Plan and the Wilmington-Harbor City Community Plan.

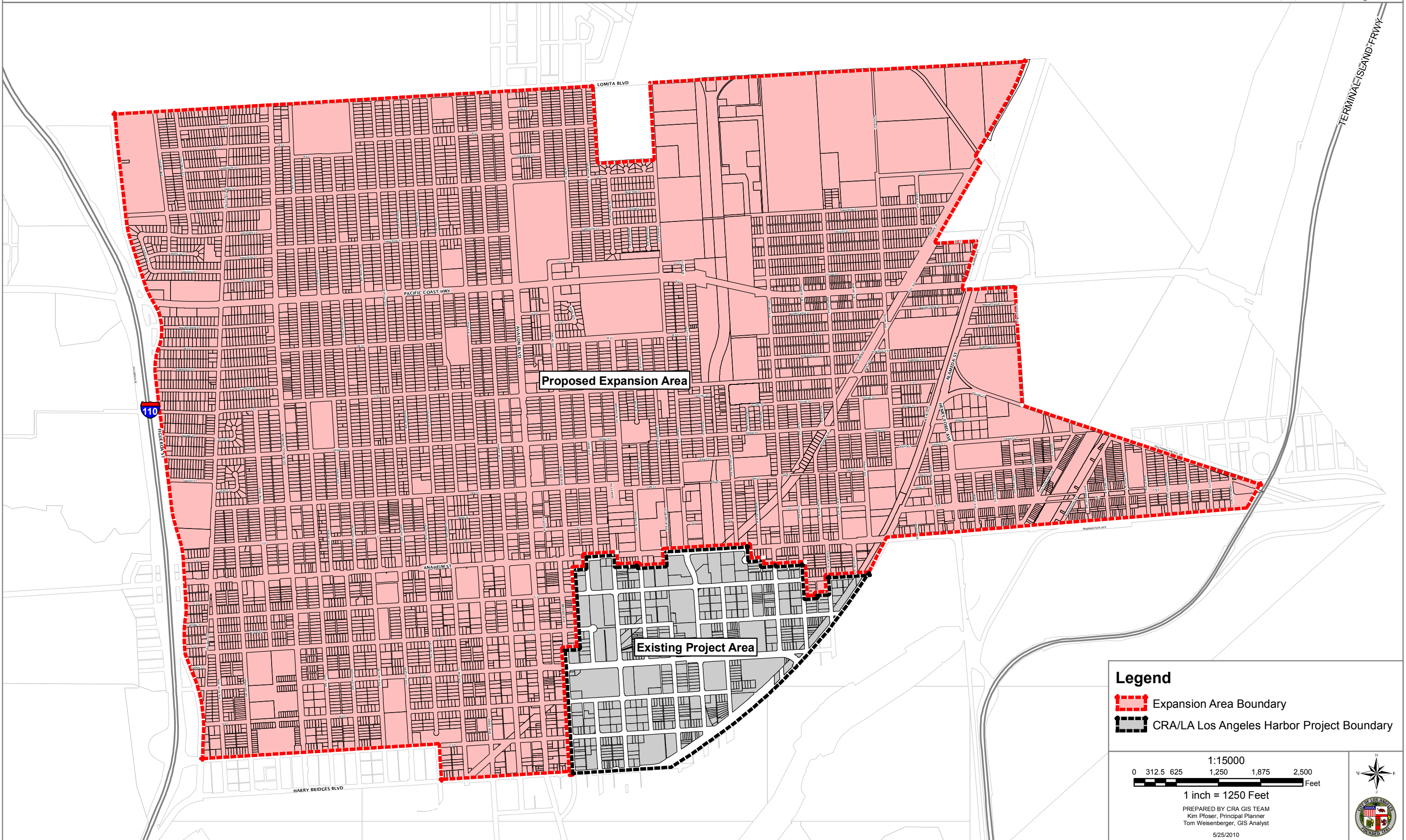
The Redevelopment plan will be drafted to be consistent with the General Plan and the Community Plan.

CEQA

The proposed Planning Commission action is statutorily exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15262 (Feasibility and Planning Studies) of the State CEQA Guidelines. On March 31, 2009, the City Council pursuant to Section 2 of a Resolution to Expedite Approval of an Amendment to the Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project, Council File No. 09-0279, also exempted “CRA/LA actions relating to the preliminary report and preliminary plans for such amendment to the Redevelopment Plan from the City Council review process set forth in Section 8.99.04 of the Los Angeles Administrative Code”, and directed that “CRA/LA actions on these matters proceed pursuant to the review set forth in Section 8.99.05 of said Code”

The CRA/LA, as lead agency, is also preparing an Environmental Impact Report (EIR) in connection with the proposed Redevelopment Plan amendment.





