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# CITY OF LOS ANGELES CALIFORNIA



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AUG 14 2019

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## NOTICE OF PREPARATION OF A COMBINED DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF SCOPING MEETING FOR THE HARBOR LA COMMUNITY PLANS UPDATE

**TO:** Agencies, Organizations, and Interested Parties

**DATE:** August 15, 2019

The City of Los Angeles Department of City Planning (DCP), as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the proposed Harbor LA Community Plans Update Project or "Proposed Project" as further described below. The City is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

The Proposed Project would:

- Amend the text of the following two Community Plans, collectively referred to as the Harbor LA Community Plans: (1) Harbor Gateway Community Plan and (2) Wilmington-Harbor City Community Plan to revise the stated plan goals, policies and programs;
- Amend the General Plan Land Use Maps for the two Harbor LA Community Plan Areas (CPAs) inclusive of changes in boundaries between the Wilmington-Harbor City CPA, and the Port of Los Angeles Plan Area;
- Amend the City of Los Angeles Municipal Code (LAMC) to adopt new zoning regulations for the two Harbor LA Community Plan Areas as part of the New Zoning Code Update (LAMC Chapter 1A) and amend the Zoning Map to apply updated zoning classifications in the CPAs; and
- Amend the General Plan Framework, Mobility Plan, and other Citywide General Plan Amendments, and other land use and zoning ordinances as necessary to implement the above.

The project description, location, and goals and objectives are set forth below. The CPAs are shown in Figure 1-Harbor LA Community Plan Areas and Figure 2-Regional Context.

### NOTICE OF PUBLIC SCOPING MEETING

Pursuant to California Public Resources Code Sections 21083.9, 21092.2, and California Code of Regulations, Title 14 ("CEQA Guidelines") Sections 15082 and 15083, the City, as the Lead Agency, will conduct a Scoping Meeting for the purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, including transportation agencies, as to the appropriate scope and content of the EIR. The scoping meeting is scheduled as follows:

*As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aides and/or services may be provided upon request.*

**TRANSLATION SERVICES:** Translation between English and Spanish will be provided. Other languages may also be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling Marie Cobian at 213.978.0626.

**Date:** Thursday, August 22, 2019

**Time:** 6:00 PM - Open House

6:30 PM - Presentation

**Place:** Kaiser Permanente Conference & Education Center

25820 Normandie Ave

Harbor City, CA 90710

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.

### **RESPONSIBLE AND TRUSTEE AGENCIES**

The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Proposed Project, in accordance with the CEQA Guidelines, Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits or other project approvals that your agency must issue. As such, your responses to this Notice of Preparation (NOP) at a minimum should identify: (1) The significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the EIR; and (2) Whether your agency will be a responsible or trustee agency for this project.

### **REVIEW AND RESPONSE PERIOD**

**Thursday, August 15, 2019 to Monday, September 16, 2019 by 5:00 PM.**

**In accordance with CEQA Section 15082, this Notice of Preparation is being circulated for a 30-day comment period.** Responses to this NOP must be provided during this response period.

### **PROJECT LOCATION**

The Harbor LA Community Plans consist of the boundaries of the Harbor Gateway CPA and the Wilmington-Harbor City CPA. These two community plan areas are geographically continuous as shown in **Figure 2**. The combined area of the Harbor LA Community Plans is approximately 15.3 square miles.

The Harbor Gateway CPA contains approximately 3,229 acres and is situated in the southern portion of Los Angeles. The CPA is a narrow corridor which links the City's harbor, San Pedro, Wilmington and Harbor City communities to the main body of the City. The Harbor Gateway CPA is bordered by the South and Southeast Los Angeles CPAs to the north (at 120th Street); the cities of Gardena and Torrance to the west; and Carson and unincorporated Los Angeles County to the east; and it shares a common boundary with the Wilmington-Harbor City CPA to the south (at Sepulveda Blvd).

The Wilmington-Harbor City CPA contains approximately 6,481 acres and is situated in the far southern portion of the City, near Los Angeles Harbor. It is bordered by the Harbor Gateway CPA to the north; the San Pedro CPA and the Port of Los Angeles to the south; and is adjacent to the cities of Torrance, Lomita, and Rancho Palos Verdes to the west; and the cities of Carson, Long Beach, and unincorporated Los Angeles County to the east.

