

February 15, 2018

**Addendum to the  
Westchester-Playa Del Rey Community Plan Update  
Final EIR and Environmental Analysis  
Supporting Use of Addendum**

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**SCH 2002061090**

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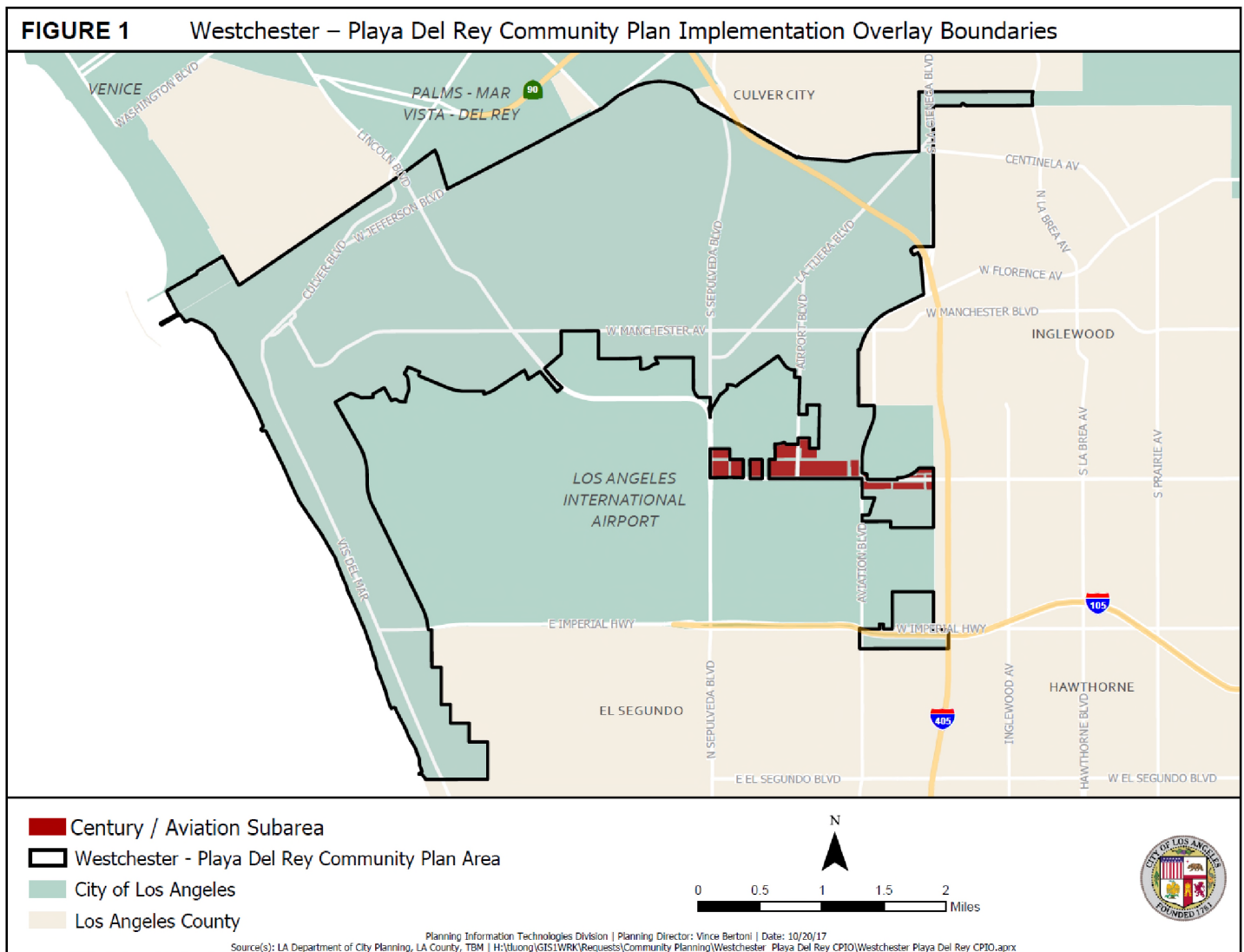


# 1. Introduction

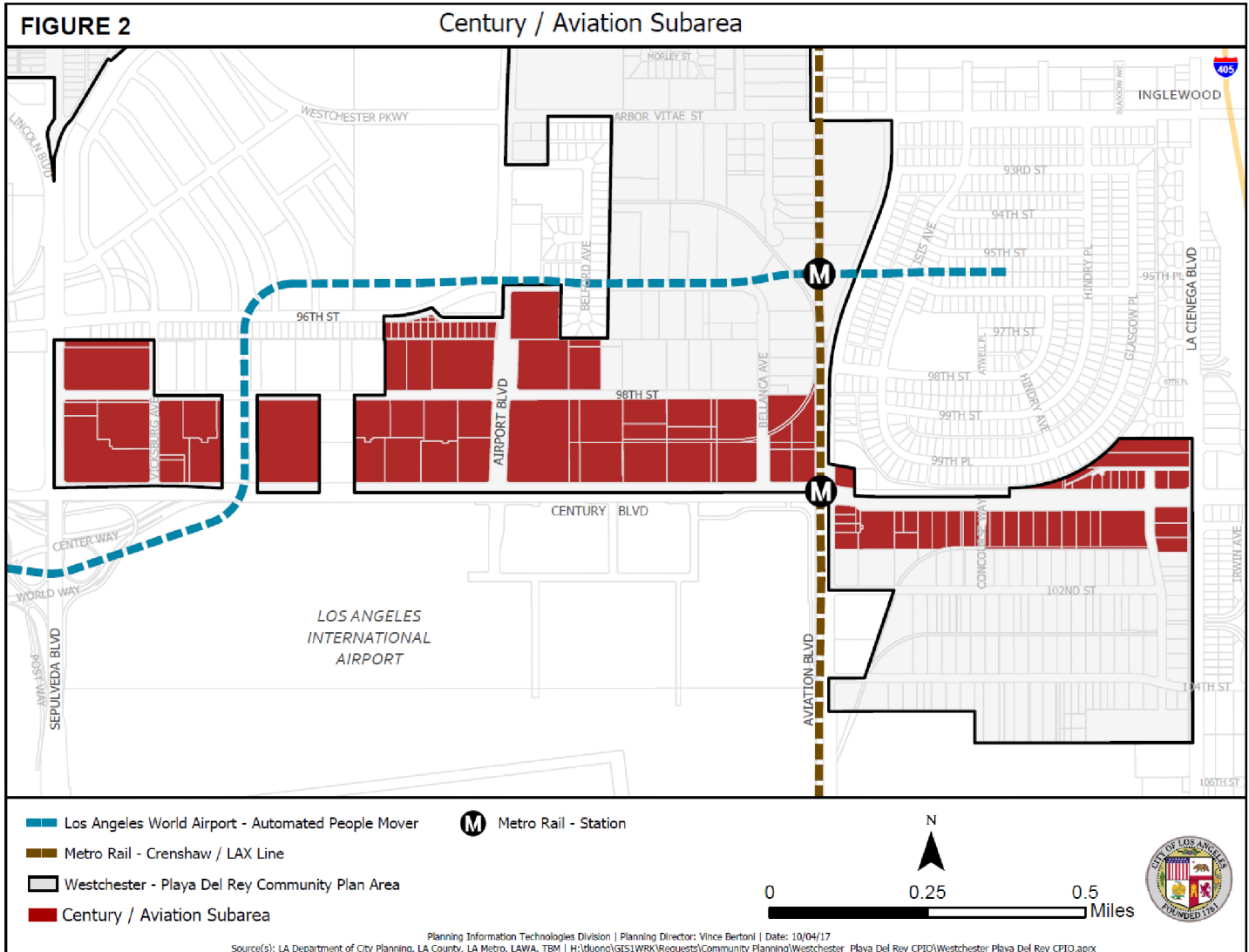
## 1.1 Overview

On April 13, 2004, the Los Angeles City Council (Council) adopted the Westchester Playa Del Rey Community Plan Update (W-PDR Community Plan or CP) and certified its Final Environmental Impact Report (SCH# 2002061090) (FEIR). The FEIR evaluated substantial revisions to the W-PDR Community Plan, namely changes to the land use and zoning within the Community Plan area (CPA), the reclassification of streets within the CPA, and the implementation of portions of the City's General Plan Framework. The W-PDR Community Plan contains goals and objectives regarding the Century Boulevard/98<sup>th</sup> Street Corridor, which calls for the establishment of pedestrian-oriented and other design guidelines that were envisioned to be established through a subsequent planning process.

The proposed project establishes supplemental development regulations for the district that implements a stated goal of the W-PDR Community Plan. It does not constitute a substantial modification to the adopted community plan and will not result in any of the conditions that would require the preparation of a subsequent EIR or negative declaration; rather, it seeks to implement the adopted CPA through additional urban design regulations without modifying the allowable density, intensity, or uses as previously analyzed in the FEIR.



The Community Plan Implementation Overlay (CPIO) ordinance establishes specific development regulations and urban design standards within the Century/Aviation Subarea (Subarea or Subarea A). The project also includes the development of accompanying urban design guidelines. The CPIO's boundaries (see Figure 1) are identical to the boundaries of the W-PDR CP, but the supplemental development regulations will only apply to the Century/Aviation Subarea (see Figure 2). This Subarea is generally bounded by 96<sup>th</sup> St. and 102<sup>nd</sup> St. to the north and south and La Cienega Blvd. and Sepulveda Blvd. to the east and west. The formation of the Subarea serves to integrate supplemental development regulations to ensure that future development includes a wide array of visitor-serving and commercial uses and improves the pedestrian orientation and economic vitality of the area.



This document is an Addendum to the W-PDR Community Plan FEIR and provides analysis to support the City's determination that an Addendum to the FEIR is appropriate and is in compliance with CEQA solely for the proposed CPIO.

Simultaneously, a streetscape plan is being prepared for Century Boulevard, from La Cienega Boulevard to Sepulveda Boulevard, matching the east and west boundaries of the CPIO. The Century Boulevard Streetscape Plan is not a part of this project. The CPIO and the streetscape plan are not dependent on each other, thus each has independent utility. The City would still have an interest in adopting one, even if the other were not adopted. Each is not a reasonably foreseeable consequence of the other and can be implemented separately from the other if one is not adopted. The Streetscape Plan contains a constrained alternative for buildout in the event that

development on adjacent properties does not permit full buildout of the streetscape plan. As a result, a separate environmental document, a Categorical Exemption, has been prepared for the streetscape plan.

