


<p>DEPARTMENT OF CITY PLANNING</p> <p>COMMISSION OFFICE (213) 978-1300</p> <p>CITY PLANNING COMMISSION</p> <p>SAMANTHA MILLMAN PRESIDENT</p> <p>CAROLINE CHOE VICE-PRESIDENT</p> <p>MARIA CABILDO MONIQUE LAWSHE HELEN LEUNG KAREN MACK JACOB NOONAN ELIZBETH ZAMORA</p>	<p style="text-align: center;">City of Los Angeles CALIFORNIA</p>  <p style="text-align: center;">Karen Bass MAYOR</p>	<p>EXECUTIVE OFFICES 200 N. SPRING STREET, ROOM 525 LOS ANGELES, CA 90012-4801 (213) 978-1271</p> <p>VINCENT P. BERTONI, AICP DIRECTOR</p> <p>SHANA M.M. BONSTIN DEPUTY DIRECTOR</p> <p>ARTHI L. VARMA, AICP DEPUTY DIRECTOR</p> <p>LISA M. WEBBER, AICP DEPUTY DIRECTOR</p>
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Notice of Availability

Draft Environmental Impact Report for the Harbor LA Community Plans Update

TO: Agencies, Organizations, and Interested Parties

DATE: September 21, 2023

In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines* § 15087 (d), the City of Los Angeles (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) that identifies and evaluates the environmental impacts of the below-named Project.

PROJECT TITLE


Harbor LA Community Plans Update (State Clearinghouse# 2019080248)
Case Number: CPC-2018-6404-CPU (HG) / CPC-2018-6402-CPU (W-HC), ENV-2019-3379-EIR

PROJECT LOCATION

The Harbor LA Community Plans consist of the boundaries of the Harbor Gateway Community Plan Area (CPA) and the Wilmington-Harbor City CPA. The two community plans are collectively known as the Harbor LA Plans. The plan areas are geographically continuous of one another. 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.

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PROJECT DESCRIPTION

The Proposed Plans include amending both the text (Policy Documents) and the General Plan Land Use Maps for the Harbor Gateway and Wilmington-Harbor City Community Plans. The Proposed Plans would also adopt several zoning ordinances to implement the updates to the Community Plans, including rezoning all parcels in the CPAs to regulate specific uses and apply development standards (including height of structures, Floor Area Ratios, and site configuration) using the New Zoning Code.


The amendments to the Policy Documents and the General Plan Land Use Maps for the Harbor LA Community Plans are intended to guide development through the year 2040 by establishing the City's broad planning goals, policies, and objectives, the arrangement of land uses and intensities, as well as specific development standards for the Harbor LA CPAs. The Proposed Plans are intended to improve the link between land use and transportation in a manner that is consistent with the City's adopted General Plan Framework Element, Mobility Element, Senate Bill 375 (SB 375) and other state laws. In addition, the Harbor LA Community Plans consider incompatible land use patterns and environmental justice issues, consistent with Senate Bill 1000 (SB 1000).

No new development would be entitled or built as a direct result of the Proposed Plans. Future development projects would require additional discretionary and/or administrative approvals. These development projects are expected to occur over the next several decades. The exact type, place, and intensity of each new development cannot be assured through the adoption of the Proposed Plans, as the level of activity will be determined largely by private investment in the Harbor LA CPAs and the condition of the local economy.

In accordance with *State CEQA Guidelines* Section 15124, the specific project objectives identified below support the underlying purpose of the Proposed Plans, assist the City as Lead Agency in developing a reasonable range of alternatives to evaluate in this EIR, and will ultimately aid the decision maker in preparing findings and overriding considerations, if necessary.

The Primary Objectives of the Proposed Plans are as follows:


- Accommodate projected population, housing and employment growth forecasted through the planning horizon year of 2040 consistent with the policies of the City of Los Angeles General Plan Framework Element;
- Address the history of contamination and incompatible land use patterns;

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- Create hybrid industrial areas that prioritize jobs-producing uses and serve as a physical buffer between residential and heavy industrial uses;
- Address housing needs for all income levels and minimize displacement of existing residents;
- Encourage mixed-use and equitable transit-oriented development at key locations;
- Revitalize existing commercial areas through zoning regulations for improved street frontage and pedestrian-oriented design standards and by promoting a diversity of uses;
- Refine the intensity and enhance the form of existing commercial areas and create new commercial areas along corridors and at centers in select locations;
- Preserve appropriate industrial districts and improve their function and visual character through new zoning regulations for improved street frontage, screening and quality building design;
- Maintain stable single- and multi-family residential neighborhoods and add new zoning regulations to add design standards for appropriate neighborhood massing; and
- Create a Regional Center in Harbor Gateway CPA, as referenced in the Framework Element.

The Secondary Objectives of the Proposed Plans are as follows:

- 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;
- Coordinate local planning efforts with anticipated changes at the Port of Los Angeles and adjacent jurisdictions;
- Update existing zoning and land use designations to reflect on the ground uses;
- Develop new standards that create a cohesive design while preserving neighborhood character;
- Improve consistency between land use and zoning regulations where needed and update land use nomenclature to reflect the General Plan Framework designations;

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- Implement the new zoning code districts and rules as applicable to this geography, through the adoption of the Harbor LA Community Plans;
- Improve circulation to be consistent with street designations and abutting land uses;
- Create and update overlays such as Clean Up Green Up, as needed;
- Update zoning regulations and land uses surrounding the Del Amo and Montrose Superfund Sites to create a buffer and minimize environmental impacts to the surrounding community; and
- Protect existing open space in the Harbor LA CPAs and increase access to open space by incorporating active frontages, building breaks, and outdoor amenity space where appropriate.