## **PROJECT BACKGROUND**

The Harbor LA Community Plans are two of the City's 35 Community Plans, which comprise the Land Use Element of the General Plan. The Land Use Element is one of eight State-mandated elements of the General Plan that also include noise, housing, open space, circulation (mobility), safety, conservation, and environmental justice (which may be incorporated into other elements). The Harbor LA Community Plans are being updated consistent with California Government Code Section 65302 which identifies the eight required elements of a General Plan.

The Harbor LA Community Plans were last updated in the late 1990s. The Harbor Gateway Community Plan was last updated in 1995 and the Wilmington-Harbor City Community Plan was last updated in 1999. The existing goals and policies created in 1995 and 1999 were to meet the existing and future needs and desires of the CPAs at that time through the year 2010. Since that time, several physical changes have occurred within the CPAs that necessitate the development of updated plans. In the Wilmington-Harbor City CPA, the extension of the Metro Silver Line, the completion of the Alameda Corridor and related grade separations and street improvements, mark significant changes to transportation within and throughout the CPA. Changes within the Harbor Gateway CPA include the completion of the Harbor Gateway Transit Center and a major commercial center at 190<sup>th</sup> Street and Normandie Avenue. Other notable changes within the CPAs are improvements to the Ken Malloy Harbor Regional Park, the completion of the Harbor City Greenway and the Wilmington Waterfront Park. More recently in Harbor Gateway, the Department of City Planning, in coordination with the Environmental Protection Agency, processed a general plan amendment to add a footnote to the General Plan Land Use Map that prohibits residential uses at the Del Amo Superfund Site.

The Proposed Project includes the adoption and implementation of portions of the New Zoning Code (Chapter 1A of the LAMC). The New Zoning Code is a citywide program to comprehensively update the City's zoning regulations through amendments to the Los Angeles Municipal Code. It is expected that parts of the New Zoning Code necessary to utilize the new zoning regulations will have already been adopted by the time the Proposed Project is considered for adoption. The Harbor LA Community Plans Update Project would apply the new zoning regulations to land within the Project Area. New zones would also be developed using the New Zoning Code's modular system for the purpose of rezoning property in the Project Area and would be added to the City's Zoning Code. For more information visit: <https://recode.la/>.

The Harbor LA Community Plans are being updated consistent with state law (Government Code Section 65300) in order to plan for future growth and accommodate projected increases in population and employment. The Proposed Project would also be consistent with the growth strategies of the City's Framework Element, as well as the State and Regional policies of the Sustainable Communities and Climate Protection Act (Senate Bill 375), the Sustainable Communities Strategy (SCS), as well as assess transportation impacts utilizing new CEQA Guidelines Section 15064.3 (Senate Bill 743). Additionally, the Proposed Project would meet the environmental justice requirements of Government Code Section 65302 (Senate Bill 1000).

## **PROJECT DESCRIPTION**

The Proposed Project is an update to the Harbor LA Community Plans, which includes the Harbor Gateway Community Plan and the Wilmington-Harbor City Community Plan. The Proposed Project also includes the adoption of necessary updates to land use designations, zoning, plan text, and other ordinances to implement those updates.

The Wilmington - Harbor City Community Plan Update proposes amending the southern boundary of the CPA. The proposed boundary adjustment would reallocate portions of land currently developed with port-related uses, or that is port-owned, from the Wilmington-Harbor City Community Plan to the Port of Los Angeles Plan as recommended by the Wilmington-Harbor City General Plan Land Use Map Footnote No. 20.

The Proposed Project directs future growth to identified centers and corridors within walking distance of transit and commercial amenities of each CPA, consistent with current patterns of land use development that reflect City policies to direct growth where it can be supported by existing transportation infrastructure. The Proposed Project promotes a balance of housing units and jobs near transit where different types of land uses (e.g., commercial and residential) can be co-located to reduce the length and number of vehicle trips. Furthermore, building on previous planning efforts including the Wilmington Open Storage and Cargo Container Regulations and Clean Up-Green Up, the Proposed Project will implement strategic land use interventions to further address land use incompatibilities in the CPAs and advance environmental justice goals.

