



# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

DEPARTMENT OF CITY PLANNING, CITY OF LOS ANGELES

ENVIRONMENTAL IMPACT REPORT SCOPING MEETING, JULY 26<sup>TH</sup>, 2018



# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

## Project Timeline



Mid to Late  
2016

2016 - 2017

Late 2017 to  
Early 2018

Mid 2018

Early 2019

Mid to Late  
2019

Late 2019 to  
Early 2020

*We Are Here!*





# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

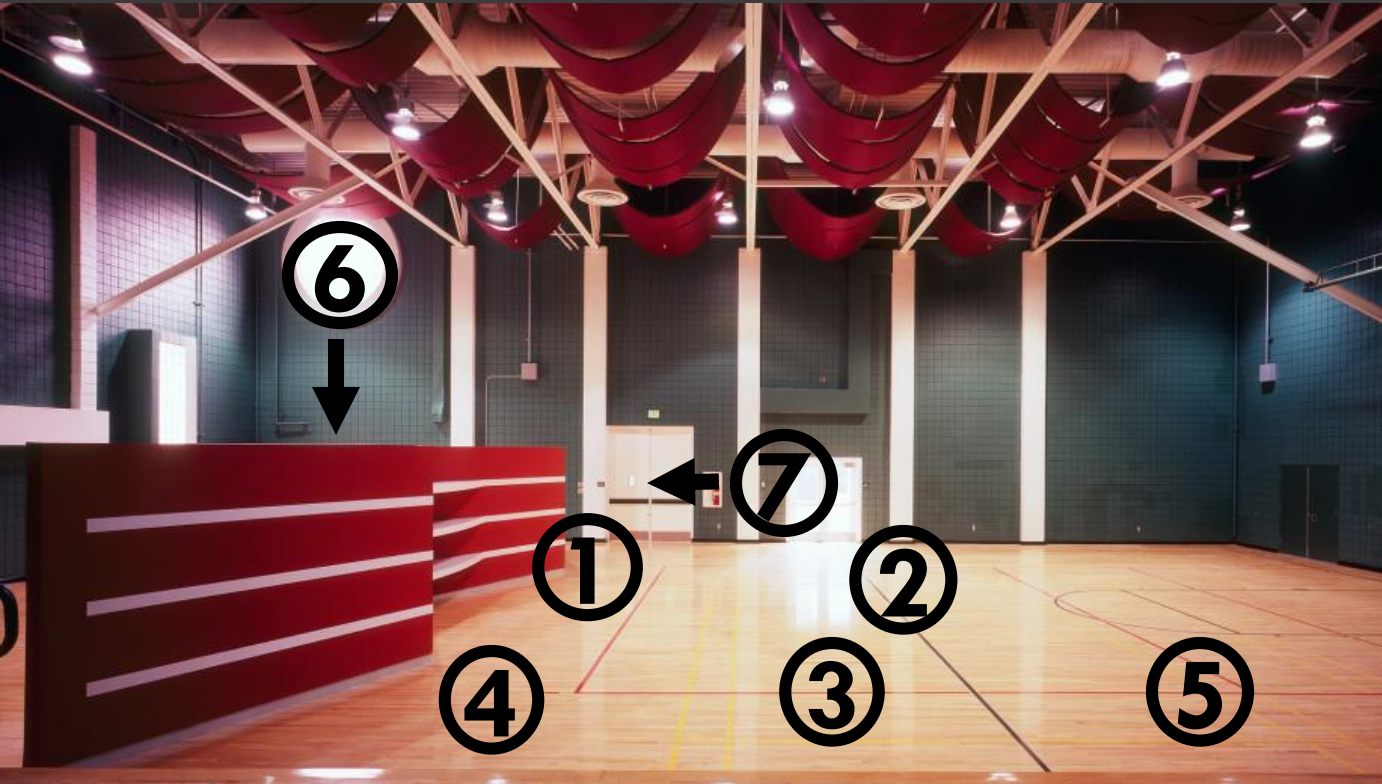
## Meeting Purpose



- ❑ Provide information on the CEQA/EIR Process
- ❑ Share an overview of the project
- ❑ Inform community and agencies an Environmental Impact Report (EIR) is being prepared
- ❑ Solicit input on the scope of the EIR
  - ❑ Gather information on baseline conditions
  - ❑ Feedback on the topic area, potential mitigation measures, potential alternatives to be analyzed
- ❑ Inform the community about future opportunities for input

# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

## Meeting Stations



- Station 1: Welcome and Sign in
- Station 2: Overview
  - Plan Goals and Vision
  - Timeline
- Station 3: California Environmental Quality Act (CEQA)
  - Environmental Analysis Process
  - Impact Categories
  - Project Area for Environmental Analysis
- Station 4: Proposed Project
  - re:code LA Zoning System
  - Land Use and Zoning Concepts
- Station 5: Additional Information
- Station 6: Oral Comments
- Station 7: Written Comments (Handwritten or typed in the computer lab)



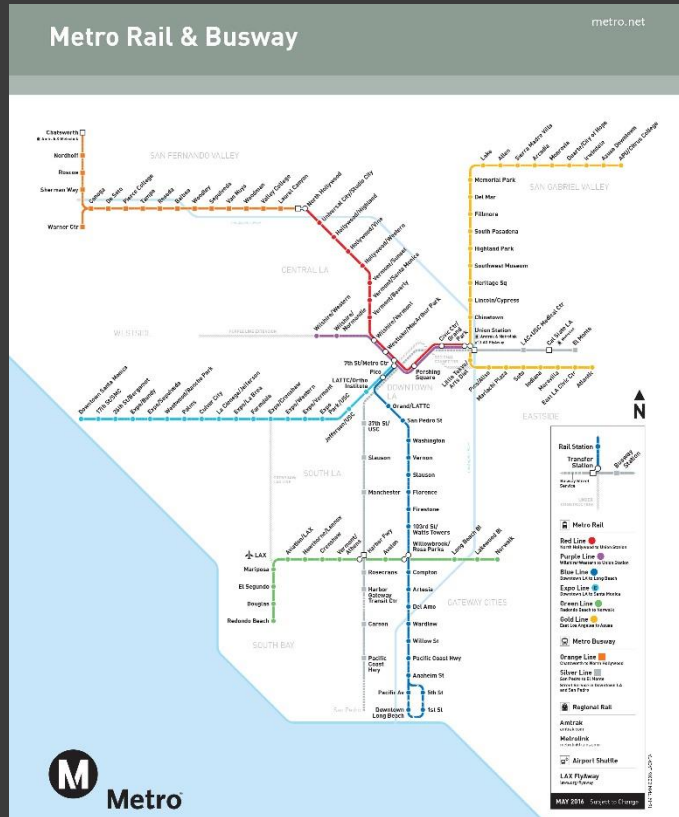
# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

## Roles of Department of City Planning and Metro



- ❑ **METRO** – A countywide agency that plans, constructs, and operates bus and rail lines and transit stations

- ❑ **DEPARTMENT OF CITY PLANNING** – A City of Los Angeles department that regulates the development of private property near transit, including density, height, size, and design regulations

