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**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF SCOPING MEETING FOR THE PURPLE LINE TRANSIT NEIGHBORHOOD PLAN PROJECT, AND ASSOCIATED AMENDMENTS TO THE CITY OF LOS ANGELES MUNICIPAL CODE TO ADOPT NEW ZONES AND ZONING CLASSIFICATIONS FOR PORTIONS OF THE WILSHIRE COMMUNITY PLAN AREA**

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

**DATE:** July 12, 2018

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) to evaluate the Purple Line Transit Neighborhood Plan Project or "Project." The Project will include: (1) land use and zoning changes for select properties within proximity to the Purple Line Extension area ("Project Area", as shown in **Figure 1**); (2) amendments to the City of Los Angeles Municipal Code (LAMC) to adopt new zoning regulations as part of the **re:code LA** program ("Zoning Code Update"); (3) other necessary amendments to the Wilshire Community Plan, the General Plan Framework Element, the Mobility Plan, other General Plan elements; and (4) ordinances to effectuate changes to overlay zones, the LAMC, and other land use regulations, as may be necessary, to implement the above. As it relates to the Miracle Mile Community Design Overlay (CDO), which is located within the Project Area, it is expected that certain regulations and standards will be incorporated into new zoning classifications, while design guidelines will be retained in the existing CDO. The Project will involve the rezoning of properties and associated General Plan amendments, as described in further detail above and throughout this document, as needed to ensure General Plan internal consistency.

More details on the Project are provided below. The City is requesting feedback on the identification of environmental issues and information that you or your organization believes should be considered in the EIR.

**NOTICE OF PUBLIC SCOPING MEETING**

Pursuant to California Public Resources Code Section 21083.9 and California Code of Regulations, Title 14 ("CEQA Guidelines") Section 15082, 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, as to the appropriate scope and content of the EIR. You are welcomed to attend the meeting and present environmental information that you believe should be considered in the EIR. The scoping meeting is scheduled as follows:

**PUBLIC SCOPING MEETING**

**Date:** Thursday, July 26, 2018

**Time:** 6:30 PM - 8:30 PM

**Place:** Pan Pacific Senior Activity Center

141 S. Gardner St.

Los Angeles, CA 90036

*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. Other services, such as translation between English and 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 Andrew Jorgensen at (213) 978-1281 or [Andrew.Jorgensen@lacity.org](mailto:Andrew.Jorgensen@lacity.org).*

**REVIEW AND RESPONSE PERIOD**

**Thursday, July 12, 2018 to Monday, August 13, 2018 by 5 p.m.**

Pursuant to CEQA Guidelines, Section 15082(b), responses to this Notice of Preparation (NOP) must be provided during this response period.

**NOTICE OF PREPARATION AND NOTICE OF SCOPING MEETING  
PURPLE LINE TRANSIT NEIGHBORHOOD PLAN PROJECT**

**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 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 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.

**PROJECT LOCATION**

The City of Los Angeles is working on the Purple Line Transit Neighborhood Plan Project which includes land use and zoning changes for areas in the City of Los Angeles largely within a half mile radius of the first phase extension of the Purple Line Heavy Rail Subway Transit corridor, with planned stops along Wilshire Boulevard at La Brea Avenue, Fairfax Avenue, and La Cienega Boulevard. The Project location is entirely within the Wilshire Community Plan Area and within City Council Districts 4, 5, and 10. The Project Area is outlined in **Figure 1**. It is anticipated that land use and zoning changes will be applied to select parcels within the larger Project Area. The Project Area is generally bounded on the north by Beverly Boulevard, on the south by Pico Boulevard, on the west by the City of Beverly Hills, and on the east by Rimpau Boulevard. The Project Area is shown within a regional context in **Figure 2**.

**PROJECT BACKGROUND**

The Project is part of the City of Los Angeles Transit Neighborhood Plans (TNP) program that encourages livable communities and employment centers around the region's expanding transit network. The Los Angeles Department of City Planning focuses land use planning around transit to create complete neighborhoods. Planning regulations adjacent to transit neighborhoods typically encourage building design and a mix of uses that foster transit use. This pattern of development is intended to expand mobility options for greater numbers of people; improve the livability of the City; reduce vehicle miles travelled (VMT) and related greenhouse gas (GHG) emissions; reinforce neighborhood character and identity; and generate greater economic opportunity for all residents.