## **1.2 Purpose of this Analysis**

The Los Angeles Department of City Planning (Department) has prepared this analysis to determine whether the Addendum to the FEIR is in accordance with CEQA and the California CEQA Guidelines.

Specifically, the scope of this analysis evaluates the proposed CPIO to determine if the proposed regulations will have a significant impact that would require the preparation of a subsequent EIR or Mitigated Negative Declaration, pursuant to Public Resources Code Section 21166 and CEQA Guidelines, Sections 15162 and 15164.

This analysis supports use of the Addendum which has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the *State CEQA Guidelines*.

This analysis has determined that there are no new significant environmental effects and no substantial increase in the severity of previously identified significant effects with the addition of the proposed CPIO. Furthermore, there are no known mitigation measures or alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment previously identified in the FEIR. Similarly, there are no known mitigation measures or alternatives that are considerably different than those required by the adopted FEIR that would substantially reduce one or more significant effects on the environment identified in the adopted FEIR.

## **1.3 W-PDR Community Plan Implementation Overlay Ordinance Scope and Content**

As part of the City's Transit Neighborhood Plans initiative (LATNP), which is intended to establish new development regulations for transit station areas that better support transit ridership, reduce automobile dependence, and improve regional air quality, the establishment of the CPIO Century/Aviation Subarea proposes to implement design-related features of the W-PDR Community Plan, as well as to function consistently with the independent Century Boulevard Streetscape Plan, in order to encourage more active land uses along Century Boulevard. The Century/Aviation Subarea would result in the establishment of a CPIO district with development regulations and urban design standards, but does not change the allowable intensity, density, height, or uses of the current underlying zoning. The CPIO would be established to enhance the unique character of the district through design standards and parking regulations to implement the goals and policies of the Westchester-Playa del Rey Community Plan. Lastly, urban design guidelines have also been developed to improve the built environment of the district, complement the development regulations and design standards in the CPIO, and guide decision-making when discretionary actions are being requested.

The CPIO, by itself, does not propose or authorize any development. It does not change any land uses, building heights, densities or intensities. The proposed CPIO seeks to implement supplemental development standards and design guidelines which are intended to better shape development on the corridor and would: be more protective of the environment than the current regulations; regulate the visual character and design of new commercial development; require buildings to be oriented to the street; regulate building massing and other architectural features; and, encourage the provision of publicly accessible open space in new developments. It would also require less parking for infill, employment center projects within a designated Transit Priority Area, in accordance with CEQA Guidelines Section 21099.

This Addendum focuses on the change to the original project description and any impacts that would potentially occur as a result of the proposed CPIO. The scope of analysis contained within this Addendum addresses the environmental resource areas that were previously analyzed in the Final EIR and those subsequently added after the EIR's adoption.

The establishment of the CPIO is consistent with, and implements, relevant W-PDR Community Plan's goals, objectives, policies, and programs, including:

- Goal 2: Encourage a strong and competitive commercial sector that promotes economic vitality and serves the needs of the Westchester-Playa Del Rey Community through safe, accessible, and well-designed commercial districts, while preserving the historic and cultural character of the community. (CP p. III-10)
  - Objective 2-2: Strengthen and enhance the major commercial districts of the community into distinctive, pedestrian-friendly areas providing shopping, civic, social and recreational activities. (CP p. III-11)
  - Objective 2-3: Enhance the land use compatibility, visual appearance, design, and appeal of commercial development. (CP p. III-13)
    - Policy 2-3.1: Enhance the visual appearance and appeal of commercial properties by regulating design, signage, landscaping, and similar issues wherever possible. (CP p. III-13)
  - Objective 2-4: Further improve and enhance the Century Boulevard/98<sup>th</sup> Street Corridor as a hotel, shopping and entertainment district serving airline travelers and visitors. (CP p. III-14)
    - Policy 2-4.1: Develop the Century Boulevard/98<sup>th</sup> Street Corridor to offer a wide variety of hotel accommodations, shopping, dining, and entertainment opportunities and other services for air travelers and other visitors to the area. (CP p. III-14)
      - Program: The Plan designates the Century Boulevard/98<sup>th</sup> Street Corridor for Regional Center Commercial to permit the development of a wide array of visitor-serving and commercial uses and services. This designation also prohibits industrial uses that would be incompatible with such development. (CP p. III-14)
    - Policy 2-4.2: Coordinate the future development of the Century Boulevard/ 98<sup>th</sup> Street Corridor with the development and access to the Los Angeles International Airport and its ancillary facilities. (CP p. III-14)
      - Program: The local Business Improvement District (BID), and the appropriate City agencies (Planning, Transportation, Engineering, etc.) should coordinate with Los Angeles World Airport (LAWA) Department regarding the patterns of development and access to the airport, and how this commercial district can be configured to more effectively serve travelers, visitors, etc. (CP p. III-15)
    - Policy 2-4.3: Establish a Conference Center within the district to further enhance the available services and allow the accommodation of larger meetings, conventions, etc. (CP p. III-15)
      - Program: The Plan supports the concept of a Conference Center within the district, and recommends that the local Business Improvement District (BID) seek assistance from the Community Development Department and other City, state and federal governmental agencies regarding funding and the other issues involved in developing such a facility. (CP p. III-15)
- Objective 5-1: Preserve existing open space resources and wherever possible develop new open space (CP p. III-22)
- Objective 11-2: Ensure that the location, intensity, and timing of development is consistent with the provision of adequate transportation infrastructure (CP p. III-37)
- Objective 15-1: Pursue Transportation Demand Management Strategies that maximize vehicle occupancy, minimize average trip length, and reduce the number of vehicle trips (CP p. III-45)
- Chapter 5 Urban Design; Design Considerations for Special Areas; D. Century Boulevard/98<sup>th</sup> Street Corridor: The Community Plan contains several guidelines for the Century Boulevard/98<sup>th</sup> Street Corridor such as the creation of pedestrian paths, the creation of a long-term plan to guide development, and the implementation of design guidelines for pedestrian amenities, building orientation, access, and landscaping. This is in order to “address issues such as building orientation, access, pedestrian amenities, landscaping, signage, and other relevant concerns (CP p. V-15).”

The Century/Aviation Subarea of the CPIO would establish supplemental development regulations within the Century Boulevard/98<sup>th</sup> Street Corridor as called for in the Community Plan. The CPIO would enhance the unique character of the Subarea through design standards and parking regulations to implement the goals and policies of the W-PDR Community Plan for the purpose of creating an enhanced pedestrian character with a greater number of active uses. The implementation of enhanced urban design standards will improve the built environment

of the district, and additional voluntary guidelines will inform subsequent decision-making when discretionary actions are being requested. Thus, the formation of the CPIO and the Subarea, by itself, does not propose or authorize any development. Nor does it change any land uses, building heights, densities or intensities. Through the implementation of supplemental development regulations and design guidelines, the CPIO Subarea intends to better guide future development on the corridor by:

- Encouraging active ground floor and visitor-serving uses that lead to an enhanced pedestrian environment;
- Improving the visual character and design of new commercial development by imposing various requirements that will ensure consistency in: setback and yard requirements; street wall; mid-block passageway requirements; ground floor frontage; entrances; window transparency; and, entrance placement;
- Requiring that buildings be oriented to the street to improve pedestrian circulation and to minimize vehicular and pedestrian conflicts;
- Breaking up building massing;
- Encouraging the provision of publicly accessible open space in new developments; and,
- Including design-specific requirements for parking structures to ensure pedestrian safety and improved design.

It would also require less parking for infill projects and employment center projects within a designated Transit Priority Area (TPA). The CPIO Subarea is consistent with Senate Bill 743, which modified Section 21099(d)(1) of the California Public Resources Code, to state that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment or subject to mitigation, for purposes of CEQA, if: (1) the project is a residential, mixed-use residential, or employment center project, and (2) the project is located on an infill site within a TPA. The Department has determined that every parcel within the proposed CPIO District falls within a "Transit Priority Area" and is, thus, consistent with the aforementioned criteria.

Future development within the boundaries of the Subarea would be required to conform to the supplemental development regulations, as well as other regulations of the City of Los Angeles, and would be subject to review on a project-by-project basis to determine project-specific compliance with CEQA, which would be too speculative to include in this Addendum. The CPIO Subarea would not permit land uses of greater height or density than permitted by the Community Plan and previously analyzed in the Final EIR.

This analysis focuses on whether the proposed changes to the original project description would trigger any of the circumstances set forth in Public Resources Code, Section 21166 or CEQA Guidelines, Section 15162 requiring the preparation of a subsequent or supplemental EIR, and acts as an Addendum to a Final EIR per CEQA Guidelines, Section 15164. The scope of the following analysis addresses the environmental resource areas that were previously analyzed in the FEIR, as well as those resource areas subsequently added after the EIR's adoption. Therefore, the proposed CPIO and supplemental design regulations are discussed below and are followed by an explanation documenting that the adoption of the proposed CPIO and its does not trigger any of the circumstances described in Public Resources Code, Section 21166 and CEQA Guidelines, Section 15162 that would require the preparation of a subsequent EIR or Mitigated Negative Declaration.

## **1.4 CEQA Requirements**

In accordance with Section 15164 of the *State CEQA Guidelines*, the Lead Agency shall prepare an Addendum to an EIR if some changes or additions are necessary that do not trigger any of the circumstances set forth in CEQA Guidelines, Section 15162 requiring preparation of a subsequent or supplemental EIR:

Section 15162 provides that, "[w]hen an EIR has been certified ...no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:"

- *Substantial changes are proposed in the project which will require major revisions of the previous EIR ... due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects (Section 15162 (a)(1));*

- *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR ... due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects (Section 15162 (a)(2)); or*
- *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
  - *The project will have one or more significant effects not discussed in the previous EIR or negative declaration (Section 15162 (a)(3)(A));*
  - *Significant effects previously examined will be substantially more severe than shown in the previous EIR (Section 15162 (a)(3)(B));*
  - *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative (Section 15162 (a)(3)(C)); or*
  - *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (Section 15162 (a)(3)(D)).*

The Guidelines also state that:

- *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration (Section 15164 (c));*
- *The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project (Section 15164 (d)); and*
- *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence (Section 15164 (e)).*

The Addendum and this analysis support the use of the Addendum which has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the *State CEQA Guidelines*.