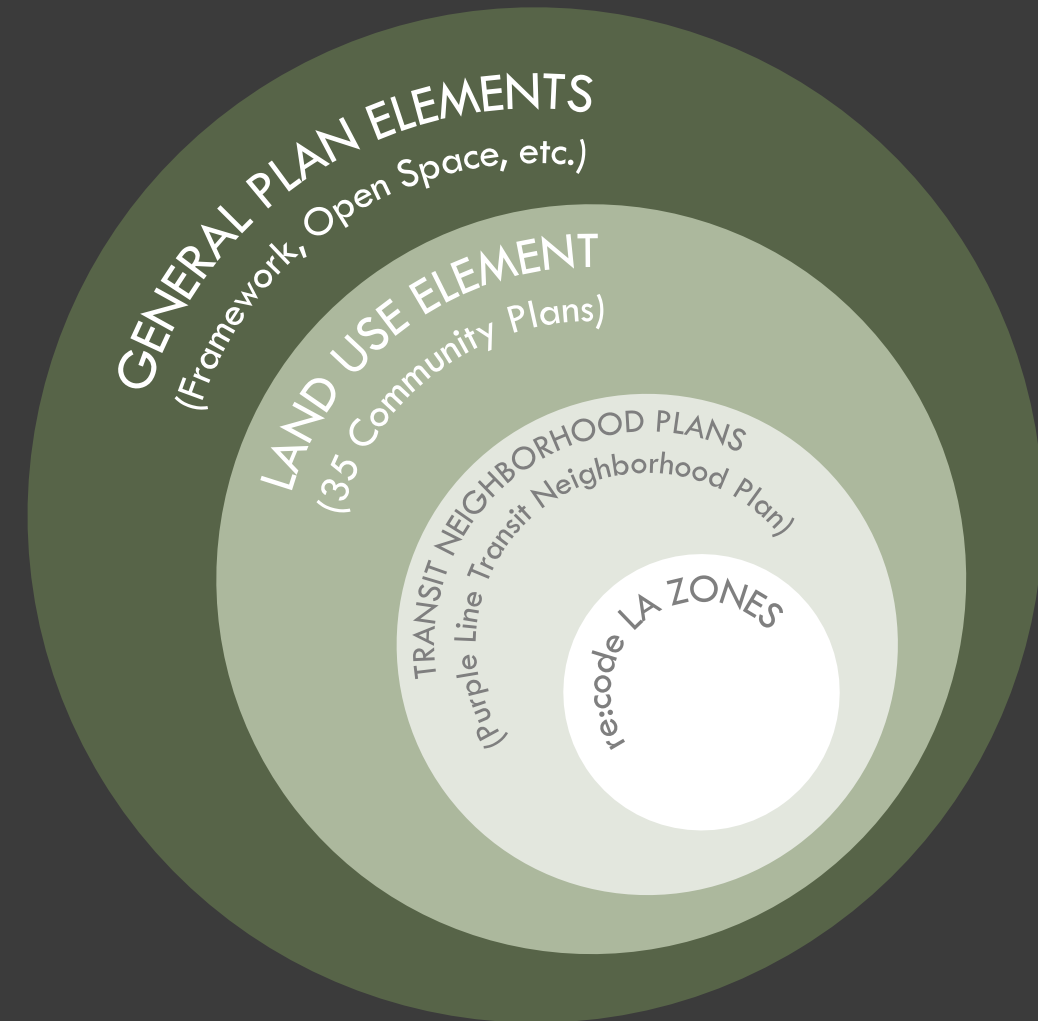


# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

## Relationship Among Department of City Planning Efforts



- MAJOR RELATED CITY PLANNING EFFORTS
  - General Plan update – A visioning process to update the state-required General Plan elements
  - Land Use Element – An effort to update the land use and zoning of 35 Community Plans over the next 6 years
  - Purple Line Transit Neighborhood Plan – A targeted planning process around 3 Purple Line stations**
    - re:code LA – A rewrite of the City’s zoning code, which the Transit Neighborhood Plans will utilize





# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

## Overview: Project & Goals

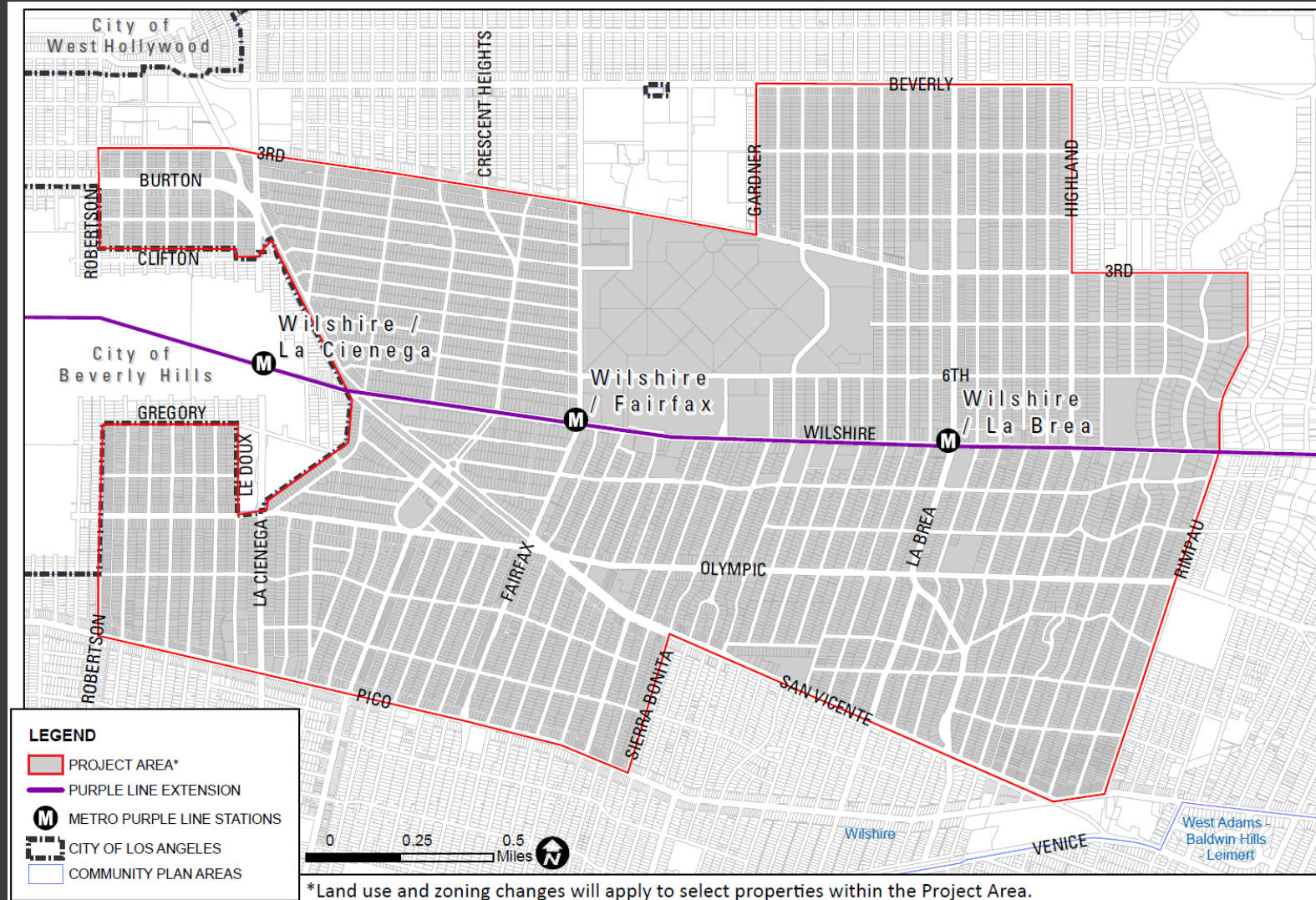


- Purple Line Transit Neighborhood Planning Effort
  - New zoning for three transit neighborhoods along the Purple Line
  - Guide for future development through 2040
  - No development projects are proposed – this long-range planning effort will develop regulations for any new development
- Goals
  - Create opportunities for more jobs and housing near transit
  - Foster a vibrant mix of uses within each station area
  - Increase access to a variety of mobility options for all
  - Improve quality of public spaces for residents, employees, and visitors



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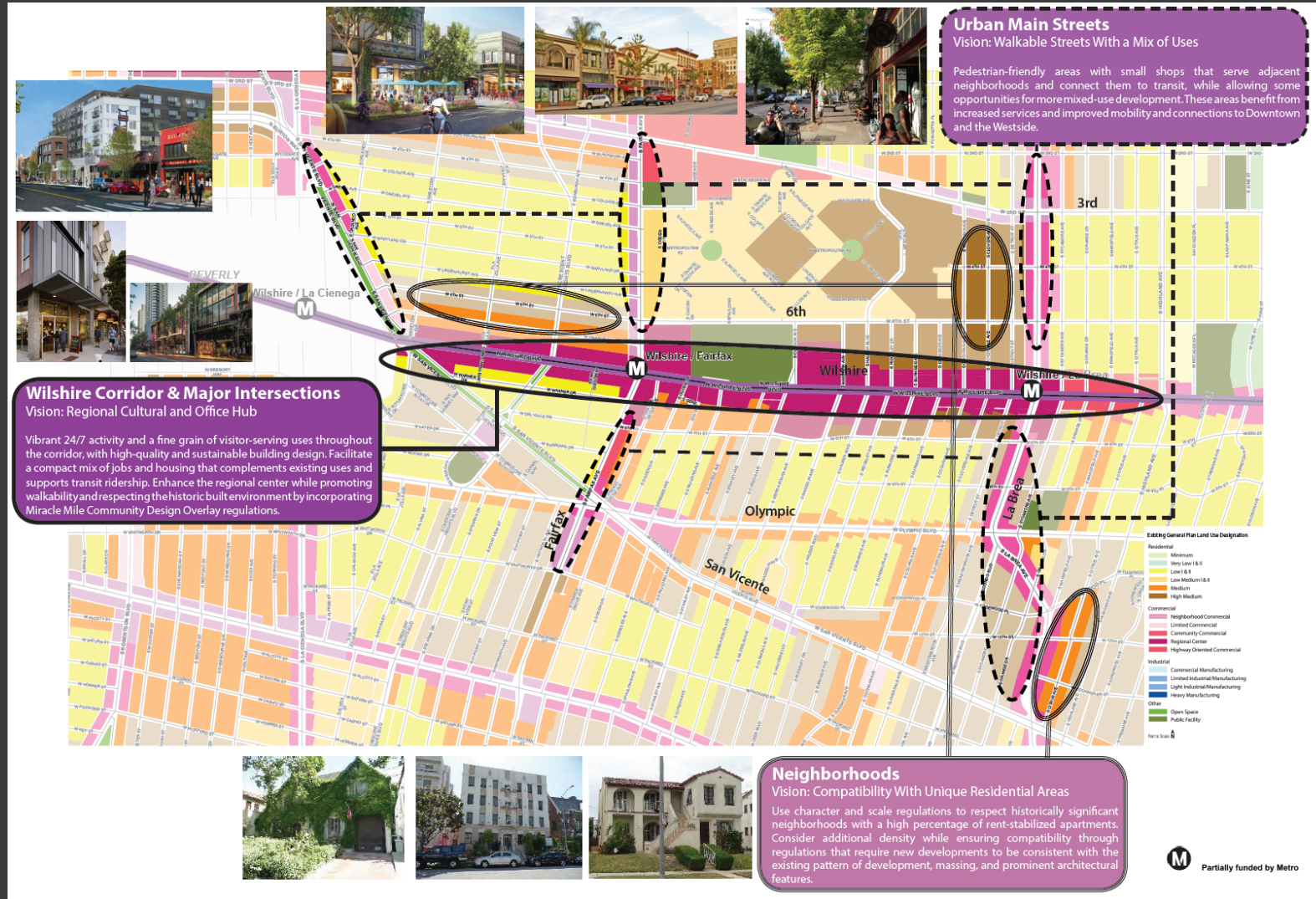
## Environmental Review Project Area