Legend

- Expansion Area Boundary
- CRA/LA Los Angeles Harbor Project Boundary

1:15000
0 312.5 625 1,250 1,875 2,500 Feet

1 inch = 1250 Feet

PREPARED BY CRA GIS TEAM
Kim Pfoser, Principal Planner
Tom Weisenberger, GIS Analyst

5/25/2010



Exhibit B

**PRELIMINARY PLAN TO AMEND THE LOS ANGELES HARBOR INDUSTRIAL
CENTER REDEVELOPMENT PROJECT**

Prepared by the
CITY PLANNING DEPARTMENT
OF THE
CITY OF LOS ANGELES

In cooperation with the
COMMUNITY REDEVELOPMENT AGENCY
OF THE
CITY OF LOS ANGELES

JUNE, 2010

I. PURPOSE

This Preliminary Plan has been prepared by the City Planning Commission of the City of Los Angeles ("Planning Commission") and the Community Redevelopment Agency of the City of Los Angeles ("CRA/LA") in accordance with California Community Redevelopment Law (Health and Safety Code Section 33000, *et. seq.*) to amend the existing the Redevelopment Plan for the Los Angeles Harbor Industrial Center Project Area ("Project Area") adopted on July 18, 1974 and amended in 1986, 1994, and 2002.

Pursuant to Section 33324 of the Health and Safety code, the purpose of the Preliminary Plan is, in part, to describe the boundaries of territory proposed to be added to the Project Area (which may be referred to herein as the "Expansion Area") by a proposed amendment to the Redevelopment Plan, which is discussed in more detail below. The Preliminary Plan also contains a general statement of the land uses, layout of principal streets, population densities, building intensities, and building standards proposed as the basis for the redevelopment of the Expansion Area. The Preliminary Plan shows how the purposes of the California Community Redevelopment Law would be attained by redevelopment of the Expansion Area, and how the redevelopment is consistent with the General Plan of the City of Los Angeles. Finally, the Preliminary Plan describes, generally, the impact of the proposed redevelopment of the Expansion Area upon the area's residents and upon the surrounding neighborhood.

The proposed amendment to the Redevelopment Plan would facilitate the redevelopment of key areas in the community of Wilmington. At this time, the amendment proposed for the Redevelopment Plan includes, in part, the following:

1. Changing the name of the Project Area from "Los Angeles Harbor Industrial Center" to "Wilmington" Redevelopment Project;
2. Adding the Expansion Area (an estimated 2,488 gross acres) to the existing Project Area;
3. Extending the authority of the CRA/LA to utilize eminent domain in the existing Project Area until the effectiveness of the Redevelopment Plan expires in 2017.
4. Establishing the authority of the CRA/LA to utilize eminent domain to acquire property in the Expansion Area (excluding property on which persons lawfully reside);
5. Establishing the effective period of the Redevelopment Plan for the Expansion Area for 30 years from approval of the Redevelopment Plan; and

6. Amending the land use provisions and map to conform to the Wilmington/Harbor City Community Plan and change the development controls in the existing Redevelopment Plan accordingly.

II. DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED EXPANSION AREA TO THE LOS ANGELES HARBOR INDUSTRIAL CENTER

The boundaries of the existing Project Area and proposed Expansion Area are described in the Map attached to this Preliminary Plan, which is incorporated herein by reference. The Expansion Area comprises approximately 2,488 gross acres, which is proposed to be added to the Project Area, which current consists of approximately 232 acres. The Expansion Area will be contiguous to the Project Area and is generally bounded by Lomita Boulevard on the north, Alameda Street and Terminal Island Highway on the east, C Street and the northern boundaries of the Project Area on the south, and the 110 Freeway and Figueroa Street on the west.

The Expansion Area is predominantly urbanized pursuant to Section 33320.1 of the Health and Safety Code. Existing development includes residential, retail-commercial, office, and industrial uses. The proposed amendment will provide that CRA/LA shall not exercise the power of eminent domain to acquire any parcel of real property in the Expansion Area on which any persons lawfully reside.

III. GENERAL STATEMENT OF PROPOSED LAND USES

As a basis for the proposed redevelopment of the Expansion Area, the development of property within the existing Project Area and the Expansion Area shall conform to the General Plan of the City of Los Angeles, the land use provisions of the Community Plan that governs land use in the existing Project Area and the Expansion Area, and applicable zoning regulations, as each of these documents now exist or as may be amended. The applicable land use controls are primarily described in the Wilmington Harbor City Community Plan, as this document now exists or as may be amended.

IV. GENERAL STATEMENT OF PROPOSED LAYOUT OF PRINCIPAL STREETS

As a basis for the proposed redevelopment of the Expansion Area, principal north-south streets in the Existing Project Area and Expansion Area include:

- Figueroa Street
- Wilmington Boulevard
- Avalon Boulevard

- Alameda Street

As a basis for the proposed redevelopment of the Expansion Area, principal east-west streets in the Existing Project Area and Expansion Area include:

- Harry Bridges Boulevard
- Anaheim Street
- Pacific Coast Highway
- Lomita Boulevard

V. GENERAL STATEMENT OF PROPOSED POPULATION DENSITIES

As a basis for the proposed redevelopment of the Expansion Area, population density, in general, shall not exceed those densities permitted by the Wilmington-Harbor City Community Plan, as this document now exists or as may be amended.