The Proposed Plans incorporate principles set forth in the General Plan Framework, which are based on informed theories of planning and regional development over several decades, including sustainable development and smart growth, and, more currently, equitable development. The General Plan Framework policies encourage compact development in proximity to transit infrastructure and activity centers.

As required by *State CEQA Guidelines* Section 15087(c)(6), the CPAs include known hazardous materials sites as identified in Section 65962.5 of the Government Code.

ANTICIPATED SIGNIFICANT IMPACTS

Based on the analysis in the DEIR, the Proposed Plans would result in significant impacts in the following categories:


- Implementation of the Proposed Plans would result in the following significant and unavoidable impacts:
 - **Air Quality, Threshold 4.2-2:** Cumulatively considerable net increase of criteria pollutant (construction NO_x and operational/long-term VOC emissions) under applicable air quality standards; **Threshold 4.2-3:** TAC-related impacts with distribution centers and warehouses during operation.
 - **Cultural Resources, Threshold 4.4-1:** Historic resources (project and cumulative)

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- **Noise, Threshold 4.12-1:** Increase in ambient noise levels in excess of standards (construction/short-term and cumulative); **Threshold 4.12-2:** Excessive ground-borne vibration or ground-borne noise levels (construction/short-term and cumulative).
- **Recreation, Threshold 4.14-5:** Substantial physical deterioration of parks and recreational facilities due to increase in use (operational/long-term and cumulative).
- **Transportation and Traffic, Threshold 4.15-2:** Exceeding the 2019 baseline VMT per service population; **Threshold 4.15-3:** Safety impacts related to off-ramp queuing (operational/long-term and cumulative).
- The following resource areas were found to have impacts identified as significant, but that can be reduced to a less than significant level with proposed mitigation measures:
 - **Air Quality, Threshold 4.2-3:** Expose sensitive receptors to substantial pollutant concentrations during construction.
 - **Cultural Resources, Threshold 4.4-2:** destroy unique archaeological resources (construction/short-term).
 - **Geology and Soils, Threshold 4.6-8:** Destroy a unique paleontological resource or unique geological feature (construction/short-term).
 - **Hazards and Hazardous Materials, Threshold 4.8-1:** Transport, use or disposal of hazardous materials; **Threshold 4.8-2:** Upset or accident conditions involving release of hazardous materials into the environment; **Threshold 4.8-3:** Emit hazardous emissions/materials within one-quarter mile of an existing/proposed school; **Threshold 4.8-4:** Located on site of hazardous materials.
 - **Tribal Cultural Resources, Threshold 4.16-1:** Cause a substantial adverse change of a tribal/cultural resource.

ENVIRONMENTAL REVIEW AND DOCUMENT AVAILABILITY

The Draft EIR (DEIR) and all documents referenced in the EIR are available for public review. The Lead Agency invites public comment on the DEIR and alternatives in response to this NOA. **A 60-day comment period will begin on Thursday September 21, 2023, and end on Monday, November 20, 2023, at 5pm.** If you wish to review a copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so at

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the City of Los Angeles Department of City Planning at 200 N. Spring Street, Room 667, Los Angeles, CA. Appointments must be made in advance by emailing planning.harborlaplans@lacity.org or calling (213) 978-1369.

The DEIR is available on the City of Los Angeles website at:

Project Website: <https://planning.lacity.org/development-services/eir>

Sitio Web del Proyecto: <https://planning.lacity.org/development-services/eir>

The Draft EIR can be purchased on USB for \$7.50 per copy by contacting planning staff listed below. Hard copies of the DEIR will also be available at:

City of Los Angeles Department of City Planning: 200 N. Spring Street, Room 667, Los Angeles, CA 90012


Rosecrans Recreation Center: 840 W 149th Street, Gardena, CA 90247

Los Angeles Public Library (Wilmington Branch): 1300 N. Avalon Boulevard, Wilmington, CA 90744

Los Angeles Public Library (Wilmington Branch): 309 W. Opp Street, Wilmington, CA 90744

Los Angeles Public Library (Harbor City–Harbor Gateway Branch): 2400 S. Western Avenue, Harbor City, CA 90710

Los Angeles Central Library: 630 W 5th Street, Los Angeles, CA 90071

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SUBMITTAL OF WRITTEN COMMENTS

If you wish to submit comments on the Draft EIR, comply with the following instructions. The comments shall be written or typed and the comment shall include the commenter's name, contact information, and file number ENV-2019-3379-EIR. The written or typed comments shall be submitted to Christopher Pina in one of the following manners:

Mail:

City of Los Angeles Department of City Planning
ATTN: Christopher Pina
Case Number: ENV-2019-3379-EIR
200 N. Spring Street, Room 667
Los Angeles, CA 90012

E-mail:

Christopher Pina, planning.harborlaplans@lacity.org

The Lead Agency has also scheduled a Virtual Information Session and Public Hearing at the time indicated below. The purpose of the public meeting is to receive verbal and written input on the technical adequacy of the DEIR and alternatives. During the preparation of the Final EIR, the Lead Agency will consider all comments submitted via mail, email, and written and oral comments submitted at the public meeting.

Virtual Information Session and Public Hearing: November 9, 2023

Virtual Information Session Time: 4:00 P.M. – 5:00 P.M Pacific Time

Public Hearing Time: 5:00 P.M. – 7:00 P.M. Pacific Time

Zoom Link: <https://planning-lacity-org.zoom.us/j/86448994064>

Webinar ID: 864 4899 4064

Passcode: 931494

Call in: +1 213 338 8477 or +1 669 900 9128

Comment Review Period

The 60-day comment period closes on Monday, November 20, 2023, at 5pm.

Comments that fail to comply with the above instructions for submissions for comments on the DEIR may not be included in the Final EIR nor receive a response to comments under *State CEQA Guidelines* Section 15088.