The Project is focused around the three stations proposed under the first phase extension of the Purple Line Heavy Rail Subway Transit corridor. These three stations are located along Wilshire Boulevard with planned stops at La Brea Avenue, Fairfax Avenue, and La Cienega Boulevard. This first phase of the Purple Line Extension between Wilshire Boulevard/Western Avenue and Wilshire Boulevard/La Cienega Boulevard is now under construction and is scheduled for completion in 2024. The second phase will extend the Purple Line to downtown Beverly Hills and Century City, and the third phase will extend it to the final two stations in Westwood. From the current terminus at the Wilshire Boulevard/Western Avenue station, the Purple Line Extension, including all three phases, will expand the subway westward for about nine miles and add seven new stations, five of which will be in the City of Los Angeles; the line will terminate in Westwood with a station at the Veterans Affairs campus. The existing Purple Rail Line is a 6.4 mile subway running west from Union Station in Downtown Los Angeles to its current terminus at Wilshire Boulevard/Western Avenue.

The Project includes a variety of land use and zoning changes for select areas within the City of Los Angeles surrounding the stations of the first phase of the Purple Line Extension: Wilshire/La Brea, Wilshire/Fairfax, and Wilshire/La Cienega. Since the Wilshire/La Cienega station is located within the City of Beverly Hills; the Project will include only those areas surrounding this station that are within the City of Los Angeles. While the Project Area includes a mix of commercial, public facility, multifamily, and single family zoned properties, land use and zoning changes will be focused on commercial and multifamily areas immediately adjacent to Wilshire Boulevard and intersecting commercial corridors.

The Project is located wholly within the Wilshire Community Plan Area, one of the 35 Community Plans) that comprise the Land Use Element of the City's General Plan. The Land Use Element is one of the seven State-mandated elements of the General Plan that also includes: open space, transportation, conservation, housing, noise, and safety elements. Community Plans are intended to promote an arrangement of land uses, streets, and services to encourage economic vitality, social and physical well-being, and promote the general health, safety, welfare and convenience of people who live and work in the Community Plan area. Accordingly, the Project will include updates to the Wilshire Community Plan necessary to implement the Project, such as land use changes, and the addition of new zones and development regulations developed through the **re:code LA** program. The Project may include updates to the Wilshire Community Plan's maps, goals, policies, and programs.

The Zoning Code Update is a portion of the **re:code LA** program, a program to comprehensively revise the City of Los Angeles Zoning Code. In summary, the **re:code LA** program will amend the text of the LAMC to replace the City's existing Zoning Ordinance (Chapter 1 of the LAMC) with a new City zoning ordinance ("New Zoning Ordinance"). The Purple Line Transit Neighborhood Plan Project will apply the new zoning regulations to land within the Project Area. The New Zoning Ordinance will include, among other provisions, new zone classifications and revised/reorganized development standards and requirements for those new zone classifications. The New Zoning Ordinance and zone classifications are further described below.

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It is expected that the parts of the Zoning Code necessary to utilize the New Zoning Ordinance will have already been adopted by the time the Project is considered for adoption. These elements of the Zoning Code include definitions, administrative rules, and development standards that are expected to be adopted before or simultaneously with the first ordinance to implement the New Zoning Ordinance zone classifications. On the other hand, new zones (or zone module types, as further described below) are expected to be adopted at different times. None of the new zones, or their respective development standards and requirements, will be operative for any property in the City until that property is rezoned and the relevant Community Plan is amended to allow that new zoning classification.

As such, the City expects to implement the necessary portions of the **re:code LA** program in the Project Area with a Zoning Code Update, which will involve the creation of new commercial and multifamily residential zones as necessary to implement Project objectives. The Zoning Code Update will include: (1) new zone classifications (or zone module types for zone classifications) for the Project Area; and (2) if not previously adopted at the time of Project approval, those elements of the New Zoning Ordinance that are required to utilize the new zones, such as definitions and development standards, including standards that may be utilized citywide. The Project does not include rezoning land outside of the Project Area or amending any Community Plans, other than the Wilshire Community Plan.