VI. GENERAL STATEMENT OF PROPOSED BUILDING INTENSITIES

As a basis of the redevelopment of the Expansion Area, building intensity, in general shall be consistent with the Wilmington-Harbor City Community Plan, as this document now exists or as may be amended.

VII. GENERAL STATEMENT OF PROPOSED BUILDING STANDARDS

As a basis of the redevelopment of the Expansion Area, building standards shall conform to the building requirements of applicable City of Los Angeles, County of Los Angeles and state codes, as each of these documents now exists or as may be amended.

VIII. ATTAINMENT OF THE PURPOSES OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW

Selection of the Expansion Area boundaries was guided by the existence of blight, as defined by the Sections 33030 and 33031 of the Health and Safety Code. Redevelopment of the Expansion Area would assist in alleviating blighting conditions that the private sector and/or other governmental agencies acting alone, cannot remedy. The purposes of the California Community Redevelopment Law would be attained by alleviating blighting conditions in the proposed Expansion Area by the implementation by CRA/LA of goals and objectives for redevelopment of the Expansion Area, which include:

- Revitalization of the commercial corridors;

- Clean up of hazardous materials, site consolidation, and redevelopment of industrial and heavy commercial uses in compatible locations;
- Reduction of land use conflicts and the negative impacts these conflicts cause, such as excessive vacant lots, underutilization and neglect;
- Supporting efforts to retain existing businesses and attract new businesses to the area that will create jobs, both temporary and permanent, for local residents;
- Development of new open space and recreational facilities;
- Installation, construction, or reconstruction of streets, sidewalks, utilities, and other public improvements; and
- The preservation of existing and development of new housing for the variety of income levels and needs that exist in the area.

IX. CONSISTENCY WITH THE GENERAL PLAN OF THE CITY OF LOS ANGELES

The proposed redevelopment of the Expansion Area will be consistent with the General Plan and the Wilmington-Harbor City Community Plan, as these documents now exist or as may be amended. The Redevelopment Plan pertinent to the Expansion Area will provide that land uses must be consistent with each of these documents as now exist or as may be amended.

In addition, the programs, policies and goals and objectives in the General Plan and Community Plan were considered in the preparation of the Preliminary Plan, and will be implemented (as each of these documents now exist or as may be amended) as part of the redevelopment of the Expansion Area.

X. GENERAL IMPACT OF THE REDEVELOPMENT OF THE PROPOSED EXPANSION AREA ON THE RESIDENTS AND SURROUNDING NEIGHBORHOODS

The impact of the redevelopment of the proposed Expansion Area upon the residents of the area and the surrounding neighborhood will, in general, be in terms of economic development, employment, commercial services, industrial facilities, environmental justice, housing, pedestrian and traffic circulation, park use and open space, public improvements, facilities, and services. Activities proposed to be implemented to eliminate blight in the Expansion Area include owner participation, property acquisition, property disposition, relocation of owners and tenants, demolition of structures, improvement of building sites, and

construction of public improvements and facilities. Although the proposed amendment includes a provision establishing CRA/LA's authority to utilize eminent domain in the Expansion Area, this authority explicitly excludes any parcel or real property on which any persons lawfully reside.

XI. MAPS

The attached map illustrates the boundaries of the existing Project Area and proposed Expansion Area.



1:4500

0 75 150 300 450 600 Feet

1 inch = 375 Feet

PREPARED BY CRA GIS TEAM
Kim Pfoser, Principal Planner
Tom Weisenberger, GIS Analyst
Erika Landen, GIS Analyst (D&W Consulting)
2/21/2008



EXHIBIT D

**RESOLUTION OF CITY COUNCIL TO EXPEDITE APPROVAL OF AN
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE LOS
ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT
PROJECT**

COUNCIL FILE NO. 09-0279

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

KAREN E. KALFAYAN
Interim City Clerk

HOLLY WOLCOTT
Executive Officer

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

KONRAD CARTER
Acting Chief, Council and Public Services
Division

www.cityclerk.lacity.org

March 31, 2009

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council file
No. 09-0279, at its meeting held March 31, 2009.

City Clerk
cr

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE

reports as follows:

HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE REPORT and RESOLUTION relative to preparing an amendment to the Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project Area (Project Area).

Recommendations for Council action:

1. DIRECT the Community Redevelopment Agency (CRA) to prepare an amendment to the Redevelopment Plan (also referred to as the Wilmington Plan Amendment) for the Project Area which will accomplish the following:
 - a. Expansion of the Project Area.
 - b. Extension of eminent domain powers.
 - c. Change the Redevelopment Plan's land use provisions and map to conform to the relevant Community Plan and the General Plan of the City of Los Angeles.
2. ADOPT the accompanying Resolution (attached to the CRA report dated February 5, 2009), which authorizes City Council review of the Preliminary Amended Redevelopment Plan and Preliminary Report to City Council under the expedited "10 day rule") of the Oversight Ordinance (Section 8.99.05 of the City of Los Angeles Administrative Code (Ad Code)).
3. INTERPRET certain CRA actions related to its process of preparing the Redevelopment Plan amendment as ministerial actions (and not "actions of the CRA" which are subject to the potentially lengthy City Council review process of Section 8.99.04 of the Ad Code).
4. AUTHORIZE the Chief Executive Officer, CRA, or designee, to:
 - a. Proceed with the Redevelopment Plan amendment and take all actions necessary to complete the amendment.
 - b. Transmit to the City Planning Commission, City Council, relevant departments of the State of California, affected taxing agencies, and other required parties as applicable, the following documents: Preliminary Plan; Preliminary and Final Reports to the City Council; State Reports; Proposed Redevelopment Plan amendment; and, any and all other required documents related to the amendment.
 - c. Amend the CRA's Fiscal Year (FY) 2008-09 Budget and Work Program to expend an amount not to exceed \$485,000 from the CRA Land Acquisition Fund to partially fund the Plan Amendment studies in the Project Area.