The Proposed Project also includes changes to General Plan land use designations, and an update to the New Zoning Code to establish new districts (form, frontage, use and density), amend existing districts, and amend other provisions of the LAMC as necessary to implement the goals, policies and implementation programs of the Harbor LA Community Plans. The following preliminary project objectives have been identified:

- Maintain existing stable single- and multi-family residential uses and add new zoning regulations to add design standards for appropriate neighborhood massing;
- Address housing need and minimize displacement;
- Revitalize existing commercial areas and create zoning regulations for improved street frontage and pedestrian-oriented design standards;
- Refine the intensity and form of existing commercial areas and create new commercial areas along corridors and at centers in select locations;
- Encourage mixed-use and equitable transit-oriented development at key locations;
- Preserve the historic character and commercial building forms of select corridors, such as portions of Gardena Blvd and Avalon Blvd;
- Protect identified eligible historic resources through new zoning regulations;
- Address environmental justice concerns and incompatible land use patterns;
- Create hybrid industrial areas that prioritize jobs-producing uses and serve as a buffer between residential and heavy industrial uses;
- Preserve industrial land and improve the visual character of industrial districts through new zoning regulations for improved street frontage, screening and quality building design;
- Corrections for consistency in land use designation and/or zoning to reflect existing use or correct land use/zoning mismatches;
- Coordinate local planning efforts with anticipated changes at the Ports;
- Develop new standards that create cohesive design while preserving character;
- Update existing zoning to reflect on the ground land uses;
- Create and update overlays such as Clean Up-Green Up, as needed; and
- Protect existing open space in the CPAs through zone changes and increasing access to open space by incorporating active frontages, building breaks, and outdoor amenity space where appropriate.

The Proposed Project's policies complement the proposed zoning and land use designations as they would encourage the preservation of existing stable single-family neighborhoods, revitalize commercial areas, and retain job-producing land uses. The underlying purpose of the Proposed Project, and all of the City's community plan updates, is to accommodate growth and other

changes consistent with the policies of the Framework Element of the General Plan and the policies and goals of SB 375 and SCAG's Sustainable Communities Strategy.

## **ISSUES TO BE ADDRESSED IN THE EIR**

Based on the project description and the Lead Agency's understanding of the environmental issues associated with the Proposed Project, it is anticipated that implementation of the Proposed Project has the potential to result in significant environmental effects associated with some or all of the following topics, which will be analyzed in detail in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation/Circulation
- Utilities, and Service Systems

The EIR will analyze the reasonably foreseeable indirect physical changes to the environment in the above topic areas caused by the Proposed Project. The City does not anticipate impacts in the following categories and as such, those impacts will not be discussed in detail in the EIR: Agriculture and Forestry Resources and Wildfire. Pursuant to CEQA Guidelines Section 15060(d), no initial study was prepared.

To the extent that the New Zoning Code includes zoning district types or citywide standards and regulations that may in the future be used in other parts of the City, indirect impacts to the environment from those provisions will be analyzed. However, such impacts are expected to be speculative. This is due to both the modularity of the system (zone district types can be combined to make many different zones) and the fact that none of the components of the new zoning will be available for use on a property until a future community plan update or other planning process, such as a site-specific General Plan Amendment and zone change, has introduced the new zones to an area. Additional zoning classifications (i.e. districts) may be created in the future to meet the needs of other parts of the City. Any application of any part of the New Zoning Code Update outside of the CPAs would require legislative action, including, a Community Plan amendment and rezoning, and new environmental analysis.

Alternatives to be analyzed in the EIR are to be defined and analyzed consistent with the requirements of CEQA Guidelines, Section 15126.6. The specific alternatives to be evaluated in the EIR may include, but are not limited to, the "No Project" Alternative, as required by CEQA and alternative land use configurations.

## **DOCUMENT AVAILABILITY**

The Notice of Preparation (NOP) can be viewed on the City of Los Angeles Department of City Planning website at [www.planning.lacity.org](http://www.planning.lacity.org). To locate a copy of the NOP online, click on Environmental Review on the left side of the Department of City Planning website and then click on the Notice of Preparation & Public Scoping Meetings link. The NOP will also be available at City Hall, Policy Planning Division, 200 N. Spring Street, Room 667, Los Angeles, CA 90012.

For more information about the Harbor LA Community Plans Update, please visit [www.harborlaplans.org](http://www.harborlaplans.org).