**PROJECT DESCRIPTION**

The proposed Project includes: updates to the Wilshire Community Plan (a portion of the Land Use Element of the General Plan), adoption of the Zoning Code Update, and the adoption of revisions and any other amendments necessary to implement the above, including amendments to other General Plan elements (such as Mobility and Framework), the LAMC, overlays such as the Miracle Mile CDO, and other ordinances to implement those updates. The following describes in more detail the Purple Line Transit Neighborhood Plan Project and the adoption of the Zoning Code Update:

Purple Line Transit Neighborhood Plan Project

The Project will reflect a long-term vision for the Wilshire corridor and adjacent areas by guiding development through the year 2040, and will amend the existing Wilshire Community Plan for consistency in the process. Modifications to the Wilshire Community Plan to reflect the Purple Line Transit Neighborhood Plan Project may include modifications to goals, policies, and objectives necessary to reflect, and attain consistency with new zoning and development standards for the Project Area that are appropriate for transit areas. The Project would allocate land, and zone as appropriate, for the range of uses that will be needed in the Project Area through 2040, including land for jobs and housing, while improving the link between land use and transportation in a manner that is consistent with the General Plan Framework Element. Zoning implemented by the Project will serve to emphasize compatibility with adjacent land uses while establishing zoning that accommodates growth, both on commercial corridors and in multifamily neighborhoods. Additionally, the Project would seek to provide incentives for the creation of affordable housing and other community benefits, such as publicly accessible open space. As necessary, amendments to the Wilshire Community Plan's goals, objectives, policies, and programs will articulate the policy direction that the City continues to promote, consistent with statewide policy direction. It includes amending the Zoning Map to rezone portions of the Project Area with new zone classifications developed for the Project.

Zoning Code Update

As discussed above, the Project also includes a Zoning Code Update, which refers to amendments to the LAMC required to implement the Project objectives and **re:code LA** in the Project Area.

The new **re:code LA** zoning system is modular. Zoning classifications require the bundling of several designations to make a zone. These designations are intended to regulate the following elements and may include the below described modules:

- The *Form District* module governs the shape and size of buildings by regulating lot size and site coverage, building placement, bulk, and mass;
- The *Frontage* module governs how a site or building interacts with and relates to the street or right-of-way by regulating ground floor story height, the amount of transparency (such as windows) required, pedestrian entry requirements and spacing, and allowable building elements (such as canopies);
- The *Development Standards* module is comprised of regulations meant to enhance the existing or establish new development patterns of an area where applied. Such *Development Standards* regulations could include grading quantities, landscaping, and potentially new minimum parking requirements;
- The *Use District* module establishes which uses and activities are allowed. Each use will have a corresponding definition and any relevant standards, either maintained from the current Zoning Code or newly established standards; and,
- The *Density* module, which is an optional module, specifies the maximum allowable density of residential units, based on the square footage of lot area required for each individual unit. If this module is not included within a site's zone, the maximum number of units is not limited by the size of the lot.

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To implement the Project, certain Form District, Frontage, Development Standards, Use District, and Density module types are proposed to be added to the LAMC. New zones, using the above described modules, will be developed for the purpose of rezoning property in select parcels in the Project Area and will be incorporated into the LAMC. As the system is modular, it is anticipated that Form District, Frontage, Development Standards, Use District, and Density module types will be used in other parts of the City in various combinations in the future when Community Plans are updated and properties rezoned.

If not already adopted at the time of Project approval, the Project will also include the adoption of citywide elements of the New Zoning Code, including: citywide development standards (such as parking stall dimensions, grading haul route standards, minimum pedestrian walkways, and others); definition of terms; rules of measurement (such as how to measure lot width and building height); possible land use incentive system(s); modifications to existing nonconforming provisions; maintenance of current rules for division of land; creation of new streetscape and maintenance of street improvement requirements; establishment of new overlay districts; and potentially new minimum parking requirements. These regulations will only be operative in other areas of the City when property is rezoned and Community Plans are amended. This is expected to occur through future Community Plan updates and potentially through other City-initiated land use planning efforts such as the TNP program.