Fiscal Impact Statement: The Chief Legislative Analyst (CLA) reports that there is no impact to the General Fund as a result of this action. The CRA's FY Budget and Work Program will be amended to expend an amount not to exceed \$485,000 from the CRA's Land Acquisition Fund to partially fund the Plan Amendment studies in the Project Area.

Community Impact Statement: None submitted.

Summary:

In its report dated March 10, 2009, the CLA recommends that Council approve the recommendations listed above relative to preparing an amendment to the Project Area Redevelopment Plan which would, among other things, expand the Project Area, extend eminent domain, and conform the Redevelopment Plan to the relevant Community Plan and General Plan of the City. The CLA reports that the Redevelopment Plan would reconcile potentially conflicting language pertaining to permitted land uses now in the Redevelopment Plan, and change land uses of the Redevelopment Plan of the City of Los Angeles now in effect. Additionally, for the land to be added to the Project Area, the amendment would establish the power of eminent domain, which cannot be used for acquisition of an owner occupied residence for the purpose of conveying it to a private person as stated in the California Constitution, Article I, Section 19(b).

At its regular meeting held March 11, 2009, the Housing, Community, and Economic Development Committee considered this matter and recommended that Council approve the recommendations of the CLA, as submitted in its report dated March 10, 2009.

Respectfully submitted,

HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE



MEMBER
WESSON
REYES
GARCETTI
CARDENAS
PERRY

VOTE
YES
ABSENT
ABSENT
YES
YES

-Not Official Until Council Acts-

AMA
CD 15
09-0279_rpt_hced_03-11-09

MAR 20 2009 - CONTINUED TO MARCH 31, 2009

ADOPTED

MAR 31 2009

LOS ANGELES CITY COUNCIL

FORTHWITH

ATTACHMENT B

RESOLUTION NO. _____

A RESOLUTION OF THE LOS ANGELES CITY COUNCIL TO
EXPEDITE APPROVAL OF AN AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE LOS ANGELES HARBOR
INDUSTRIAL CENTER REDEVELOPMENT PROJECT (CD 15)

WHEREAS, the Los Angeles Harbor Industrial Center Redevelopment Project Area (the "Project Area") was characterized by conditions causing it to suffer serious physical and economic distress which required the adoption of an ordinance designating the Project Area as a redevelopment project on July 18, 1974; and

WHEREAS, the redevelopment and revitalization of the Project Area has been negatively affected by conditions of blight exhibited in abutting and nearby properties; and

WHEREAS, it is in the best interests of the City of Los Angeles to expand the existing Project Area to include adjacent and nearby properties exhibiting conditions of blight by amending the Redevelopment Plan; and

WHEREAS, the initial twelve-year period for utilization of the power of eminent domain set forth in Section 402 under "Property Acquisition" of the Redevelopment Plan will expire in 2014, and CRA/LA finds it necessary to extend that power through upon adoption of an amendment to the Redevelopment Plan in order to continue to address conditions of physical and economic distress in the Project Area, which power may be extended to property added by amendment of the Plan under the procedures set forth in the California Redevelopment Law; and

WHEREAS, the City Council has approved procedures to expedite the amendment of redevelopment plans on a project-by-project basis, to eliminate unnecessary expenditures of staff time and funds and to insure that financial resources are used wisely in the processing of such an amendment; and

WHEREAS, Subsection (f) of Section 8.99.04 of the Los Angeles Administrative Code provides that the City Council may, by resolution, implement expediting procedures for any proposed redevelopment plan amendment or adoption; and

WHEREAS, the proposed Redevelopment Plan amendment of the Redevelopment Plan is necessary to further the revitalization of the existing and proposed expanded Project Area.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
LOS ANGELES, CALIFORNIA, AS FOLLOWS:**

1. The City Council hereby finds that it is in the best interests of the community to expedite an amendment to Redevelopment Plan.

2. The City Council hereby exempts CRA/LA actions relating to the preliminary report and preliminary redevelopment plans for such amendment to the Redevelopment Plan from the City Council review process set forth in Section 8.99.04 of the Los Angeles Administrative Code, and directs that CRA/LA actions on these matters proceed pursuant to the review set forth in Section 8.99.05 of said Code.

