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March 14, 2013

**NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING
ENVIRONMENTAL IMPACT REPORT**

CASE NO.: ENV-2013-622-EIR

PROJECT NAME: Exposition Corridor Transit Neighborhood Plan

PROJECT LOCATION/ADDRESS: Corridor along Exposition Light Rail Line (LRT) between the Culver City and Exposition/Bundy transit stations.

COMMUNITY PLANNING AREAS: West Los Angeles; Palms-Mar Vista-Del Rey; West Adams-Baldwin Hills-Leimert

COUNCIL DISTRICT: 5, 10, 11

DUE DATE FOR PUBLIC COMMENTS: April 15, 2013

The City of Los Angeles Department of City Planning will be the Lead Agency and will oversee the preparation of an environmental impact report (EIR) for the project identified herein (Project). The Department of City Planning requests your comments as to the scope and content of the EIR.

The Project Description, location, and goals and objectives are set forth below. The environmental file is available for review at the Department of City Planning, City of Los Angeles, 200 North Spring Street, Room 667, Los Angeles, CA 90012.

PROJECT DESCRIPTION:

The City of Los Angeles is preparing a Specific Plan and other regulatory changes for the Exposition Light Rail corridor, which would guide the future development of the area within the boundaries indicated in Figure 1. This Project Area is located within City Council Districts 5, 10, and 11, and comprises portions of the West Los Angeles, Palms-Mar Vista-Del Rey, and West Adams-Baldwin Hills-Leimert Community Plan areas. The Project Area is located entirely within the incorporated City of Los Angeles, and abuts the City of Culver City and the City of Santa Monica. Note that not all properties shown in the Project Area will be affected.

Background

The Metro Exposition Light Rail Line is a 15.2-mile-long transit line running between Downtown Los Angeles and the City of Santa Monica. The majority of the line runs along the Exposition Right-of-Way, roughly parallel to the Santa Monica Freeway. Phase I of the line was completed in 2012. Phase II, extending 6.6 miles from the Phase I terminus in Culver City to the planned Colorado/4th Street station in Santa Monica, is currently under construction and scheduled for completion in 2015/2016.

The Project includes a variety of regulatory changes in the areas along the Exposition LRT corridor encompassing the five stations within the City of Los Angeles boundaries. The station areas to be studied are Culver City; National/Palms; Exposition/Westwood; Exposition/Sepulveda; and Exposition/Bundy.

Within a half-mile radius of each station there is a mix of zoning. Around the National/Palms and Westwood/Exposition stations the zoning is primarily residential. The Westwood/Exposition station area is comprised almost entirely of R1 (single-family residential) zoned properties, and the National/Palms station is comprised mostly of R3 (multi-family residential) zoned properties. Around the Culver City, Sepulveda, and Bundy stations, there is a concentration of industrially zoned land in the immediate vicinity of the transit stations, with a mix of residential, commercial, and public facility zoning nearby.

Project Purpose and Objectives

- Promote transit ridership on the Exposition Light Rail and other transit systems.
- Encourage walking and bicycling as a means to safely and conveniently circulate within and between neighborhoods and to access transit.
- Accommodate new mixed-use, industrial, and commercial development in station areas.
- Maintain and enhance job growth in commercial and industrial zones near transit stations.
- Create opportunities for the development of new housing that meets the diverse needs and income levels of City residents.
- Initiate land use and zoning changes of industrially zoned land in proximity to stations to encourage jobs and allow increased intensity and/or a wider mix of uses, as appropriate, to ensure a future arrangement of land uses that support transit use.
- Improve the configuration and condition of streets to better promote pedestrian, bicycle, and vehicular circulation.
- Provide open spaces and other public spaces for socializing and community-building.
- Reduce greenhouse gas emissions by encouraging infill development along transit corridors and reducing automobile dependence.
- Conserve stable single family neighborhoods.

Project Characteristics

The Project would establish a Specific Plan and initiate Zone Changes, General Plan Amendments and development, urban design and/or site planning regulations that encourage new development at transit station areas with the goal of promoting transit ridership and creating an active, mixed-use environment in the station areas. The Project would also involve new streetscape plans, modified street standards, and updated parking regulations that enhance the pedestrian experience, promote transit ridership, and encourage a variety of mobility options. Details of the Specific Plan and any proposed General Plan Amendments and Zone Changes will be developed in tandem with the environmental analysis. The Draft EIR will summarize the proposed changes and will identify and analyze development assumptions.

Required Actions may include:

- General Plan Amendments
- Zone Changes
- Adoption of Specific Plan
- Specific Plan Amendments
- Adoption of Design Standards and Guidelines
- Modified Street Designations and Standards
- Streetscape Plans
- New Parking Standards
- Form-based Development Standards

Alternatives

Alternatives to be analyzed in the EIR will be defined based on their potential to reduce or eliminate significant environmental impacts associated with the proposed Project while advancing the above-cited goals and objectives. The specific alternatives to be evaluated in the EIR will include, but are not limited to, the “No Project” alternative as required by California Environmental Quality Act (CEQA) and at least one alternative land use configuration that reduces impacts as compared to the proposed project.

Scope of Environmental Analysis

No Initial Study has been prepared for the project. Based on the Project Description and the Lead Agency's understanding of the environmental issues associated with the proposed project, the following topics have tentatively been identified to be analyzed in detail in the Exposition Corridor Transit Neighborhood Plan EIR.

Aesthetics
Air Quality (including Greenhouse Gas Emissions)
Cultural Resources
Geology, Soils and Hydrology
Hazards and Hazardous Materials
Land Use and Planning
Noise
Population and Housing
Public Services and Utilities (including Recreation and Energy)
Transportation

In addition, the EIR will address cumulative impacts, growth-inducing impacts, and other issues required by CEQA.

PUBLIC SCOPING MEETING: The location, date and time of the public scoping meeting are as follows:

Date: April 10, 2013
Time: 6 p.m.; Brief presentation at 6:15 p.m.
Location: IMAN Cultural Center
3376 Motor Avenue
Los Angeles, CA 90034

On April 10, 2013 arrive at 6:00 P.M. or later at the IMAN Cultural Center to provide public comment, and speak one-on-one with City of Los Angeles planners and consultants regarding the proposed Project. A brief presentation about the Project and the EIR process will be given at 6:15 P.M. The purpose of the scoping meeting is to solicit public comments regarding issues to be addressed in the Draft EIR. The scoping meeting will provide information regarding the proposed Project and the anticipated scope of analyses to be contained in the Draft EIR. The Department of City Planning encourages all interested individuals and organizations to attend this meeting.

The Department of City Planning welcomes all comments regarding potential environmental impacts of the proposed Project. All comments will be considered in the preparation of the Draft EIR. **Written comments** must be submitted to this office by **April 15, 2013**. Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

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Figure 1: Project Location