This analysis has determined that there are no new significant environmental effects and no substantial increase in the severity of previously identified significant effects with the addition of the proposed CPIO. Furthermore, there are no known mitigation measures or alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment previously identified in the FEIR. Similarly, there are no known mitigation measures or alternatives that are considerably different than those required by the adopted FEIR that would substantially reduce one or more significant effects on the environment identified in the adopted FEIR. In summary, none of the circumstances set forth in Public Resources Code, section 21166 or CEQA Guidelines, section 15162 requiring the preparation of a subsequent or supplemental EIR or subsequent negative declaration are triggered by the implementation of the proposed CPIO.

Therefore, an Addendum to the adopted Final EIR, as permitted under Section 15164, is appropriate.

## **1.5 Previous Environmental Documents Incorporated by Reference**

Consistent with Section 15150 of the California State CEQA Guidelines, the following documents were used in preparation of this Addendum and are incorporated herein by reference:

- W-PDR Community Plan Update Final EIR, April 2004;
- W-PDR Community Plan, April 2004;
- W-PDR Community Plan Update, Initial Study and Checklist/Explanation Attachment, June 2002 (“Initial Study”).

Pursuant to CEQA Guidelines, Section 15150(b), the above documents are available for review at the following location during the hours of 9 and 5.

Department of City Planning – Policy Planning Division  
City Hall  
200 N. Spring Street  
6th Floor, Room 667  
Los Angeles, California 90012

## 2. Proposed Project Modifications

On April 13, 2004, the City Council adopted the W-PDR Community Plan and certified its Final EIR. The W-PDR Community Plan Update substantially revised the plan text with respect to organization and content, amended the land use map to include new land use categories, and included goals, implemented a portion of the Citywide General Plan Framework, implement zone changes to ensure consistency with existing use, and re-classify several streets within the CPA.

This Addendum proposes to modify the project description in the FEIR to include the adoption of the proposed CPIO described below. The proposed CPIO would accomplish the Community Plan's stated goals, objectives, policies, and programs, as well as the expressed intent of creating zoning conditions and guidelines to shape development in the Century Boulevard/98<sup>th</sup> Street Corridor (W-PDR Community Plan, p. V-15).

### 2.1 Proposed Community Plan Implementation Overlay (CPIO) District

The purpose of the proposed Westchester – Playa del Rey Community Plan Implementation Overlay District (W-PDR CPIO) is to implement policies in the 2004 W-PDR Community Plan Update within the Century/Aviation Subarea to further enhance the Century Boulevard corridor. The specific W-PDR Community Plan Update goals, objectives and policies implemented by the CPIO and its Subarea are the following:

**GOAL 2:** Encourage a strong and competitive commercial sector that promotes economic vitality and serves the needs of the Westchester-Play Del Rey community through safe, accessible, and well-designed commercial districts, while preserving the historic and cultural character of the community.

Objective 2-2 Strengthen and enhance the major commercial districts of the community into distinctive, pedestrian-friendly areas providing shopping, civic, social and recreational activities.

Policy 2-2.1 Encourage pedestrian-oriented development in appropriate areas . . .

Objective 2-4 Further improve and enhance the Century/Boulevard/98<sup>th</sup> Street Corridor as a hotel, shopping and entertainment district serving airline travelers and visitors.

Policy 2-4.1 Develop the Century Boulevard/98<sup>th</sup> Street Corridor to offer a wide variety of hotel accommodations, shopping, dining, and entertainment opportunities and other services for air travelers and other visitors to the area.

The W-PDR CPIO establishes a District whose boundaries match the W-PDR Community Plan boundaries. It establishes a single subarea, Subarea A, with the following boundaries 96th St. and 102nd St. to the north and south and La Cienega Blvd. and Sepulveda Blvd. to the east and west as depicted in Figure II of the proposed W-PDR CPIO. Consistent with the W-PDR CP policies identified above, the purposes of the W-PDR CPIO Subarea are to:

1. Develop a unique sense of place and identify for Century Boulevard as one of Los Angeles' premier gateway experiences for domestic and foreign visitors.
2. Activate Century Boulevard by creating a more walkable and pedestrian-friendly environment.
3. Encourage new and infill development of amenities such as retail, entertainment, restaurants, and public spaces for businesses, visitors, and the local workforce.
4. Complement any adopted Streetscape Plans to improve and enhance the public right-of-way.

To accomplish these purposes, the CPIO Subarea establishes the following:

1. An administrative clearance process for projects that that are in compliance with all applicable provisions of the CPIO Subarea.
2. Development regulations addressing open space, parking, front yard infill and new commercial hotel



- development.
3. Urban Design Standards addressing setback and yards, streetwalls, massing and lot coverage, entrances, ground floor frontage, transparency, window and door treatment, materials, and mechanical equipment and utilities, landscape, hardscape and irrigation, vehicular access and circulation, surface parking, and parking structures.
  4. Urban Design Guidelines addressing building form, building orientation, architectural treatment, open space and parking design that subsequent projects requesting discretionary relief must demonstrate substantial compliance towards.

The W-PDR CPIO Subarea does not approve any particular new development and does not change any land use designations, floor area ratios or density, or allowable building height from what is allowed in the W-PDR CPU and analyzed in the FEIR. As analyzed, the supplemental developmental regulations implemented in the Century/Aviation Subarea do not require the preparation of a subsequent EIR per CEQA Guidelines Section 15162, and can be fully analyzed in an EIR Addendum per CEQA Guidelines Section 15164.

### 3. Impact Discussion

#### 3.1 Analysis of Impacts

This section provides an impact assessment of the W-DPR Community Plan Update to reflect the formation and inclusion of the proposed CPIO and its Subarea in the existing CPA. The sections below compare the addition of the CPIO against the impact determinations made in the FEIR to determine whether the CPIO results in any of the conditions identified in Public Resources Code, Section 21166 or CEQA Guidelines, Section 15162 requiring a subsequent or supplemental environmental impact report.

A Modified Environmental Checklist Form (Form) was used to compare the anticipated environmental effects of the proposed CPIO with those disclosed in the FEIR and to review whether any of the conditions set forth in Public Resources Code, Section 21166 or CEQA Guidelines, Section 15162, requiring preparation of a subsequent or supplemental EIR, have been triggered. The Form was used to review the potential environmental effects of the proposed change for each of the following impact areas:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- 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
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

The Form provides the following information as to each of the impact thresholds analyzed in each of the impact categories:

#### The Impact Determination Set Forth in the FEIR

This column sets forth the impact determination made in the FEIR for each impact threshold.

## **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified impact.

## **Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?**

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

## **Any New Information Requiring New Analysis or Verification?**

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigations remain valid. If the new information shows that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; or (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, then the question would be answered 'Yes' requiring the preparation of a subsequent or supplemental EIR. However, if the additional analysis completed as part of this Environmental Review finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or additional mitigation is not necessary, then the question would be answered 'No' and no additional environmental documentation (supplemental or subsequent EIR) is required. New studies completed as part of this environmental review are attached to this Addendum, or are on file with the Planning Department.

## **Mitigation Measures Addressing Impacts**

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental document provides mitigation measures to address effects in the related impact category. In some cases, the mitigations have already been implemented. A "yes" response will be provided in either instance. If "No" is indicated, this Environmental Review concludes that the impact does not occur with this project and therefore no mitigations are needed.

## **Conclusion**

Each impact category concludes with a narrative discussion of the effects of the proposed CPIO on that category and any suggested mitigation measures.

## **DISCUSSION AND MITIGATION SECTIONS**

### **Discussion**

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates

to the issue and the status of any mitigation that may be required or that has already been implemented.

## Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

## Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

### 3.1.1 Aesthetics

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>AESTHETICS: Would the project:</b>					
(a) Have a substantial adverse effect on a scenic vista?	No Impact	No	No	No	No
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No Impact	No	No	No	No
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?	No Impact	No	No	No	No
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No Impact	No	No	No	No

### Impact Determination in the W-PDR FEIR

Aesthetic impacts are discussed in Section I of the Initial Study prepared for the W-PDR Community Plan Update (Initial Study) but was not analyzed in the FEIR. The Initial Study did not identify any impacts to aesthetics as a result of the 2004 Community Plan Update. In addition, it also determined that the Community Plan Update would not obstruct any scenic vista. Further, the Final EIR determined that the update would not degrade the existing visual character or produce a new source of substantial light or glare. There were no impacts to aesthetics or light and glare identified from the Community Plan Update. (See FEIR, Section 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), §1, p. 1.) Because the Initial Study determined the W-PDR Community Plan Update would not result in any aesthetic impacts no further analysis was required in the FEIR.

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant impacts related to aesthetics because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. Furthermore, 99.98% of Subarea A is located within a Transit Priority Area (TPA) and the projects that would be

developed within Subarea A would fall within the definition of employment center projects. Therefore, pursuant to Public Resources Code, Section 21099(d), aesthetic impacts associated with such projects located within a TPA are deemed to be less than significant. A map of the overlap between the TPAs and the proposed CPIO, Subarea A can be found in Appendix A.

### Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

While the development regulations and guidelines set forth in the proposed CPIO have the potential to influence aesthetics of the Community Plan area, the purpose and intent of the design-related regulations is to improve the aesthetic environment of Subarea A. Thus, the proposed modifications do not allow for or seek to implement additional development rights than were not previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR

### Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to visual or aesthetic resources. No substantial changes in the aesthetic or visual environment have occurred since certification of the FEIR, and no substantial new scenic resources have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts. Finally, as it has been determined the CPIO will not result in any aesthetic impacts, a review of feasible mitigation measures is not required.

### Conclusion

Based on the above, no new significant aesthetic impacts or a substantial increase in the severity of previously identified aesthetic impacts would occur as a result of the proposed CPIO. The proposed CPIO seeks to implement supplemental development standards and design guidelines related to aesthetics that are more restrictive than current land use controls. Therefore, the adoption and implementation of the CPIO do not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

### 3.1.2 Agriculture and Forest Resources (Agricultural Resources)

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR FEIR's Mitigation Measures Addressing Impact
<b>AGRICULTURE AND FORESTRY RESOURCES:</b>					
Would the project:					
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency,	No Impact	No	No	No	No

to non-agricultural use?						
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact	No	No	No	No	No
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No Impact	No	No	No	No	No
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	No	No	No	No	No
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No Impact	No	No	No	No	No

### Impact Determination in the W-PDR FEIR

Impacts to Agriculture and Forestry Resources were analyzed in Section II of the Initial Study. The Initial Study did not identify any impacts to agricultural resources as a result of the 2004 Community Plan Update. The Initial Study did not identify any significant adverse impacts to agriculture and forestry resources as a result of the Community Plan Update. The Initial Study further found that the W-PDR CPU would not impact farmland resources as there were agricultural resources in the CPA. Additionally, the W-PDR CPU would not conflict with a Williamson Act contract because there is no land within the W-PDR CPU area that are subject to a Williamson Act contract. The Initial Study did not analyze forest resources as these were not impacts at the time; however, neither the CPA nor CPIO Subarea contains forest land or timberland.