ADOPTED: _____

CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
THIS MEETING OF MAR 31 2009
BY MAJORITY OF ALL ITS MEMBERS


 KAREN E. KALFAVIAN
CITY CLERK
BY *[Signature]*
DEPUTY

EXHIBIT E

CRA/LA BOARD MEMO & CEQA ACTION RE:

*VARIOUS ACTIONS NECESSARY FOR PREPARING AN AMENDMENT
TO THE REDEVELOPMENT PLAN FOR THE LOS ANGELES HARBOR
INDUSTRIAL CENTER REDEVELOPMENT PROJECT AREA TO
EXPAND THE PROJECT AREA, EXTEND EMINENT DOMAIN, AND
CONFORM THE REDEVELOPMENT PLAN TO THE RELEVANT
COMMUNITY PLAN AND GENERAL PLAN*



Community Redevelopment Agency
of the CITY OF LOS ANGELES

DATE / FEB 5 2009

FILE CODE /

354 South Spring Street / Suite 800
Los Angeles / California 90013-1258

T 213 977 1600 / F 213 977 1665
www.crala.org

CRA File No. 5976

Council District: 15

Contact Person: Barron McCoy
(213) 977-1744

Honorable Council of the City of Los Angeles
John Ferraro Council Chamber
200 N. Spring Street
Room 340, City Hall
Los Angeles, CA. 90012

Attention: Alan Alietti, Office of the City Clerk

COUNCIL TRANSMITTAL:

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on February 19, 2009, for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

VARIOUS ACTIONS RELATED TO:

VARIOUS ACTIONS NECESSARY FOR PREPARING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE LOS ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT PROJECT AREA TO EXPAND THE PROJECT AREA, EXTEND EMINENT DOMAIN, AND CONFORM THE REDEVELOPMENT PLAN TO THE RELEVANT COMMUNITY PLAN AND GENERAL PLAN

RECOMMENDATION


That City Council approve(s) recommendation(s) on the attached Board Memorandum.

ENVIRONMENTAL REVIEW

The recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 (Feasibility and Planning Studies) of the State CEQA Guidelines. Environmental review for the proposed Redevelopment Plan amendment will be completed prior to any recommendation of the amendment being brought to the City Council for action.

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund, as a result of this action.


Cecilia V. Estolano, Chief Executive Officer

cc: Karen Kalfayan, Office of the City Clerk (Original & 3 Copies on 3-hole punch)
Lisa Johnson Smith, Office of the CAO
Ivania Sobalvarro, Office of the CLA

Helmi Hisserich, Office of the Mayor
Noreen Vincent, Office of the City Attorney
Frank Hong, Gordon Teuber, Celina Luna, CD 15

MEMORANDUM

8

DATE: FEBRUARY 5, 2009 LA9390

TO: CRA/LA BOARD OF COMMISSIONERS

FROM: CECILIA V. ESTOLANO, CHIEF EXECUTIVE OFFICER

RESPONSIBLE
PARTIES: BARRON MCCOY, REGIONAL ADMINISTRATOR
DONALD R. SPIVACK, DEPUTY CHIEF OF OPERATIONS AND POLICY
MEGAN HUNTER, CITY PLANNER

SUBJECT: VARIOUS ACTIONS NECESSARY FOR PREPARING AN AMENDMENT TO
THE REDEVELOPMENT PLAN FOR THE LOS ANGELES HARBOR
INDUSTRIAL CENTER REDEVELOPMENT PROJECT AREA TO EXPAND
THE PROJECT AREA, EXTEND EMINENT DOMAIN, AND CONFORM THE
REDEVELOPMENT PLAN TO THE RELEVANT COMMUNITY PLAN AND
GENERAL PLAN
HARBOR REGION (CD #15)

RECOMMENDATIONS

1. That the CRA/LA Board of Commissioners request the City Council to take the following actions:
 - a. Direct the CRA/LA to prepare an amendment to the Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project Area ("Redevelopment Plan"), which amendment may relate to: (i) expansion of the Los Angeles Harbor Industrial Center Redevelopment Project Area ("Project Area"); (ii) extension of eminent domain powers; (iii) changes in the Redevelopment Plan's land use provisions and map to conform to the relevant Community Plan and the General Plan of the City of Los Angeles; and
 - b. Interpret certain CRA/LA actions related to its process of preparing said Redevelopment Plan amendment as ministerial actions (and not "actions of the Agency" which are subject to the potentially lengthy City Council review and process of Section 8.99.04 of the City of Los Angeles Administrative Code); and
 - c. Adopt a resolution which authorizes City Council review of the Preliminary Amended Redevelopment Plan and Preliminary Report to City Council under the expedited "10 day rule" of the Oversight Ordinance (Section 8.99.05 of said Administrative Code).
2. That the CRA/LA Board of Commissioners, subject to City Council approval of the above Recommendations:

- a. Authorize the Chief Executive Officer (CEO) or designee to proceed with said Redevelopment Plan amendment and take all actions necessary to complete the amendment; and
- b. Authorize the CEO or designee to transmit to the City Planning Commission, the City Council, relevant departments of the State of California, affected taxing agencies, and other required parties as applicable, the following documents: (i) Preliminary Plan (ii) Preliminary and Final Reports to City Council, (iii) State Reports, (iv) proposed Redevelopment Plan amendment; and (v) any and all other required documents related to the amendment.

