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**NOTICE OF AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
Cornfield Arroyo Seco Specific Plan Update
City EIR No. ENV-2021-2643-EIR
CPC-2021-2642-SP
State Clearinghouse No. 2021040206**

TO: Affected Agencies, Organizations and Other Interested Parties

DATE: July 20, 2023

PROJECT NAME: Cornfield Arroyo Seco Specific Plan (CASP) Update (Proposed Project)

COMMENT REVIEW PERIOD: July 20, 2023 to September 18, 2023

PROJECT LOCATION:

The Project Area comprises the entire area within the boundaries of the existing Cornfield Arroyo Seco Specific Plan (CASP), which is generally bordered by Chinatown to the west, Lincoln Heights to the east, and Cypress Park to the north. The Project Area is located entirely within Los Angeles City Council District One and within both the Downtown and the Northeast Los Angeles Community Plan Areas. Interstate 5 (I-5) and State Route-110 (SR-110) bisect the northern portion of the Project Area. Entrances and exits to and from SR-110 are located on the northern perimeter of the Project Area. Entrances and exits to I-5 are located at North Broadway/Pasadena Avenue and at Avenue 26 across from Lacy Street. Other major arterials located in the Project Area include Figueroa Street in the northern portion of the Project Area, San Fernando Road in the central portion of the Project Area, and Spring Street, Broadway Avenue, and Main Street in the southern portion of the Project Area. The Project Area is approximately 600 acres (0.93 square miles).

COUNCIL DISTRICT: 1 (Hernandez)

PROJECT DESCRIPTION:

The Proposed Project is an update of the existing CASP. The update includes new land use and zoning regulations, incentives, and boundaries, for the purpose of encouraging affordable, mixed-income, and permanent supportive housing production. The Proposed Project would strengthen the existing CASP's affordable housing requirements, including the recalibration of the CASP's existing incentive zoning system; establish a new Community Benefits Program that incentivizes new publicly-accessible open space and community facilities; include provisions that facilitate the production of new 100% affordable housing and permanent supportive housing projects on public land; increase the zoning capacity for housing in targeted areas; and adopt a modernized zoning system based on the City's new modular Zoning Code. The Proposed Project would supersede the text, maps, and tables of the existing CASP, and will include the adoption of necessary revisions and any other amendments necessary to implement this update, including amendments to General Plan elements (such as the Framework Element), community plans, the Los Angeles Municipal Code (LAMC) Chapter 1 and Chapter 1A, specific plans, and other City ordinances.

Project Objectives:

The primary objectives of the Proposed Project are to:

- Increase the production of affordable, mixed-income, and permanent supportive housing within the Project Area.
- Protect residents, especially low-income households, from indirect and direct displacement, and ensure stability of existing vulnerable communities.
- Design and regulate housing to promote health and well-being, increase access to amenities such as parks and public transit, contribute to a sense of place, foster community and belonging, and plan for a sustainable future.
- Build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers and economic insecurity.
- Refine Plan standards, processes, and procedures to be more intuitive and transparent, with the goal of enhancing development certainty for both market-rate and affordable housing developers; and
- While reducing overall employment capacity, preserve employment areas that show a concentration of jobs, while supporting small and/or legacy businesses, local employment, and new productive uses and employment spaces, such as light industrial and general commercial uses.

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

- Certification of the Project EIR; and Adoption of Amendments to the Cornfield Arroyo Specific Plan, including text and maps.
- Adoption of Amendments to the City's Zoning Map in LAMC Chapter 1 and 1A to rezone portions of the Project Area with updated zone classifications and to update the Project Area boundaries.
- Adoption of Amendments to Community Plans (Land Use Element of the General Plan), including the Central City North Community Plan, Northeast Los Angeles Community Plan, and Silver Lake-Echo Park-Elysian Valley Community Plan land use maps.
- Amendments to the General Plan Framework, Circulation Map (Appendix E), Mobility Plan and other Citywide General Plan Elements, and ordinances, as necessary; and
- Amendments to all other relevant ordinances and actions as necessary to ensure consistency of regulations and implementation of the Specific Plan and Community Plan amendments.

ANTICIPATED SIGNIFICANT IMPACTS

Based on the analysis in the Draft EIR, the Proposed Project would result in significant impacts (project and cumulative) in the following categories:

- Air Quality (**construction, operational**, sensitive receptors)
- Biological Resources (special status species)
- Cultural Resources (**historical resources**, archaeological resources)
- Geology and Soils (paleontological resources)
- Hazards and Hazardous Materials (hazardous materials within one-quarter mile of a school, be located on a hazardous materials site)
- Noise (**construction noise, permanent mobile noise, construction vibration**)
- Transportation and Traffic (**off-ramp queuing on State highway facilities**)
- Tribal Cultural Resources (adverse change in a tribal cultural resources)
- Utilities and Services (water facilities and supply)

Many of these impacts can be reduced to less than significant levels with the incorporation of mitigation measures identified in the Draft EIR. However, those impacts listed in **bold** were found to be significant and unavoidable even with mitigation incorporated or because no feasible mitigation was identified.

Government Code Section 65962.5 Notice: The Project area includes sites listed under Government Code Section 65952.5. These are described in Section 4.8 of the Draft EIR, Hazards, Existing Setting.

COMMENT PERIOD: START DATE AND TIME: July 20, 2023, at 9:00 A.M.
END DATE AND TIME: September 18, 2023, at 5:00 P.M.

The Draft EIR and all documents referenced in the EIR are available for public review and a 60-day comment period. At this time, there are no scheduled public hearings on the Proposed Project. Future hearings by the City Planning Commission and the City Council will be held before the Proposed Project can be approved.

DOCUMENT AVAILABILITY

If you wish to review a copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles Department of City Planning at 200 N. Spring Street Room 667, Los Angeles. Appointments must be made in advance by emailing michael.sin@lacity.org or calling (213) 978-1345.

Copies are also available at the following library branches:

- 1) Los Angeles Central Library, 630 West 5th Street, Los Angeles, CA 90071
- 2) Chinatown Branch Library, 639 North Hill Street, Los Angeles, CA 90012
- 3) Lincoln Heights Branch Library, 2530 Workman Street, Los Angeles, CA 90031

For an electronic copy, the Draft EIR can be downloaded or reviewed at the Department of City Planning's website at: <https://planning.lacity.org/development-services/eir>.

SUBMITTAL OF WRITTEN COMMENTS

If you wish to submit comments on the Draft EIR, please submit written comments (including a name, telephone number, and contact information and the following file number ENV-2021-2643-EIR) during the Comment Period, July 20, 2023, to September 18, 2023, via mail or e-mail to the following addresses:

Mail: City of Los Angeles, Department of City Planning
Case Numbers: CPC-2021-2642-SP and ENV-2021-2643-EIR
200 N. Spring Street, Room 667
Los Angeles, CA 90012

E-mail: michael.sin@lacity.org

Comments that are sent to the City before or after the Comment Period provided above or that fail to comply with the above instructions for the manner or submission of comments may not be included in the Final EIR and receive a response to comments under CEQA Guidelines Section 15088.