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO does not change or alter any of the impact determinations of the adopted Final EIR for a reduction of acreage of any agricultural crop and would not impact agriculture and/or forestry resources. It does not change any land uses, building heights, densities or intensities; rather, it seeks to implement supplemental development standards and design guidelines. The proposed CPIO subarea is zoned for C2-2 (Regional Center Commercial) and does not contain agricultural zoning or land uses.<sup>1,2</sup> Additionally, the proposed CPIO would not convert valued farmland to non-agricultural uses, conflict with an existing Williamson Act contract, or rezone/cause the rezoning of forest land and timberland. (See FEIR, Section 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), §2, pp. 1-2.) Because the Initial Study determined the W-PDR Community Plan Update would not result in any impacts to agricultural or forestry resources no further analysis was required

<sup>1</sup> Los Angeles Department of City Planning, Zoning Information & Map Access System (ZIMAS), <http://zimas.lacity.org>, accessed November 29, 2016.

<sup>2</sup> Los Angeles Department of City Planning, Westchester-Playa Del Rey Los Angeles Community Plan General Plan Land Use Map, <http://planning.lacity.org/complan/westla/PDF/wchplanmap.pdf> accessed November 29, 2016.

in the FEIR.

### Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

There are no substantial changes to the circumstances under which the proposed CPIO would be undertaken that would result in new or more severe significant impacts, and there is no new information of substantial importance that has become available relative to agricultural or forestry resources. No substantial changes in the environment have occurred since certification of the Final EIR, and no substantial new agricultural or forestry resources have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts.

### Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to agriculture. No substantial changes in the environment have occurred since certification of the FEIR, and no substantial new agriculture impacts have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts. Finally, as it has been determined the CPIO will not result in any impacts to agricultural resources, a review of feasible mitigation measures is not required.

### W-PDR FEIR's Mitigation Measures Addressing Impact

Because the Initial Study determined the Project would have no impacts on agricultural or forestry resources, no mitigation measures were required. Implementation of the CPIO does not change these impact determinations. Therefore, no additional mitigation measures are required.

### Conclusion

Based on the above, no new significant impacts or a substantial increase in the severity of previously identified impacts to agricultural or forestry resources would occur as a result of the proposed CPIO. Therefore, the impacts to agricultural and forestry resources as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

### 3.1.3 Air Quality

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR FEIR's Mitigation Measures Addressing Impact
<b>AIR QUALITY:</b> Would the project:					
(a) Conflict with or obstruct implementation of the applicable air quality plan?	No Impact	No	No	No	No
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	No Impact	No	No	No	No
(c) Result in a cumulatively considerable net	Significant & Unavoidable	No	No	No	Yes



increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

(d) Expose sensitive receptors to substantial pollutant concentrations?	No Impact	No	No	No	No
(e) Create objectionable odors affecting a substantial number of people?	No Impact	No	No	No	No

### Impact Determination in the W-PDR FEIR

Air Quality impacts were analyzed in Section III of the Initial Study and in Section 4.6 of the FEIR. With regard to thresholds (a), (b), (d) and (e) the Initial Study prepared for the W-PDR Community Plan Update and which was incorporated into the FEIR as Appendix 7.1 did not identify any impacts. As such, these thresholds were not further addressed in the Final EIR. With regard to threshold (c), the Final EIR determined the project would result in a significant and unavoidable impact.

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO does not change or alter any of the impact determinations of the adopted Final EIR. It does not change any land uses, building heights, densities or intensities; rather, it seeks to implement supplemental development standards and design guidelines. The proposed CPIO subarea is zoned for C2-2 (Regional Center Commercial).<sup>3,4</sup> Because the CPIO would not change uses, densities or intensity of development permitted under the W-PDR CP, it is not anticipated that implementation of the CPIO would result in any new significant air quality impacts or substantially more severe air quality impacts.

### Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

The proposed modifications do not allow for or seek to implement additional development rights than were not previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe air quality impacts than what was analyzed in the FEIR

### Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to air quality. No substantial changes in the environment have occurred since certification of the FEIR, and no substantial new air quality impacts have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts. Finally, as it has been determined the CPIO will not result in any new

<sup>3</sup> Los Angeles Department of City Planning, Zoning Information & Map Access System (ZIMAS), <http://zimas.lacity.org>, accessed November 29, 2016.

<sup>4</sup> Los Angeles Department of City Planning, Westchester-Playa Del Rey Los Angeles Community Plan General Plan Land Use Map, <http://planning.lacity.org/complan/westla/PDF/wchplanmap.pdf> accessed November 29, 2016.

or substantially more severe air quality impacts, a review of feasible mitigation measures is not required.

### W-PDR FEIR's Mitigation Measures Addressing Impacts

The Final EIR included the following Mitigation Measures to address the significant impacts related to Impact Threshold (c):

1. The City as a condition of approval of all discretionary projects shall require all contractors building within the W -PDR Community Plan Update area to utilize best available control technologies to reduce the creation in inhalable dust particles during construction.
2. Dust abatement shall use measures consistent with SCAQMD Rule 403, including site wetting, covering of haul trucks, and storage piles, and periodic street sweeping in accordance with SCAQMD regulations.
3. The City as a condition of approval of all discretionary projects shall require all contractors building within the W-PDR Community Plan Update area to utilize properly tuned and maintained equipment.
4. The City shall coordinate with the SCAQMD to facilitate implementation of the AQMP.
5. The City shall identify and resolve issues that could affect timely implementation of the AQMP.
6. The City shall develop a structure for identifying, analyzing, and resolving potential conflicts between air quality and other regional goals.
7. The City shall develop, where possible, advanced transportation technologies.
8. The City shall support implementation of transportation improvements to include High Occupancy Vehicle (HOV) lanes, transit improvements, traffic flow improvements, park and ride and intermodal facilities, urban freeway, bicycle and pedestrian facilities. In addition to the previous capital based actions, where possible, non-capital based actions shall be implemented to include rideshare matching programs, congestion management program based programs, telecommunication facilities/satellites work center, and transit pass centers.

### Conclusion

Based on the above, no new significant impacts or a substantial increase in the severity of previously identified impacts to air quality resources would occur as a result of the proposed CPIO. Therefore, the impacts to air quality resources as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

### 3.1.4 Biological Resources

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR FEIR's Mitigation Measures Addressing Impact
<b>BIOLOGICAL RESOURCES:</b>					
Would the project:	No Impact	No	No	No	No
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the	No Impact	No	No	No	No



California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?					
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	No Impact	No	No	No	No
(c) Have a substantial adverse effect on federally-protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact	No	No	No	NA
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	No Impact	No	No	No	NA
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact	No	No	No	NA
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact	No	No	No	NA

### Impact Determination in the W-PDR FEIR

The Initial Study prepared for the W-PDR Community Plan Update did not identify any impacts to biological resources as a result of the 2004 Community Plan Update. In addition, it also determined that the Community Plan Update would not obstruct any scenic vista. (See FEIR, Appendix 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § IV, pp. 3-5.) Because the Initial Study determined the W-PDR Community Plan Update would not result in any biological resource impacts, no further analysis was required in the FEIR.

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant impacts related to biological resources because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted

in the W-PDR CPU in such a way that result in new significant impacts to biological resources.

### Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

The proposed regulations in the CPIO that would apply in Subarea A does not allow for or seek to implement additional development rights than what were previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR.

### Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to biological resources. No substantial changes in the environment related to biological resources have occurred since certification of the FEIR, and no substantial new biological resources have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts. Finally, as it has been determined the CPIO will not result in any biological resource impacts, a review of feasible mitigation measures is not required.

### W-PDR FEIR's Mitigation Measures Addressing Impact

Because the Initial Study determined the Project would have no impacts on biological resources, no mitigation measures were required. Implementation of the CPIO does not change these impact determinations. Therefore, no additional mitigation measures are required.

### Conclusion

Based on the above, no new significant impacts to biological resources or a substantial increase in the severity of previously identified biological resource impacts would occur as a result of the proposed CPIO. The proposed CPIO seeks to implement supplemental development standards and design guidelines related to aesthetics that are more restrictive than current land use controls. Therefore, the adoption and implementation of the CPIO do not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

### 3.1.5 Cultural Resources

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR FEIR's Mitigation Measures Addressing Impact
<b>CULTURAL RESOURCES:</b>					
Would the project:					
(a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	No Impact	No	No	No	No*
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	No Impact	No	No	No	No*

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR FEIR's Mitigation Measures Addressing Impact
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No Impact	No	No	No	No*
(d) Disturb any human remains, including those interred outside of formal cemeteries?	No Impact	No	No	No	No

### Impact Determination in the W-PDR FEIR

The Initial Study prepared for the W-PDR Community Plan Update did not identify any impacts to cultural resources as a result of the 2004 Community Plan Update. (See FEIR, Appendix 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § IV, pp. 5-6.) Because the Initial Study determined the W-PDR Community Plan Update would not result in any cultural resource impacts, no further impact analysis was included in the FEIR, though the FEIR provided information regarding the existing environmental setting and information regarding what would cause a significant impact to a historical, archeological or paleontological resource. (See FEIR, pp. 4.9-1-4.9-4.)

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant impacts related to cultural resources because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. As such, they do not create any economic incentives to demolish existing buildings, some of which may qualify as historical resources. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that result in new significant impacts to cultural resources.

### Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

Since the City certified the FEIR, the City conducted a survey of the W-PDR CPU plan area to determine if any buildings or structures within plan area are historically significant. This survey was performed as part of SurveyLA. That survey identified several buildings within the proposed CPIO Subarea as potential historic resources. A list of these buildings can be found in Appendix B. None of these buildings have been designated as HCMs. As stated previously, the proposed CPIO does not approve any particular development or allow for or seek to implement additional development rights that were not previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, the CPIO does not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. As such, the CPIO does not create any new incentives that would encourage the demolition of existing buildings, including buildings as potentially historically significant. Therefore, even with the identification of buildings and structures that are potentially historically significant, the CPIO's regulations would not cause reasonably foreseeable environmental impacts to those buildings.

### Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to cultural resources. No substantial changes in the environment related to cultural resources have occurred since certification of the FEIR, and no substantial new cultural resources have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts. Finally, as it has been determined the CPIO will not result in any cultural resource impacts, a review of feasible mitigation measures is not required.

## **W-PDR FEIR's Mitigation Measures Addressing Impact**

Because the Initial Study and FEIR determined there would be no impacts to cultural resources from implementation of the W-PDR CPU, no mitigation measures were identified. However, with regard to the impact categories marked with "\*\*", the FEIR included "mitigation policies" to provide guidance in addressing particular situations. These are as follows:

1. Any building that is designated as a Historic Cultural Monument by the Los Angeles City Council, is a State Landmark, or is on the National Register of Historic Places, should require a determination from the Building and Safety Department in order to allow demolition, alteration, or removal of that building.
2. In the event any cultural resources or remains are encountered during the course of land modification and construction activities, the city should require the developer to halt construction and immediately consult a qualified archaeologist and/or paleontologist with expertise in that area in order to assess the nature, extent and significance of any cultural materials that are encountered and to recommend appropriate mitigation measures. Said archaeologist will have the authority to terminate grading operations and mark, collect and evaluate any archaeological materials discovered during construction. Said archaeologist shall be provided a reasonable amount of time to prepare and implement additional mitigation measures in cooperation with the City of Los Angeles Building and Safety Department.

See FEIR, p. 4.9-4.

## **Conclusion**

The Final EIR determined that the Community Plan Update would not cause significant impacts to cultural resources through the development resulting from the plan. It also determined that the Community Plan would not cause an adverse change in the significance of a historical resource or disturb any human remains or archaeological/paleontological resources

The proposed CPIO does not change or alter any of the findings or Mitigation policies of the FEIR, because it does not include the approval of specific projects or changes in land use, zoning, intensity, density, and heights. Within Subarea A only the Loyola Theater is a designated historical resource. As stated above, through SurveyLA, the City has identified additional buildings and structures within Subarea A that are potentially historically significant. However, the City does not anticipate that implementation of the CPIO's regulations within Subarea will significantly impact any of these buildings because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. As such, they do not create any economic incentives to demolish existing buildings, some of which may qualify as historical resources.

Additionally, the proposed CPIO consists of sites that are fully developed with hotels, office, and other commercial use that abut public rights-of-way improved by sidewalks and roadway improvements. Therefore, the likelihood of finding intact significant archeological and paleontological resources is low.

Furthermore, the proposed CPIO Subarea A is not located on a known or established cemetery and, therefore, it is unlikely that human remains exist on-site or in the vicinity.

Based on the above, no new significant impacts or a substantial increase in the severity of previously identified impacts to cultural resources would occur as a result of the proposed CPIO. Therefore, the impacts to cultural resources as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

### 3.1.6 Geology and Soils

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>GEOLOGY AND SOILS: Would the project:</b>					
(a) Expose people or structures to potential substantial adverse effects, including the risk or loss, injury or death involving:					
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Significant and Unavoidable	No	No	No	Yes
(ii) Strong seismic ground shaking?	Significant and Unavoidable	No	No	No	Yes
(iii) Seismic-related ground failure, including liquefaction?	Significant and Unavoidable	No	No	No	Yes
(iv) Landslides?	Significant and Unavoidable	No	No	No	Yes
(b) Result in substantial soil erosion or the loss of topsoil?	No Impact	No	No	No	No
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than Significant with Mitigation	No	No	No	Yes
(d) Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	No Impact	No	No	No	No
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No Impact	No	No	No	No

#### The Impact Determination Set Forth in the FEIR

Geology and Soils impacts were analyzed in Section VI of the Initial Study and in Section 4.8 of the FEIR. With regard to threshold (a) the FEIR concluded the impacts from implementation of the W-PDR CPU are significant and unavoidable because earthquake related hazards cannot be avoided in the Los Angeles Region. FEIR pp. 4.8-12, 13. Since the certification of the FEIR, the California Supreme Court in *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal. 4th 369 ruled that generally CEQA does not require a lead agency to analyze the existing environment's impact on a project unless the project exacerbates

existing environmental conditions resulting in a potentially significant impact. As such, if the FEIR was prepared today the analysis of the potential impacts related to threshold (a) may have reached a different conclusion.

With regard to threshold (b), the Initial Study prepared for the W-PDR CPU concluded this impact was less than significant with mitigation incorporated. (See FEIR, Section 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § VI, pp. 7-8.). With regard to thresholds (b), (d) and (e) the Initial Study determined the Project would have no impacts as the Project would not facilitate soil erosion due to water or wind, facilitate the development on or near expansive soil or facilitate development in areas of the City without soils to accommodate septic systems. (See FEIR, Section 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § VI, pp. 7-8.)

### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant impacts related to geology and soils because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. As such, they do not create any economic incentives to develop differently than what is permitted under the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that result in new significant impacts related to geology and soils.

### **Any new Circumstances Involving New Impacts or Substantially More Severe Impacts?**

The proposed CPIO does not allow for or seek to implement additional development rights than were not previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR.

### **Any new Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to geology and soils. No substantial changes in the environment related to geology and soils have occurred since certification of the FEIR, and no areas that are susceptible to geology and soil impacts have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts. Finally, as it has been determined the CPIO will not result in any new impacts related to geology and soils or a substantial increase in previously identified impacts related to geology and soils, a review of feasible mitigation measures is not required.

### **Mitigation Measures Addressing Impacts**

Thus, the following Mitigation Measures were included in the FEIR:

1. Continue to require that all new developments shall comply with existing, newly revised, building codes.
2. Require that all new developments implement the mitigation measures proposed in the geotechnical reports which assess potential consequences of liquefaction and soil strength loss as required by the national Uniform Building Code, as amended in 1994, and the Los Angeles City Grading Code.
3. Where there is a potential for liquefaction, require that developers properly compact unconsolidated surficial sediments and fill.
4. Continue to require that all new developments comply with the Safety element of the Los Angeles City General Plan.

### **Conclusion**

There is no new information of substantial importance that has become available relative to geology and soils. No substantial changes in the environment related to cultural resources have occurred since certification of the FEIR, and no substantial new conditions related to geology and soils have been identified within the vicinity of the



proposed CPIO that would result in new or more severe significant environmental impacts. Finally, as it has been determined the CPIO will not result in any cultural resource impacts, a review of feasible mitigation measures is not required.

### 3.1.7 Greenhouse Gas Emissions

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>GREENHOUSE GAS EMISSIONS:</b> Would the project:					
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Not Analyzed	No	No	No	No
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Not Analyzed	No	No	No	No

#### The Impact Determination Set Forth in the FEIR

The FEIR did not analyze the impact of the W-PDR CPU on greenhouse gas (GHG) emissions as it was not an environmental impact category under CEQA at the time the document was prepared and certified in 2004.

#### Do Proposed Changes Involve New Significant Impacts?

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant GHG impacts because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. As such, they do not create any economic incentives to develop differently than what is permitted under the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that result in new significant GHG impacts or a substantial increase in GHG impacts from what would occur from implementation of the W-PDR CPU without the CPIO's new regulations.

#### Any new Circumstances Involving New Impacts?

The proposed regulations in the CPIO that will apply to Subarea A do not allow for or seek to implement additional development rights than what were previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR.

#### Any new Information Requiring New Analysis or Verification?

It is well-established that although CEQA now requires an analysis of greenhouse gas emissions as an impact category, the impact of greenhouse gas emissions does not constitute new information, within the meaning of Public Resources Code Section 21166(c), meaning new information which was not known and could not have been known at the time the EIR was certified. (*Citizens for Responsible Equitable Environmental Development*

*v. City of San Diego* (2011) 196 Cal.App.4th 515, 532 [court held that city's certification of an addendum to a FEIR complied with CEQA in response to a challenge alleging that previously certified FEIR failed to analyze greenhouse gas emissions and, thus, required preparation of a supplement EIR].) As such, the fact that CEQA now requires the analysis of GHG impacts does not constitute new information within the meaning of Public Resources Code, Section 21166(c) or CEQA Guidelines, Section 15162(a)(3).

### Mitigation Measures Addressing Impacts

None.

### Conclusion

Based on the above, no new significant impacts to GHG emissions would occur as a result of the proposed CPIO. Therefore, the impacts to GHG emissions do not meet the standards for a subsequent or supplemental EIR pursuant to Public Resources Code, Section 21166(c) or CEQA Guidelines, Section 15162.

### 3.1.8 Hazards and Hazardous Materials

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:					
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than Significant with Mitigation	No	No	No	Yes
(b) Create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	Less than Significant with Mitigation	No	No	No	Yes
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No Impact	No	No	No	No
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant	No Impact	No	No	No	No



Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
hazard to the public or the environment?					
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	No Impact	No	No	No	No
(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	No Impact	No	No	No	No
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No Impact	No	No	No	No
(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	No Impact	No	No	No	No

### The Impact Determination Set Forth in the FEIR

Impacts related to Hazards and Hazardous Materials were analyzed in Section VII of the Initial Study and in Section 4.10 of the FEIR. The Initial Study did not identify any impacts related to hazards and hazardous materials resulting from implementation of the 2004 Community Plan Update. (See FEIR, Appendix 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § VII, pp. 8-10.) The FEIR also addressed potential impacts related to hazards and hazardous materials in Section 4.10 entitled "Safety/Risk of Upset." This section's impact analysis focused on whether implementation of the W-PDR CPU would cause an increased risk of exposure to hazardous materials due to emissions, storage, generation, transport or disposal. (See FEIR, Section 4.10, p. 4.10-4). This would appear to address threshold questions (a) and (b). The conclusion of this analysis was that any environmental impacts would be less than significant with implementation of the mitigation measures set forth in the section.

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant impacts related to hazards and hazardous materials because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. As such, they do not create any economic incentives to develop differently than what is permitted under the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that may result in new reasonably foreseeable impacts related to hazards and hazardous materials. It is noted that the regulations contained in the CPIO would not increase the potential for the emission of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. A list of schools within 0.25 quarter miles of the proposed CPIO can be found in **Appendix C**. Furthermore, no portion of the proposed CPIO was identified on the Cortese List (Government Code Section 65962.5) of hazardous sites.<sup>5</sup>

### **Any new Circumstances Involving New Impacts or Substantially More Severe Impacts?**

There are no substantial changes to the circumstances under which the proposed CPIO would be undertaken that would result in new or more severe significant impacts, and there is no new information of substantial importance that has become available relative to hazards or hazardous materials. No substantial changes to hazards and hazardous materials have occurred since certification of the EIR, and no substantial new hazards and hazardous materials have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts.