SUMMARY

The Oversight Ordinance of the Los Angeles City Administrative Code ("Code") requires that all CRA/LA actions to adopt or amend redevelopment plans be reviewed by the City Council. Additionally, this Ordinance allows CRA/LA to request that certain actions be interpreted not as "actions of the Agency" (reviewable under the potentially lengthy City Council review process in Code Section 8.99.04), but rather as "ministerial actions" (reviewable under the expedited City Council review process in Code Section 8.99.05). Further, the Oversight Ordinance requires the City Council to adopt a resolution to review the preliminary amended redevelopment plan and the preliminary redevelopment reports under said expedited review process of Code Section 8.99.05. That process allows for processing of these documents within a 10-day period after CRA/LA Board of Commissioners ("Board") approval of such documents, or notification that they are complete and ready for processing.

Approval of the above Recommendations will expedite the Redevelopment Plan amendment process by eliminating approximately six months from an otherwise two-and-one-half year long process. The CRA/LA must petition the City Council for these expediting actions on a project-by-project basis. A list of CRA/LA actions to be declared "ministerial" by the City Council is on Attachment "A" hereto. A draft Resolution, which authorizes the expedited City Council review process of the described preliminary documents of the Plan amendment, is on Attachment "B" hereto. A Project Area map is on Attachment "C" hereto.

RE

Initial Action

SOURCE OF FUNDS

No funding is required for this action.

PROGRAM AND BUDGET IMPACT

There is no fiscal impact to the City's General Fund as a result of the recommended actions. The proposed action is consistent with the FY09 Budget and Work Program for the Los Angeles Harbor Industrial Center Redevelopment Project Area.

ENVIRONMENTAL REVIEW

The recommended actions are statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 (Feasibility and Planning Studies) of the State CEQA Guidelines. Environmental review for the proposed Redevelopment Plan amendment will be completed prior to any recommendation on the amendment being brought to the Board for action.

BACKGROUND

The Redevelopment Plan for the approximately 233-acre Project Area was adopted on July 18, 1974 and amended in 1986, 1994, and 2002. The Redevelopment Plan goals are to: eliminate and prevent the spread of blight and deterioration, allow for new development that is a better economic usage of parcels with substandard buildings and incompatible uses, permit land assembly into reasonable sized and shaped parcels appropriate for industrial land development, create an industrial park to provide a new economic and employment base for Wilmington, enhance the overall quality and environment of the area through design and development controls and improved infrastructure, assist in environmental remediation efforts, ameliorate incompatible oil extraction operations on adjacent residential uses, provide job opportunities, and promote new housing development and rehabilitation.

To continue the efforts to eliminate blight in the Project Area, it has been determined necessary to address blight in abutting areas, which have conditions that impede the economic viability of adjacent or nearby buildings and lots in the Project Area. The blighted areas which abut the Project Area include a substantial number of industrial zoned parcels, originally subdivided as residential lots. Due to the size and ownership pattern of these parcels, very little industrial development has taken place on them. Additionally, these parcels have suffered over time from physical deterioration and been used for activities such as open storage and salvage operations. The lack of investment in these parcels has adversely impacted the immediately adjacent residential neighborhoods and commercial corridors, as evidenced by the dilapidated state of many buildings and lots in these neighborhoods and corridors. The once vibrant commercial corridors of Pacific Coast Highway, Wilmington Boulevard, Anaheim Street, and Avalon Boulevard have declined to such an extent that it has eroded the overall image of the area, and as the gateways to the Project Area, negatively affected it.

Accordingly, the proposed Redevelopment Plan amendment to the plan will contemplate the addition of adjacent land to the Project Area, which would enable the CRA/LA to more comprehensively address blight in Wilmington by attracting and improving commercial and industrial development, revitalizing the commercial corridors, creating well-paying jobs, and encouraging the construction and rehabilitation of affordable housing. The Redevelopment Plan would reconcile potentially conflicting language pertaining to permitted land uses now in the Redevelopment Plan, and change land uses of the Redevelopment Plan land use map to conform to the Community Plan land uses of the General Plan of the City of Los Angeles now in effect. Additionally, for the land to be added to the Project Area, the amendment would establish the power of eminent domain, which cannot be used for acquisition of an owner-occupied residence for the purpose of conveying it to a private person as stated in the California Constitution, Article 1, Section 19 (b).

Code Section 8.99.04, otherwise known as the Oversight Ordinance, was adopted in April of 1991, and states that certain "actions of the "Agency"... shall not be final or binding or deemed approved until approved by a majority vote of the whole (City) Council." Included in these actions are those to establish or change redevelopment project areas.

After the Civil Unrest of 1992, the City Council acknowledged that some actions to establish or change redevelopment project areas could be deemed as "ministerial" in nature, and not "actions of the Agency" which are subject to a majority vote and a usually lengthy review and processing period. These ministerial actions are generally related to the transmittal of documents as required by the California Community Redevelopment Law for processing, and are intended to shorten the processing time of an amendment or adoption by up to six months.