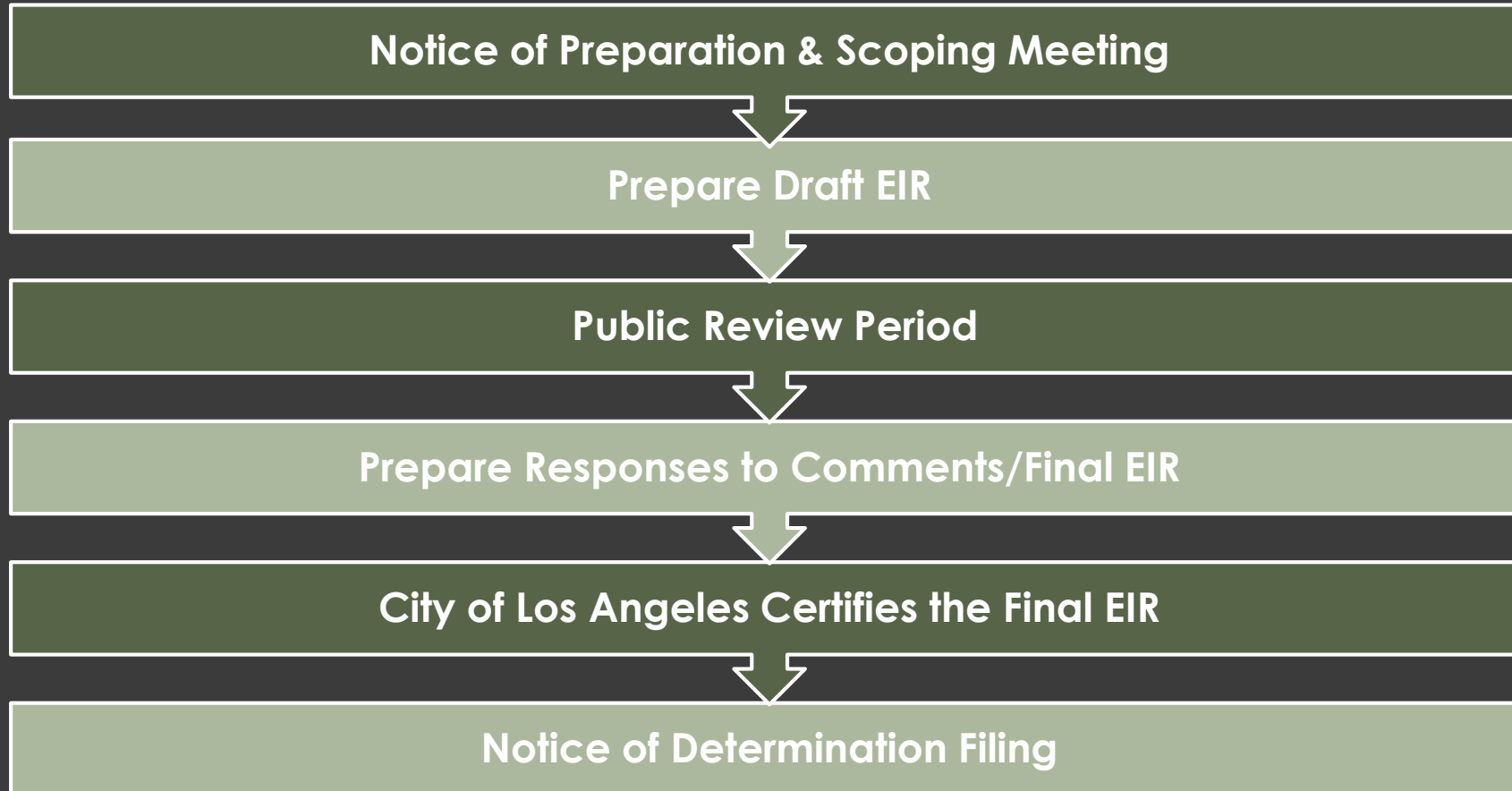
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## Vision for 2040



# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

## CEQA Process



**Public Participation Stages**



# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

## CEQA Impact Categories



Aesthetics



Greenhouse Gas Emissions



Noise



Agricultural & Biological Resources



Hazards & Hazardous Materials



Population & Housing



Air Quality



Hydrology & Water Quality



Public Services & Recreation



Cultural & Tribal Cultural Resources



Land Use & Planning



Transportation & Circulation



Geology & Soils



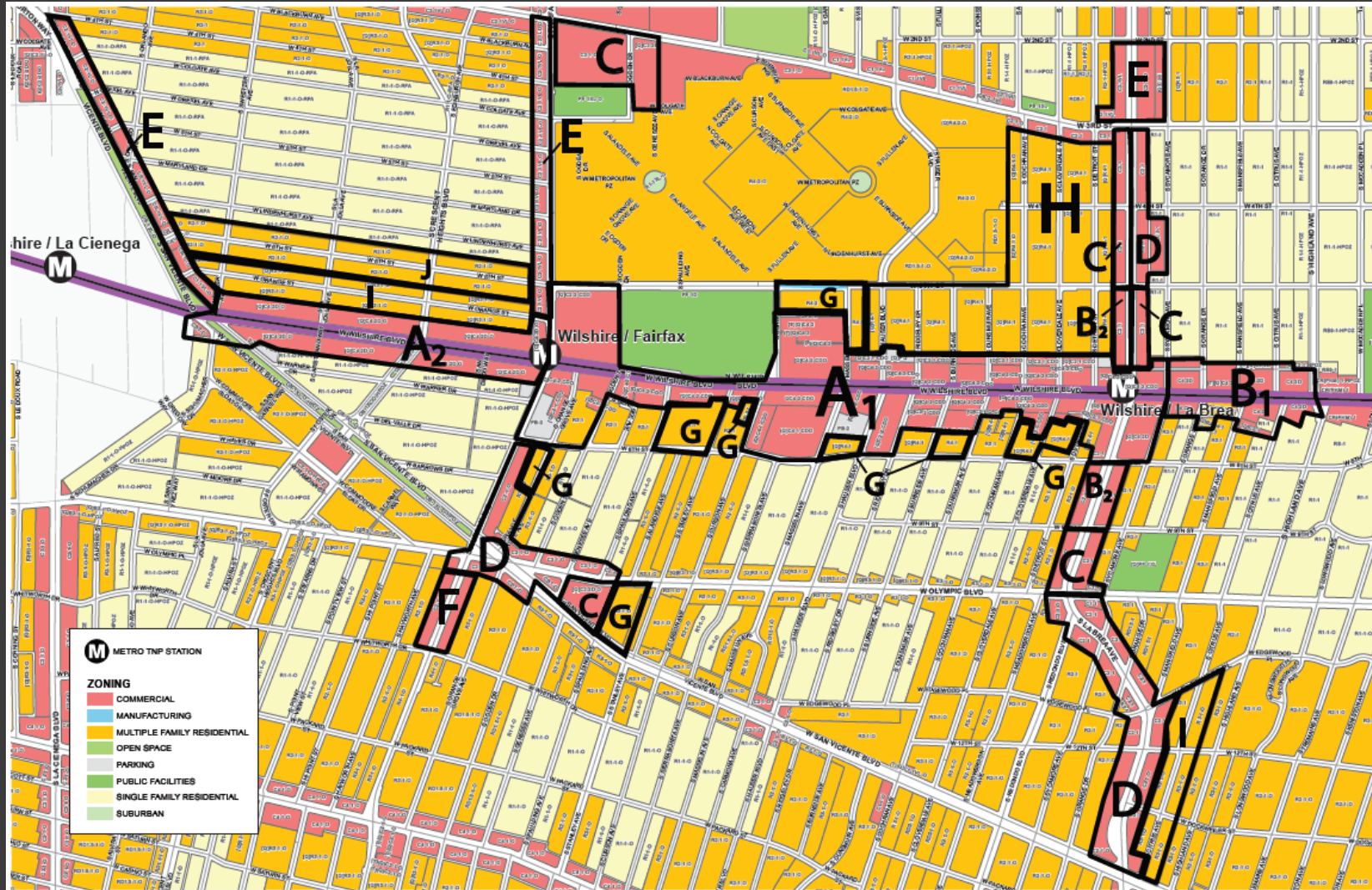
Mineral Resources



Utilities, Energy, & Service Systems

# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

## Proposed Land Use and Zoning Map





# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

## Proposed Land Use and Zoning Concepts



Concept: Mixed-Use Corridors & Character Residential Areas								
	Allowable Uses		Floor Area Ratio (Base / Bonus) <sup>1</sup>		Height (Base / Bonus) <sup>1</sup>		Residential Density (Base / Bonus <sup>1</sup> , Square feet of Lot Area per Unit)	
	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing
A1 Regional Center	Regional Center	Regional Center	6 / 10	6 / 9	Unlimited	Unlimited	Limited by Form	400 / 280
A2 Regional Center	Regional Center	Regional Center	6 / 10	4.5 / 6.75	Unlimited	Unlimited	Limited by Form	400 / 280
B1 Regional Commercial	Community Commercial	Community Commercial	4 / 6	3 / 4.5	Unlimited	Unlimited	Limited by Form	400 / 280
B2 Regional Commercial	General Commercial	General Commercial	4 / 6	1.5 / 4.25	Unlimited	Unlimited	Limited by Form	400 / 280
C Community Commercial	General Commercial	General Commercial	3 / 4.5	1.5 / 3.75	Unlimited	Unlimited	Limited by Form	400 / 280
D Neighborhood Commercial	General Commercial, Neighborhood Commercial	General Commercial, Neighborhood Commercial	2 / 3.5	1.5 / 3.75	Unlimited	Unlimited	Limited by Form	400 / 280
E Neighborhood Commercial	General Commercial, Limited Commercial	General Commercial, Limited Commercial	2 / 3.5	1.5 / 3.75	4 stories / 6 stories	45' / 67'	Limited by Form	400 / 280
F Neighborhood Commercial <sup>2</sup>	General Commercial, Limited Commercial	General Commercial, Limited Commercial	2 / 3.5	1.5 / 3.75	4 stories / 6 stories	45' / 67'	Limited by Form	400 / 280
G Residential Multifamily (Limited by Form)	High Residential	High Residential	3 / 4.5	3 / 4.5	65' / Unlimited	Unlimited	Limited by Form	400 / 280
H Residential Multifamily (1/400) <sup>2</sup>	High Medium Residential	High Medium Residential	3 / 4.5	3 / 4.5	65' / Unlimited	Unlimited	400 / 200	600 / 352