Project Objectives

The primary objectives of the Project will be to:

- Ensure that the Project Area can grow in a sustainable, equitable, healthy, and inclusive manner;
- Reinforce the role of Wilshire Boulevard as a primary jobs center for the City and County;
- Expand and support a growing residential population;
- Celebrate and reinforce the character of each individual neighborhood;
- Promote a transit, bicycle, and pedestrian friendly environment, thereby reducing VMT and GHGs; and
- Refine and expand a system that links development with public benefits to deliver community amenities in the Project Area.

Elements of the proposed Project to implement these objectives may include the following:

- Amend the text of the Wilshire Community Plan to revise the stated plan policies and objectives to reflect the Project;
- Amend the land use map of the Wilshire Community Plan to implement the new policies and objectives, including amendments to establish plan consistency with the new zones;
- Adopt the Zoning Code Update;
- Amend the Zoning Map to rezone select parcels in the Project Area with new zoning classifications;
- Integrate regulations of the existing Miracle Mile CDO into the new **re:code LA** zones; and
- Amend the General Plan Framework, Mobility Plan and other Citywide General Plan Elements, and ordinances, as necessary.

**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, the following topics will be analyzed in detail in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Circulation
- Tribal Cultural Resources
- Utilities, Energy and Service Systems

It is anticipated that the following topics will be analyzed as less than significant impacts:

- Agricultural Resources
- Biological Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources

The EIR will analyze the reasonably foreseeable direct and indirect physical changes to the environment in the above topic areas caused by the Project, the adoption of the Zoning Code Update, and any other necessary amendments to Wilshire Community Plan or the LAMC.

To the extent that the Zoning Code Update includes zoning module 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 is speculative. This is due to both the modularity of the system (zone module 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

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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. Additionally, as stated above, additional zoning classifications (i.e. module types) may be created in the future through the **re:code LA** program to meet the needs of other parts of the City. Any application of any part of the Zoning Code Update outside of the Project Area would require a Community Plan amendment, rezoning, and new environmental analysis. The EIR will consider and discuss whether any impacts from the use of the Zoning Code Update outside the Project Area is reasonably foreseeable, and if so, the EIR will analyze those impacts.

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 will include a "No Project" alternative, as required by CEQA, and may include alternative land use configurations that would focus on reducing any identified significant adverse impacts.

**DOCUMENT AVAILABILITY**

The Notice of Preparation can be viewed on the Los Angeles Transit Neighborhood Plan program's website at: [www.latnp.org](http://www.latnp.org). It can also 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 Notice of Preparation 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.

**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. 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: Andrew Jorgensen, AICP, City Planning Associate  
Case Numbers: CPC-2018-3731-ZC-GPA-HD-CDO; ENV-2018-3732-EIR  
200 N. Spring Street, Room 667  
Los Angeles, CA 90012

Phone: (213) 978-1281  
Fax: (213) 978-1334  
E-mail: [andrew.jorgensen@lacity.org](mailto:andrew.jorgensen@lacity.org)

In accordance with CEQA Section 15082, this Notice of Preparation is being circulated for a 30-day comment period. 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, August 13, 2018.**

For more information about the Purple Line Transit Neighborhood Plan, please visit [www.latnp.org](http://www.latnp.org) and for more details about **re:code LA**, please visit <http://recode.la/>.