Additionally, Code Section 8.99.04 permits the City Council to adopt a resolution to review the expedited preliminary redevelopment plan and the preliminary redevelopment reports per the provisions of Code Section 8.99.05 of the Code, which allows the documents to be declared "final" after a 10-day period within which they may be reviewed by the City Council and which shortens the processing period considerably.

CRA/LA must petition the City Council for determination of the actions to be declared "ministerial" in nature and the treatment of the preliminary redevelopment plan and reports under the "10-day rule" on a project-by-project basis. Receiving these determinations will reduce the time and cost of the proposed Redevelopment Plan amendment. Accordingly, staff recommends that CRA/LA request the City Council authorize these expediting efforts by adopting the attached Resolution for use of the 10-day rule for the above-described preliminary documents, Councilmember Janice Hahn supports the above Recommendations.

Cecilia V. Estolano
Chief Executive Officer

By:



Glenn F. Wasserman
Chief Operating Officer

There is no conflict of interest known to me which exists with regard to any CRA/LA officer or employee concerning these actions.

ATTACHMENTS

- Attachment A – List of CRA/LA actions proposed to be declared "ministerial" by City Council
- Attachment B – Draft City Council resolution for expedited processing of preliminary documents for Redevelopment Plan amendment
- Attachment C – Map of Proposed Expanded Project Area

ATTACHMENT A

ACTIONS OF THE CRA/LA RELATING TO THE PREPARATION AND PROCESSING OF A
PROPOSED AMENDMENT TO THE
LOS ANGELES HARBOR INDUSTRIAL CENTER PROJECT REDEVELOPMENT PLAN

1. CRA/LA requests the City Planning Commission to formulate and approve the preliminary redevelopment plan.
2. CRA/LA authorizes transmittal of the preliminary report for review by taxing entities.
3. CRA/LA adopts resolution designating the last equalized assessment roll to be used for the allocation of taxes, authorizing transmittal of a related Notice to County taxing entities and the State Board of Equalization, per section 33328 of the California Community Redevelopment law, and further authorizes the transmittal of information pursuant to Section 33327 of the Law for the land to be added to the Los Angeles Harbor Industrial Center Redevelopment Project Area.
4. CRA/LA adopts resolution approving and adopting Rules of Owner Participation and making them available for public inspection.
5. CRA/LA adopts resolution authorizing transmittal of the proposed redevelopment plan amendment to the City Planning Commission.
6. CRA/LA adopts resolution certifying the final EIR for the redevelopment plan amendment, and authorizing its transmittal to the City Planning Commission.
7. CRA/LA, by resolution, authorizes its Chief Executive Officer to transmit the proposed redevelopment plan amendment, and report to City Council, upon completion, to the City Council.
8. CRA/LA adopts resolution consenting to a joint public hearing with City Council on the proposed amended redevelopment plan amendment, and requesting City Council to set the time, date and place therefore.

ATTACHMENT B

RESOLUTION NO. _____

A RESOLUTION OF THE LOS ANGELES CITY COUNCIL TO
EXPEDITE APPROVAL OF AN AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE LOS ANGELES HARBOR
INDUSTRIAL CENTER REDEVELOPMENT PROJECT (CD 15)

WHEREAS, the Los Angeles Harbor Industrial Center Redevelopment Project Area (the "Project Area") was characterized by conditions causing it to suffer serious physical and economic distress which required the adoption of an ordinance designating the Project Area as a redevelopment project on July 18, 1974; and

WHEREAS, the redevelopment and revitalization of the Project Area has been negatively affected by conditions of blight exhibited in abutting and nearby properties; and

WHEREAS, it is in the best interests of the City of Los Angeles to expand the existing Project Area to include adjacent and nearby properties exhibiting conditions of blight by amending the Redevelopment Plan; and

WHEREAS, the initial twelve-year period for utilization of the power of eminent domain set forth in Section 402 under "Property Acquisition" of the Redevelopment Plan will expire in 2014, and CRA/LA finds it necessary to extend that power through upon adoption of an amendment to the Redevelopment Plan in order to continue to address conditions of physical and economic distress in the Project Area, which power may be extended to property added by amendment of the Plan under the procedures set forth in the California Redevelopment Law; and

WHEREAS, the City Council has approved procedures to expedite the amendment of redevelopment plans on a project-by-project basis, to eliminate unnecessary expenditures of staff time and funds and to insure that financial resources are used wisely in the processing of such an amendment; and

WHEREAS, Subsection (f) of Section 8.99.04 of the Los Angeles Administrative Code provides that the City Council may, by resolution, implement expediting procedures for any proposed redevelopment plan amendment or adoption; and

WHEREAS, the proposed Redevelopment Plan amendment of the Redevelopment Plan is necessary to further the revitalization of the existing and proposed expanded Project Area.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
LOS ANGELES, CALIFORNIA, AS FOLLOWS:**

1. The City Council hereby finds that it is in the best interests of the community to expedite an amendment to Redevelopment Plan.