I Residential Multifamily (1/800) <sup>2</sup>	Medium Residential	Medium Residential	3 / 4.5	3 / 4.5	45' / 67'	45' / 67'	800 / 600	800 / 500 or 1200 / 706
J Residential Duplex (RD1.5) <sup>2</sup>	Low Medium Residential	Low Medium Residential	3 / 4.5	3 / 4.5	33' / 45'	33'	1500 / 1000	2 per lot

Concept: Mixed-Use Corridors & Character Residential Areas - Greater Intensity								
	Allowable Uses		Floor Area Ratio (Base / Bonus) <sup>1</sup>		Height (Base / Bonus) <sup>1</sup>		Residential Density (Base / Bonus <sup>1</sup> , Square feet of Lot Area per Unit)	
	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing
A1 Regional Center	Regional Center	Regional Center	<b>8 / 13</b>	6 / 9	Unlimited	Unlimited	Limited by Form	400 / 280
A2 Regional Center	Regional Center	Regional Center	<b>8 / 13</b>	4.5 / 6.75	Unlimited	Unlimited	Limited by Form	400 / 280
B1 Regional Commercial	Community Commercial	Community Commercial	<b>5 / 8</b>	3 / 4.5	Unlimited	Unlimited	Limited by Form	400 / 280
B2 Regional Commercial	General Commercial	General Commercial	<b>5 / 8</b>	1.5 / 4.25	Unlimited	Unlimited	Limited by Form	400 / 280
C Community Commercial	General Commercial	General Commercial	<b>4 / 6</b>	1.5 / 3.75	Unlimited	Unlimited	Limited by Form	400 / 280
D Neighborhood Commercial	General Commercial, Neighborhood Commercial	General Commercial, Neighborhood Commercial	<b>3 / 4.5</b>	1.5 / 3.75	Unlimited	Unlimited	Limited by Form	400 / 280
E Neighborhood Commercial	General Commercial, Limited Commercial	General Commercial, Limited Commercial	<b>3 / 4.5</b>	1.5 / 3.75	<b>5 stories / 7 stories</b>	45' / 67'	Limited by Form	400 / 280
F Neighborhood Commercial <sup>2</sup>	General Commercial, Limited Commercial	General Commercial, Limited Commercial	<b>3 / 4.5</b>	1.5 / 3.75	<b>5 stories / 7 stories</b>	45' / 67'	Limited by Form	400 / 280
G Residential Multifamily (Limited by Form)	High Residential	High Residential	3 / 4.5	3 / 4.5	<b>75' / Unlimited</b>	Unlimited	Limited by Form	400 / 280
H Residential Multifamily (Limited by Form) <sup>2</sup>	High Medium Residential	High Medium Residential	3 / 4.5	3 / 4.5	<b>75' / Unlimited</b>	Unlimited	<b>Limited by Form</b>	600 / 352
I Residential Multifamily (1/600) <sup>2</sup>	Medium Residential	Medium Residential	3 / 4.5	3 / 4.5	45' / 67'	45' / 67'	<b>600 / 400</b>	800 / 500 or 1200 / 706
J Residential Duplex (1/1000) <sup>2</sup>	Low Medium Residential	Low Medium Residential	3 / 4.5	3 / 4.5	33' / 45'	33'	<b>1000 / 800</b>	2 per lot

# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

## Proposed re:code LA Code Structure



### PROPOSED ZONING SYSTEM



**[ FORM - FRONTAGE - STANDARDS ] [ USE - DENSITY ]**



DEPARTMENT OF CITY PLANNING  
POLICY PLANNING BUREAU  
CODE STUDIES DIVISION



REVISED DATE:  
JANUARY 11, 2018

SHEET A1



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## Next Steps: Providing Comments on the EIR's Scope



- ❑ Several ways to provide comment:
  - ❑ Written comments
    - ❑ Handwritten or typed at Station 7 (Computer Lab just outside)
    - ❑ Accepted by mail and email throughout the comment period
  - ❑ Oral testimony at Station 6
  - ❑ Provide comments at each station (recorded by staff)
- ❑ Comment Period open until **5 p.m., Monday, August 13th, 2018**
  - ❑ Email: [andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)
  - ❑ Mail: City of Los Angeles, Department of City Planning
    - ❑ ATTN: Andrew Jorgensen, AICP, City Planning Associate
    - ❑ Case Numbers: CPC-2018-3731-GPA-ZC-HD-CDO; ENV-2018-3732-EIR
    - ❑ 200 N. Spring Street, Room 667, Los Angeles, CA 90012



# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

## Next Steps: Stay Connected



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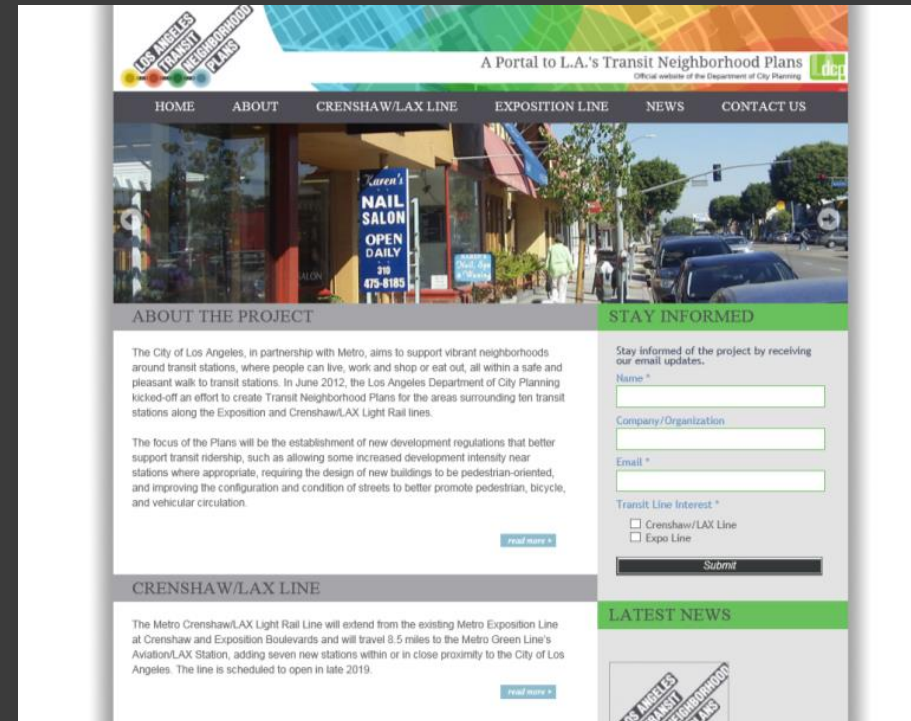
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