### **Any new Information Requiring New Analysis or Verification?**

There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified related to one or more significant effects related to hazards or hazardous materials not discussed in the FEIR, significant effects related to hazards or hazardous materials previously examined that will be substantially more severe than shown in the FEIR or of mitigation measures previously determined to be infeasible which have now been determined to be feasible.

### **Mitigation Measures Addressing Impacts**

The following Mitigation Measures are included in the FEIR:

1. Until all of the pertinent safety/mitigation standards in the City's Building Code, Fire Code and Planning and Zoning Code are met, the City shall prohibit the construction of any building where there is potential for methane gas hazards; and for instances where there is significant methane gas detected, the developer must immediately notify the City's Building & Safety Department and the Southern California Air Quality Management District.
2. The City should require mitigation measures prior to approval of residential or public facility projects within 1,000 feet of a designated hazardous site/condition. These measures should address considerations of setbacks and buffers, barriers, and safety evacuation plans.

### **Conclusion**

Based on the above, no new significant impacts or a substantial increase in the severity of previously identified impacts to hazards and hazardous materials would occur as a result of the proposed CPIO. Therefore, the impacts to hazards and hazardous materials as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

### **3.1.9 Hydrology and Water Quality (Water)**

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<sup>5</sup> California Department of Toxic Substances Control website, [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm), accessed September 7, 2016.

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>HYDROLOGY AND WATER QUALITY:</b>					
Would the project:					
(a) Violate any water quality standards or waste discharge requirements?	No Impact	No	No	No	No
(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Less than Significant with mitigation	No	No	No	Yes
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	No Impact	No	No	No	No
(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	No Impact	No	No	No	No
(e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	No Impact	No	No	No	No
(f) Otherwise substantially degrade water quality?	No Impact	No	No	No	No
(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	No Impact	No	No	No	No
(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	No Impact	No	No	No	No
(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	No Impact	No	No	No	No

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
(j) Inundation by seiche, tsunami or mudflow?	No Impact	No	No	No	No

### The Impact Determination Set Forth in the FEIR

Impact related to Hydrology and Water Quality were analyzed in Section VIII of the Initial Study and in Section 4.4 of the FEIR. With regard to thresholds (a) and (c) through (j), the Initial Study prepared for the W-PDR Community Plan Update did not identify any impacts resulting from implementation of the W-PDR CPU. (See FEIR, Appendix 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § VII, pp. 10-12.) The FEIR addressed threshold (b) in Section 4.4 "Utilities". This analysis determined whether the implementation of the W-PDR CPU would result in the use of a disproportionate share of the City's water supply by the community plan area in the City's water supply. It concluded that with implementation of the five (5) mitigation measures set forth in the FEIR, the Project's impacts related to water supply would be less than significant.

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant impacts related to hydrology and water quality because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. As such, they do not create any economic incentives to develop differently than what is permitted under the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that may result in new reasonably foreseeable impacts related to hydrology and water quality.

### Any new Circumstances Involving New Impacts or Substantially More Severe Impacts?

There are no substantial changes to the circumstances under which the proposed CPIO would be undertaken that would result in new or more severe significant impacts, and there is no new information of substantial importance that has become available relative to hydrology and water quality. No substantial changes related to hydrology and water quality have occurred since certification of the EIR, and no substantial changes have occurred in the physical environment that would result in new or more severe significant environmental impacts.

### Any new Information Requiring New Analysis or Verification?

There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified related to one or more significant effects related to hydrology and water quality not discussed in the FEIR, significant effects related to hydrology and water quality previously examined that will be substantially more severe than shown in the FEIR or of mitigation measures previously determined to be infeasible which have now been determined to be feasible.

### Mitigation Measures Addressing Impacts

The following Mitigation Measures are included in the FEIR:

1. Continue to implement existing water conservation measures, including ultralow-flush installation, school educational, public information, and residential programs, and develop new ones as needed.
2. Incorporate water conservation practices in the design of new projects so as not to impede the

City's ability to supply water to its other users or overdraft its groundwater basins.

3. Develop reliable and cost-effective sources or alternative water supplies, including water reclamation and exchanges and transfers.
4. Protect existing water supplies from contamination, and clean up groundwater supplies so those resources can be more full [sic] utilized.
5. Expand, upgrade or improve the local water distribution system within the community plan area whenever necessary to accommodated [sic] increased demand for water.

## Conclusion

Based on the above, no new significant hydrologic/water quality impacts or a substantial increase in the severity of previously identified hydrologic/water quality impacts would occur as a result of the proposed CPIO. Therefore, the impacts to hydrology and water quality as a result do not meet the standards for a subsequent or supplemental EIR pursuant to Public Resources Code, Section 21166 or CEQA Guidelines, Section 15162.

### 3.1.10 Land Use and Planning

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>LAND USE AND PLANNING:</b> Would the project:					
(a) Physically divide an established community?	No Impact	No	No	No	No
(b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	No Impact	No	No	No	No
(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	No Impact	No	No	No	No
(d) Cause a substantial amount of existing development to be considered non-conforming as a result of zoning actions?	No Impact	No	No	No	No
(e) Result in a change in the residential density and commercial development intensity of an area?	No Impact	No	No	No	No
(f) Cause increased potential for land use conflicts and nuisance relationships between existing and future land uses?	No Impact	No	No	No	No



(g) Cause an existing developed area to be converted from a residential use to non-residential uses over time, or vice versa?	Less than significant with mitigation	No	No	No	Yes
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## The Impact Determination Set Forth in the FEIR

Land Use Impacts were analyzed in Section IX of the Initial Study and in Section 4.1 of the FEIR. With regard to impact thresholds (a) through (c), the Initial Study prepared for the W-PDR Community Plan Update did not identify any impacts related to land use resulting from implementation of the W-PDR CPU. (See FEIR, Appendix 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § VII, pp. 12-13.) However, the FEIR's analysis of potential land use impacts was directed to impact thresholds (d) through (g). The FEIR conducted a detailed analysis of how the W-PDR CPU would affect identified Subareas A through M. This analysis determined that except in Subarea E, the land use changes proposed in the W-PDR CPU would cause no impacts. In Subarea E, the W-PDR CPU proposed to identify approximately 95 acres in close proximity to the Los Angeles International Airport as "under study" with the potential for Los Angeles World Airports to acquire the property, currently zoned residential, for purposes of expanding a noise buffer zone around the airport. The FEIR determined this may cause an impact as it will convert residential property to non-residential uses. However, it determined this impact would be minimal.

## Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant impacts or substantially more severe impacts related to land use because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. As such, they do not create any economic incentives to develop differently than what is permitted under the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that may result in new reasonably foreseeable impacts related to land use.

The proposed CPIO will implement the Land Use Mitigation Measures by establishing a CPIO to institute development and design standards on the Century Corridor, and does not purport to change or alter any of the findings of the adopted FEIR related to land use and planning. It does not have the potential to physically divide an established community, conflict with any applicable land use plan, policy, or regulation, or conflict with any applicable habitat conservation plan or natural community conservation plan. Furthermore, the proposed CPIO is consistent with the objectives and policies of the General Plan Framework and the W-PDR CPU as it seeks to enhance the built environment and the transit and pedestrian orientation of commercial zones along Century Boulevard and implement the W-PDR CPU.

At the local level, various plans regulate land use and design standards at the project site. These include: the General Plan Framework, the W-PDR Community Plan, the Commercial Citywide Design Guidelines, and the Coastal Transportation Corridor Specific Plan. The Project site is located within the W-PDR Community Plan Area of the City of Los Angeles, which designates the Project Site as C-2 (commercial) and regional commercial land uses.<sup>6</sup> The Proposed Project does not include any land use changes. These are permitted within the commercial designations and are thus consistent with the General Plan. The following paragraphs discuss the relationship between the Proposed Project and the City of Los Angeles' applicable plans, policies, and regulations.

### General Plan Framework and W-PDR CPU

The General Plan Framework of the City of Los Angeles designates Century Boulevard as a Regional Center. A Regional Center is described as a focal point of regional commerce, identity, and activity containing a diversity of uses such as corporate and professional offices, retail commercial malls, government buildings, major facilities, major entertainment and cultural facilities and supporting services. The W-PDR Community Plan takes the Framework's regional center definition a step further by identifying Century Boulevard as a major gateway to LAX

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<sup>6</sup> City of Los Angeles, Zoning Information & Map Access System (ZIMAS) website, <http://zimas.lacity.org>, accessed September 16, 2015.

and it supports the development of the district to offer a wide variety of hotel accommodations, shopping, dining, entertainment opportunities and other services for air travelers and other visitors to the area.

The Proposed Project is consistent with the objectives and policies of the General Plan Framework and the W-PDR Community Plan in that it seeks to enhance and make Century Boulevard one of the premier gateways to Los Angeles.

The General Plan Framework has the following project-relevant objectives and policies:

**Framework Objective 3.2** Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.

**Framework Objective 3.10** Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

**Framework Policy 3.10.2** Accommodate and encourage the development of multi-modal transportation centers, where appropriate.

**Framework Policy 3.10.3** Promote the development of high-activity areas in the appropriate locations that are designed to induce pedestrian activity, in accordance with Pedestrian-Oriented District Policies.

**Framework Policy 3.10.5** Support the development of small parks incorporating pedestrian-oriented plazas, benches, other streetscape amenities and, where appropriate, landscaped play areas.

**Framework Policy 3.10.6** Require that Regional Centers be lighted to standards appropriate for nighttime access.

**Framework Policy 3.15.1** Prepare detailed plans for land use and development of transit-oriented districts consistent with the provisions of the General Plan Framework and the Land Use/Transportation Policy.

**Framework Objective 3.16** Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.

The W-PDR Community Plan (W-PDR CP) has the following project-relevant objectives:

**W-PDR CP Objective 2-1** Preserve and strengthen viable commercial development in the community, and provide additional opportunities for new commercial development and services within existing commercial areas.

**W-PDR CP Objective 2-2** Strengthen and enhance the major commercial districts of the community into distinctive, pedestrian-friendly areas providing shopping, civic, social, and recreational activities. Enhance the land use compatibility, visual appearance, design and appeal of commercial development.

**W-PDR CP Objective 2-4** Further improve and enhance the Century Boulevard/98th Street Corridor as a hotel, shopping and entertainment district serving airline travelers and visitors.

