



**MICHAEL N. FEUER**  
CITY ATTORNEY

REPORT NO. R 21 - 0177  
MAY 25 2021

**REPORT RE:**

**DRAFT ORDINANCE ESTABLISHING THE WESTCHESTER-PLAYA DEL REY  
COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT**

The Honorable City Council  
of the City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Council File No. 18-0341  
CPC-2017-4365-ZC

Honorable Members:

This Office has prepared and now transmits for your consideration, approved as to form and legality, the enclosed draft ordinance establishing the Westchester-Playa del Rey Community Plan Implementation Overlay District (Westchester CPIO District) pursuant to Los Angeles Municipal Code Section 13.14.

Summary of Ordinance

A. Supplemental Use and Development Regulations

The Westchester CPIO District for the Westchester-Playa del Rey Community Plan area establishes unique zoning regulations for portions of the Westchester-Playa del Rey Community Plan (Westchester Community Plan) area based upon policies established in the Westchester Community Plan that Council adopted on April 13, 2004.

The Westchester CPIO District establishes one subarea, the Century/Aviation Subarea, to impose zoning regulations that are supplemental to those imposed by the City's Zoning Ordinance. The Subarea regulations are intended to create a safer, more attractive pedestrian environment with more active visitor- and employee-serving uses along Century Boulevard.

The supplemental zoning regulations include new parking, setback, yard, pedestrian amenity, and urban design standards. The urban design standards address ground floor frontages, street walls, mid-block passageways, materials used, windows and doors, and vehicular access and circulation.

#### Charter Findings

Pursuant to Charter Section 559, the Director of Planning has approved the draft Westchester CPIO District ordinance on behalf of the City Planning Commission. Should the City Council adopt this ordinance, it may comply with the provisions of Charter Section 558 by either adopting the findings of the Director of Planning as set forth in his transmittal to the City Council or by making its own findings.

#### CEQA Determination

If the City Council wishes to adopt the draft ordinance, it must first comply with California Environmental Quality Act (CEQA). The Director of Planning recommends that the City Council find that the project was assessed in ENV-2003-1922-EIR adopted on April 13, 2004; and pursuant to CEQA Guidelines Section 15162 and 15164 as supported by the addendum (ENV-2003-1922-EIR-ADD1) dated February 15, 2019, no major revisions to the Environmental Impact Report are required; and no subsequent EIR or negative declaration is required for approval of the project.

Additionally, the Director of Planning recommends that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15308 because the project will foreseeably improve and protect the aesthetic environment, and no exception to a categorical exemption in CEQA Guidelines Section 15300.2 applies.

#### Council Rule 38 Referral

A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety, the Department of Transportation, Los Angeles World Airports, and the Bureau of Engineering with a request that all comments, if any, be presented directly to the City Council when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Kathryn Phelan at (213) 978-8242. She or another member of this Office will be available when you consider this matter to answer any questions you may have.

Sincerely,

MICHAEL N. FEUER, City Attorney

By 

DAVID MICHAELSON  
Chief Assistant City Attorney

DM:KCP:mh  
Transmittal