**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.**

  
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Andrew Jorgensen, AICP, City Planning Associate  
City of Los Angeles Department of City Planning

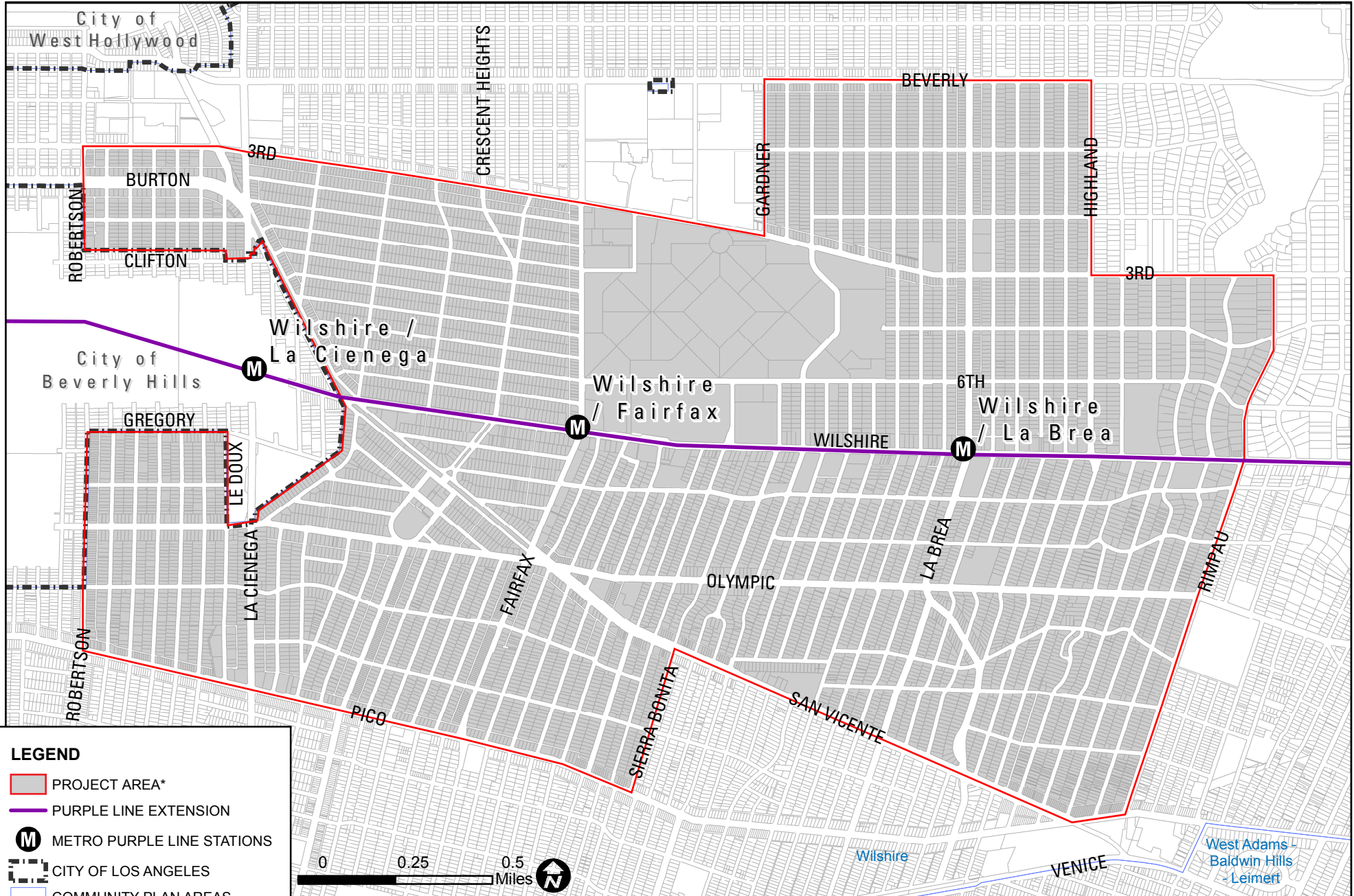
Attachments:  
Figure 1: Purple Line Transit Neighborhood Plan Project Area  
Figure 2: Regional Context Map

# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN PROJECT

## PROJECT AREA FOR ENVIRONMENTAL ANALYSIS



**FIGURE 1**



\*Land use and zoning changes will apply to select properties within the Project Area.

# PURPLE LINE TRANSIT NEIGHBORHOOD PLAN PROJECT

## PROJECT AREA - REGIONAL CONTEXT



FIGURE 2