**W-PDR CP Objective 5-1** Preserve existing open space resources and where possible develop new open space.

**W-PDR CP Objective 11-2** Ensure that the location, intensity and timing of development is consistent with the provision of adequate transportation infrastructure.

**W-PDR CP Objective 14-2** Increase work trips and non-work trips made on public transit.

**W-PDR CP Objective 15-1** Pursue Transportation Demand Management Strategies that maximize vehicle occupancy, minimize average trip length, and reduce the number of vehicle trips.

**W-PDR CP Objective 16-2** To promote pedestrian mobility, safety, amenities, and access between employment centers, residential areas, recreational areas, schools, and transit centers.

The Proposed Project would create a CPIO District along Century Boulevard. The Proposed Project is part of the LATNP, which was created due to the major expansion of the region's transit network that has been occurring over the past decade. The Project seeks to tie land use planning policies and strategies with the new transit lines being established in order to promote transit use and walkability (Framework Policy 3.15.1 and W-PDR CP Objective 14-2). The Proposed Project would also create development regulations that would influence building orientation, massing, materials, and design (W-PDR CP Objective 2-2). The regulations also require development to provide publically accessible open space (Framework Policy 3.10.5 and W-PDR CP Objective 5-1). The Proposed Project provides incentives to infill existing surface parking lots and landscaping in order for the development of liner buildings with accessory uses such as retail and dining (W-PDR CP Objective 2-2) as a means to create a more active, vibrant pedestrian environment. The Proposed Project also has urban design guidelines which complement the development standards and provide best practices for enhancing the built environment of the Project Area (W-PDR CP Objective 2-4).

#### Coastal Transportation Corridor Specific Plan (CTCSP)

The Project Site is within the Coastal Transportation Corridor Specific Plan (CTCSP) area. The CTCSP was adopted in 1985 with the purpose of establishing a traffic impact fee program to be assessed on new development in the C, M, and P zones. The intent of the fee was to assist in the implementation of future transportation improvements within the specific plan area. The CTCSP requires that trips be calculated for each proposed development within the boundary prior to the issuance of any building, grading or foundation and that the project development implement transportation mitigation measures. These mitigation measures include transportation demand management programs, land dedications, and improvements. The Proposed Project would create community plan implementation overlay district to promote walkability and enhance the built environment along Century Boulevard. All development within the Proposed Project Area would have to adhere to the provisions of the CTCSP, as amended. Therefore no conflict would occur with the existing Specific Plan.

#### Commercial Citywide Design Guidelines

The City of Los Angeles' Commercial Citywide Design Guidelines was adopted in 2012 to implement the 10 Urban Design Principles, a part of the General Plan Framework Element. The Urban Design Principles are a statement of the City's vision for the future of Los Angeles, providing guidance for new development and encouraging projects to complement existing urban form in order to enhance the built environment in Los Angeles. The Commercial Citywide Design Guidelines supplement the Citywide Urban Design Principles by offering more direction on the design of a project. The Commercial Design Guidelines illustrate options, solutions, and techniques to achieve the goal of excellence in new design and were intended to address some of the most common, overarching challenges in planning commercial developments within our diverse communities. The objectives of these guidelines include: enhancing the quality of the pedestrian experience along commercial corridors; nurturing an overall active street presence; protecting and conserving the neighborhood architectural character; establishing height and massing transitions between residential and commercial uses; maintaining visual and spatial relationships with adjacent buildings; and optimizing opportunities for high quality infill development that strengthens the visual and functional quality of the commercial environment within the context of our neighborhoods. The Proposed Project incorporates and expands several commercial design guidelines in its development regulations and urban design guidelines, and serve as a tool for implementing the guidelines on the Century Corridor; therefore, it would not conflict with the existing Commercial Citywide Design Guidelines.

#### **Any new Circumstances Involving New Impacts or Substantially More Severe Impacts?**

There are no substantial changes to the circumstances under which the proposed CPIO would be undertaken that would result in new or more severe significant impacts, and there is no new information of substantial importance that has become available relative to land use. No substantial changes to land use have occurred



since certification of the FEIR, and no substantial new changes in land use have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts.

### Any new Information Requiring New Analysis or Verification?

There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified related to one or more significant effects related to land use not discussed in the FEIR, significant effects related to land use previously examined that will be substantially more severe than shown in the FEIR or of mitigation measures previously determined to be infeasible which have now been determined to be feasible.

### Mitigation Measures Addressing Impacts

The FEIR included the following Mitigation Measures to address these impacts:

1. Implement the Urban Design Policies, Guidelines, and Standards included in the proposed Plan.
2. Implement Specific Plans and/or Community Design Overlays (CDOs) to address proposed development standards.
3. Implement Mixed Use Boulevards along transit corridors to mitigate the impacts of increased residential intensity where appropriate.

### Conclusion

Based on the above, no new significant land use impacts or a substantial increase in the severity of previously identified land use impacts would occur as a result of the proposed CPIO. Therefore, the impacts to land use as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

### 3.1.11 Mineral Resources (Natural Resources)

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>MINERAL RESOURCES: Would the project:</b>					
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No Impact	No	No	No	No
(b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No Impact	No	No	No	No

### Impact Determination in the W-PDR FEIR

Mineral Resource impacts were analyzed in Section X of the Initial Study. The Initial Study prepared for the W-PDR Community Plan Update did not identify any impacts to mineral resources as a result of implementation of

the W-PDR CPU. (See FEIR, Appendix 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § IV, p. 13.) Because the Initial Study determined the W-PDR Community Plan Update would not result in any mineral resource impacts, no further analysis was required in the FEIR.

**Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

The proposed CPIO’s regulations that apply within proposed Subarea A would not result in new significant impacts related to mineral resources because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that result in new significant impacts to mineral resources.

**Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?**

The proposed regulations in the CPIO that would apply in Subarea A does not allow for or seek to implement additional development rights than what were previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR.

**Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to mineral resources. No substantial changes in the environment related to mineral resources have occurred since certification of the FEIR, and no substantial new biological resources have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts. Finally, as it has been determined the CPIO will not result in any mineral resource impacts, a review of feasible mitigation measures is not required.

**W-PDR FEIR’s Mitigation Measures Addressing Impact**

Because the Initial Study determined the Project would have no impacts on mineral resources, no mitigation measures were required. Implementation of the CPIO does not change these impact determinations. Therefore, no additional mitigation measures are required.

**Conclusion**

Based on the above, no new significant impacts to mineral resources or a substantial increase in the severity of previously identified mineral resource impacts would occur as a result of the proposed CPIO. The proposed CPIO seeks to implement supplemental development standards and design guidelines related to aesthetics that are more restrictive than current land use controls. Therefore, the adoption and implementation of the CPIO do not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

**3.1.12 Noise**

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
NOISE: Would the project result in:					

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
	Significant and Unavoidable as to increased traffic				
(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less than Significant with Mitigation as to Development Related Operational Noise	No	No	No	Yes
(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	No Impact	No	No	No	No
(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Significant and Unavoidable	No	No	No	Yes
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Significant and Unavoidable	No	No	No	Yes
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Significant and Unavoidable	No	No	No	No
(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	No Impact	No	No	No	No

### The Impact Determination Set Forth in the FEIR

Noise Impacts were evaluated in Section XI of the Initial Study prepared for the W-PDR CPU and in Section 4.7 of the Draft EIR which is part of the FEIR. As to thresholds (a) and (c), the FEIR determined the implementation of the W-PDR CPU would cause a significant and unavoidable impact because of increased noise associated with increased traffic at 11 of the 105 street segments analyzed in the traffic impact study prepared for the FEIR. However, the actual increased development facilitated by the plan would result in a less than significant impact with mitigation. As to threshold (b), the Initial Study prepared for the W-PDR CPU determined implementation of the W-PDR would have no impacts related to ground vibration and this topic was not further analyzed in the FEIR. (See FEIR, Appendix 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § XI, p. 14.) As to threshold (d) the FEIR stated implementation of the W-PDR would result in significant and unavoidable impacts related to construction noise. As to threshold (e), because of the plan area's proximity to the Los Angeles International Airport sensitive receptors will be exposed to excessive noise levels and that there are no feasible mitigation measures to reduce these noise impacts. As to threshold (f), because the plan area is not

within the vicinity of a private airstrip, the Initial Study determined implementation of the plan would not result in any impacts associated with this threshold. (See FEIR, Appendix 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § XI, p. 15.)

**Do Proposed Changes Involve New Significant Impacts?**

The proposed CPIO’s regulations that apply within proposed Subarea A would not result in new significant impacts related to noise because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that result in new significant impacts to noise or substantially more severe noise impacts.

**Any new Circumstances Involving New Impacts or Substantially More Severe Impacts?**

The proposed regulations in the CPIO that would apply in Subarea A does not allow for or seek to implement additional development rights than what were previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR.

**Any new Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to noise impacts. No substantial changes in the environment related to noise have occurred since certification of the FEIR, and no substantial new significant noise sources have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts.

**Mitigation Measures Addressing Impacts**

To address the significant impacts identified for thresholds (a) and (c) the FEIR included the following mitigation measures:

- 1. All operational noise sources located within the Plan area shall abide by Chapter XI, Article One through Six of the City of Los Angeles Municipal Code.
- 2. The City as a condition of approval of all discretionary projects shall require project contractors to limit construction activities to between the hours of 7:00 a.m. and 9:00 p.m. Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturdays and national holidays and shall prohibit work on Sundays.

**Conclusion**

Based on the above, no new significant noise impacts or a substantial increase in the severity of previously identified noise impacts would occur as a result of the proposed CPIO. Therefore, the impacts to noise as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

**3.1.13 Population and Housing**

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or	Any New Circumstances Involving New Significant Impact or	Any New Information Requiring New	W-PDR EIR’s Mitigation Measures
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		Substantially More Severe Impacts?	Substantially More Severe Impacts?	Analysis or Verification?	Addressing Impact
<b>POPULATION AND HOUSING: Would the project:</b>					
(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than Significant	No	No	No	No
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No Impact	No	No	No	No
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No Impact	No	No	No	No

### The Impact Determination Set Forth in the FEIR

Population and Housing Impacts were evaluated in Section XII of the Initial Study prepared for the W-PDR CPU and in Section 4.2 of the Draft EIR which is part of the FEIR. As to threshold (a), the FEIR determined the impact is less than significant as the FEIR determined the projected population growth within the W-PDR Community Plan area can be accommodated. As to threshold (b) and (c) the FEIR determined the W-PDR CPU will facilitate new residential development and therefore there would be no impacts related to displacement of housing or populations requiring the construction of new housing.