2. The City Council hereby exempts CRA/LA actions relating to the preliminary report and preliminary redevelopment plans for such amendment to the Redevelopment Plan from the City Council review process set forth in Section 8.99.04 of the Los Angeles Administrative Code, and directs that CRA/LA actions on these matters proceed pursuant to the review set forth in Section 8.99.05 of said Code.

ADOPTED: _____

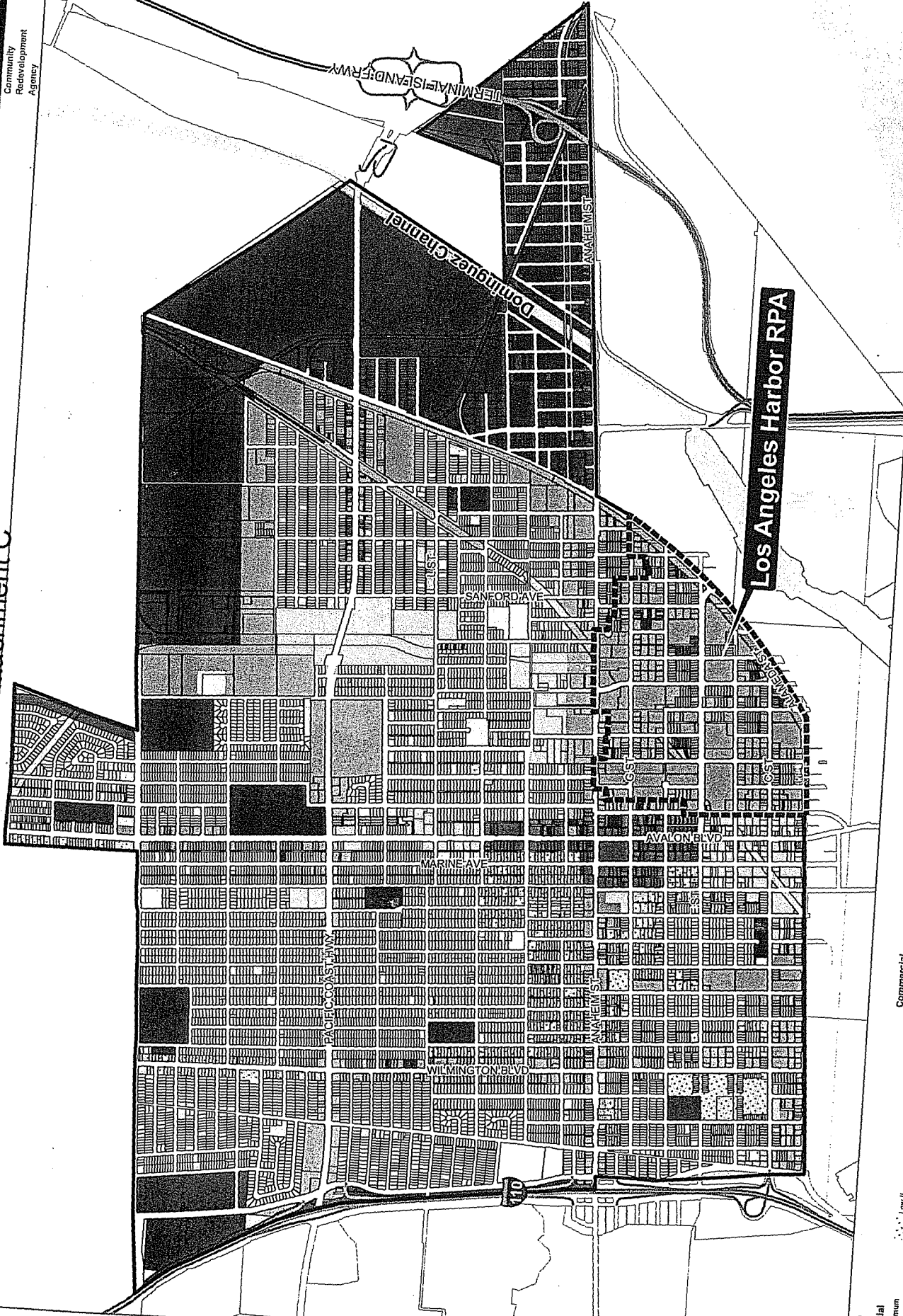
Los Angeles Harbor Proposed Expansion Area

Redevelopment Project

Parcel Line Base Map

Attachment C

CRA / LA
Community
Redevelopment
Agency
City
of
Los Angeles



Legend

Residential
Minimum
Very Low, Very Low I
Low, Low I

Low II
Low Medium, Low Medium I
Low Medium II

Medium
High Medium
High

Commercial
Neighborhood
Limited
General

Community
Regional

Industrial
Commercial Manufacturing
Limited
Light
Heavy

Open Space/Public Facilities
Open Space
Public Facilities

Parking
Parking Buffer
Commercial Industrial
General/Bulk Cargo-Hazardous

LA Harbor Project Area
Proposed Expansion Area

1:24000
0 250 500 1,000 1,250 2,000 Feet
1 inch = 2000 Feet
PREPARED BY CRA / LA
City of Los Angeles
Topographic, Aerial, and
Historic Maps, GIS Analysis (CRA/ LA/ City of LA)



10/20/2000