**SUBMITTAL OF WRITTEN COMMENTS**

The Lead Agency solicits comments regarding the scope, content and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The City of Los Angeles requests that written comments be provided at the earliest possible date, but **no later than 5:00 p.m. on Monday, September 16, 2019.**

Please send written/typed comments (including a name, telephone number, and contact information) to the following:

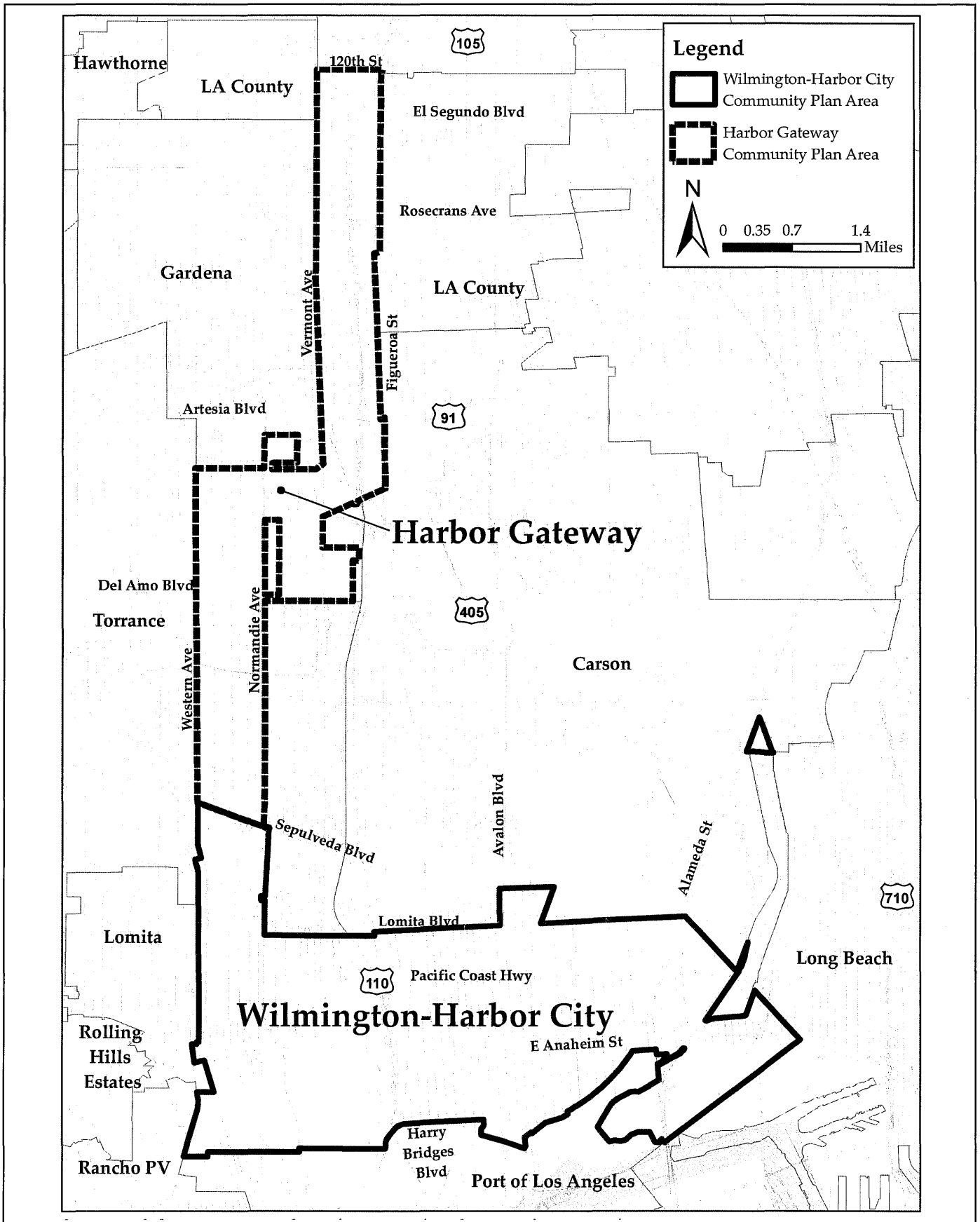
City of Los Angeles, Department of City Planning  
ATTN: Marie Cobian, City Planner  
Case No: ENV-2019-3379-EIR  
200 North Spring Street, Room 667  
Los Angeles, CA 90012  
  
Phone: (213) 978-0626  
Email: marie.cobian@lacity.org

<p><b>30-DAY COMMENT PERIOD</b> Thursday, August 15, 2019 to Monday, September 16, 2019 by 5:00 PM</p>	<p><b>SCOPING MEETING</b> Date: Thursday, August 22, 2019  Time: 6:00 PM - Open House 6:30 PM – Presentation  Place: Kaiser Permanente Conference Center 25965 Normandie Ave Harbor City, CA 90710</p>
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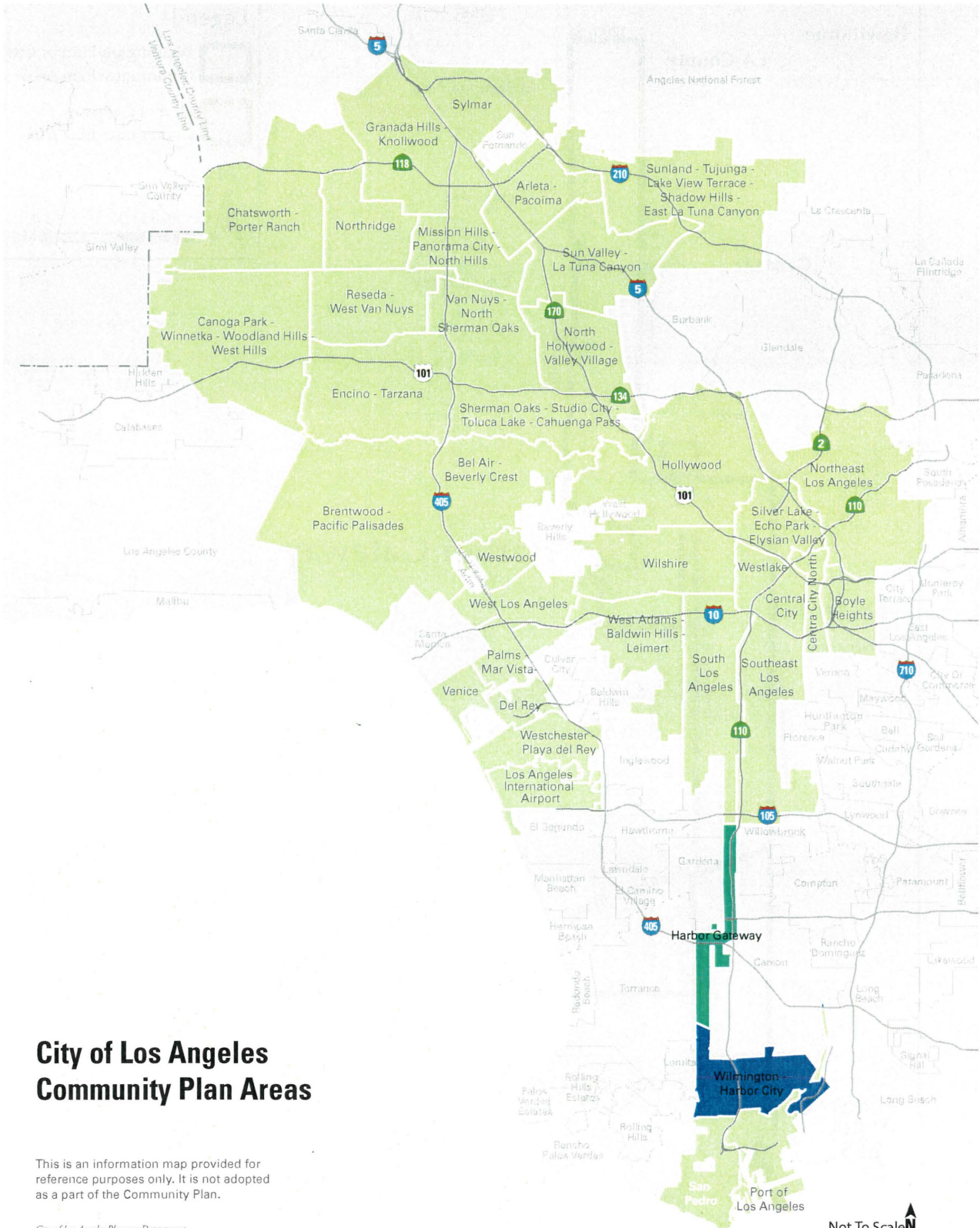
Reuben N. Caldwell, AICP  
Senior City Planner

Attachments:  
Figure 1: Harbor LA Community Plan Areas  
Figure 2: Regional Context



SOURCE: US Census Bureau, City of Los Angeles, County of Los Angeles, 2019

FIGURE 1



## City of Los Angeles Community Plan Areas

This is an information map provided for reference purposes only. It is not adopted as a part of the Community Plan.

*City of Los Angeles Planning Department*

SOURCE: City of Los Angeles Planning Department, 2019

FIGURE 2