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant impacts related to population and housing because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that result in new significant impacts related to population and housing or substantially more severe impacts related to population and housing.

### Any new Circumstances Involving New Impacts or Substantially More Severe Impacts?

The proposed regulations in the CPIO that would apply in Subarea A does not allow for or seek to implement additional development rights than what were previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR.

### Any new Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to population and housing impacts. No substantial changes in the environment related to population and housing have occurred since certification of the FEIR that would result in new or more severe significant environmental impacts.

### Mitigation Measures Addressing Impacts

The FEIR determined no mitigation was necessary to address any potentially significant impacts in this

environmental category.

## Conclusion

Based on the above, no new significant population and housing impacts or a substantial increase in the severity of previously identified population and housing impacts would occur as a result of the proposed CPIO. Therefore, the impacts to population and housing as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

### 3.1.14 Public Services

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>PUBLIC SERVICES:</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
(a) Fire protection?	Less than Significant with Mitigation	No	No	No	Yes
(b) Police protection?	Less than Significant with Mitigation	No	No	No	Yes
(c) Schools?	Less than Significant with Mitigation	No	No	No	Yes
(d) Parks?	Significant and Unavoidable	No	No	No	Yes
(e) Other public facilities?					X

### The Impact Determination Set Forth in the FEIR

Public Services impacts are evaluated in Section XIII of the Initial Study prepared for the W-PDR CPU and in Section 4.3 of the Draft EIR which is part of the FEIR. The Final EIR determined that impacts related to fire protection, police protection, schools, parks, and other public services would result in potentially significant impacts. Fire and police protection would be impacted by increases in operational traffic and land use changes that allow additional density/population. The additional population that the Community Plan accommodates would also create impacts to schools, parks, and libraries. The FEIR determined that the proposed mitigation measures would reduce the potentially significant impacts related to fire service, police service, public libraries and schools to less than significant levels. However, the FEIR determined that even with the proposed mitigation measures for parks, the environmental impacts to parks caused by the implementation of the W-PDR CPU would be

significant and unavoidable because of a history of lack of adequate funding for parks and the difficulty in finding suitable and economically viable locations for new park space.

#### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant impacts related to public services because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that result in new significant impacts related to public services or substantially more severe impacts related to public services.

#### **Any new Circumstances Involving New Impacts or Substantially More Severe Impacts?**

The proposed regulations in the CPIO that would apply in Subarea A does not allow for or seek to implement additional development rights than what were previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR.

#### **Any new Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to public services impacts. No substantial changes in the environment related to public services have occurred since certification of the FEIR, and no substantial new significant noise sources have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts.

#### **Mitigation Measures Addressing Impacts**

The FEIR included the following mitigation measures:

##### *Fire Protection*

1. Identify areas of the community plan area with deficient fire protection facilities and/or services and prioritize the order in which the areas should be upgraded on established fire protection standards.
2. Require, in coordination with the LAFD, adequate fire service capacity prior to the approval of proposed developments in areas currently located outside of the service areas or capability of existing city fire stations.
3. Promote continued mutual assistance agreements with neighboring cities, the County of Los Angeles, and other applicable agencies for the provision of fire protection services to the residents of the W-PDR Community plan area.
4. Implementation of the Westchester-Playa del Rey Transportation Improvement and Mitigation Program (TIMP) contained in Section 4.5 of the DEIR (Transportation).

##### *Police Protection*

1. Hire and deploy additional police officers and civilian personnel to accommodate growth or development generated by the implementation of the proposed plan pursuant to LAPD hiring and deployment procedures.
2. Expand and/or upgrade existing police protection equipment and/or facilities in areas of the community plan area which do not receive adequate police protection services.
3. Pursue State, Federal and other non-conventional funding sources to expand the number of sworn police officers.
4. Promote the establishment of police facilities which provide police protection at a neighborhood level.

5. Implement the Westchester-Playa del Rey Transportation Improvement and Mitigation Program (TIMP) contained in Section 4.5 of the DEIR (Transportation).

#### *Public Libraries*

1. Develop a funding system to finance the construction of new branch libraries or the expansion and maintenance of existing facilities, the acquisition of equipment, books and other material.
2. Establish a volunteer program in the operation and maintenance of branch libraries.
3. Expand non-traditional library services, such as book mobiles and other book sharing strategies, where permanent facilities are not available or adequate.

#### *Public Parks*

1. Develop City or private funding programs for the acquisition and construction of new recreation and park facilities.
2. Prioritize the implementation of recreation and park projects in parts of the community plan area with the greatest existing deficiencies.
3. Establish joint-use agreements with the Los Angeles Unified School District and other public and private entities which could contribute to the availability of recreational opportunities in the community plan area.
4. Monitor and report appropriate recreation and park statistics and compare with population projections and demand to identify the existing and future recreation and parks needs of the community plan area.

#### *Public Schools*

1. Develop plans to address issues relating to siting and the joint use of facilities. To this end, identify strategies for the expansion of the school facilities, including:
  - a. Siting of schools and other community facilities (libraries, parks, etc.) within transit stations, centers or mixed-use areas so that they can complement each other and make the most use of the land provided for these services;
  - b. Locating middle schools and high schools close to transit stations and key centers, where possible, so that students can use the transit system to get to and from school; and,
  - c. Encourage private redevelopment of existing school sites in the immediate vicinity of transit stations and centers so that the existing site (a low intensity site) would be replaced by a high intensity mixed-use development that would incorporate school facilities.
2. Construct schools where necessary to accommodate increased student population.

## **Conclusion**

Based on the above, no new significant public services impacts or a substantial increase in the severity of previously identified public services impacts would occur as a result of the proposed CPIO. Therefore, the impacts to public services as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

### **3.1.15 Recreation**

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or More Severe Impacts?	Any New Circumstances Involving New Significant Impact or More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>RECREATION:</b>					
(a) Would the project increase the use of existing neighborhood and regional parks or	Significant and Unavoidable	No	No	No	Yes



other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Significant and Unavoidable	No	No	No	Yes
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## The Impact Determination Set Forth in the FEIR

Recreation impacts were analyzed in Section XIV of the Initial Study and in Section 4.3 (Parks) of the FEIR. As to thresholds (a) and (b), the FEIR determined that there were significant and unavoidable impacts related to recreation. This is because at the time of the adoption of the W-PDR CPU there was already a deficiency in the amount of park space and that the increase population that the W-PDR CPU will facilitate will exacerbate that deficiency because of a historical lack of parkland acreage, existing budget constraints and a high level of development where land may not be available for conversion into or the creation of parks. Because of the exacerbation of the deficiency in parkland and recreational facilities more people will use existing facilities causing those facilities to be utilized beyond their design capacity which would lead to a deterioration of the facilities.

## Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant impacts related to recreation because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that result in new significant impacts related to recreation or substantially more severe impacts related to recreation.

## Any new Circumstances Involving New Impacts or Substantially More Severe Impacts?

The proposed regulations in the CPIO that would apply in Subarea A does not allow for or seek to implement additional development rights than what were previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR.

## Any new Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to recreation impacts. No substantial changes in the environment related to recreation have occurred since certification of the FEIR, and no substantial new sources of potential impacts to recreational resources have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts related to recreation.

## Mitigation Measures Addressing Impacts

1. Develop City or private funding programs for the acquisition and construction of new recreation and park facilities.

2. Prioritize the implementation of recreation and park projects in parts of the community plan area with the greatest existing deficiencies.
3. Establish joint-use agreements with the Los Angeles Unified School District and other public and private entities which could contribute to the availability of recreational opportunities in the community plan area.
4. Monitor and report appropriate recreation and park statistics and compare with population projections and demand to identify the existing and future recreation and parks needs of the community plan area.

## Conclusion

Based on the above, no new significant recreation impacts or a substantial increase in the severity of previously identified recreation impacts would occur as a result of the proposed CPIO. Therefore, the impacts to recreation resources as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

### 3.1.16 Transportation/Traffic

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>TRANSPORTATION / TRAFFIC: Would the project:</b>					
(a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Less than Significant with Mitigation	No	No	No	Yes
(b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Less than Significant with Mitigation	No	No	No	Yes
(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	No Impact	No	No	No	No
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No Impact	No	No	No	No
(e) Result in inadequate emergency access?	No Impact	No	No	No	No
(f) Conflict with adopted policies, plans or programs regarding	No Impact	No	No	No	No

## The Impact Determination Set Forth in the FEIR

Transportation impacts are analyzed in Section XV of the Initial Study and in Section 4.5 of the FEIR. The FEIR's analysis focuses on the effect of implementation of a Transportation Improvement and Mitigation Plan (TIMP) within the W-PDR Plan Area. As to thresholds (c), (d), (e) and (f), the Initial Study determined that implementation of the W-PDR CPU would not result in any impacts. (See FEIR, Appendix 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § XV, pp. 18-20.) As to thresholds (a) and (b), the FEIR focused its analysis on the effect on traffic from implementation of the TIMP would result in maintaining the same number of intersections operating at unacceptable levels in 2025 as what is anticipated under the No Growth scenario. Accordingly, the FEIR determined the impacts associated with thresholds (a) and (b) would be less than significant with implementation of the TIMP.

## Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO does not propose specific alterations to the transportation network, nor does it call for specific developments that could impact the area roadways. It would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of a circulation system, nor would it conflict with adopted policies, plans or programs supporting alternative transportation. It does not include a specific development project and it does not alter the levels of development that were anticipated by or analyzed in the FEIR. The proposed CPIO would not change any land uses, building heights, densities or intensities as previously adopted by the Community Plan Update. Moreover, the proposed CPIO also includes regulations that address the location of driveways and prioritizes vehicular access from alleys. In addition, the CPIO seeks to implement pedestrian-oriented design strategies in relation to transit which are anticipated to further reduce the number and distance of vehicle trips. Future development within the proposed CPIO would also still be required to meet the regulations of the TIMP and to comply with the Coastal Transportation Corridor Specific Plan.

Additionally, the proposed CPIO does not conflict with an applicable congestion management program (CMP). The Los Angeles County CMP requires that traffic impacts of projects with potential regional significance be analyzed. Specific arterial roadways and all State highways comprise the CMP system, and a total of 164 intersections are identified for monitoring throughout Los Angeles County. The nearest CMP intersection to the Proposed Project Area is at Sepulveda Boulevard and Lincoln Boulevard, located approximately 0.37 miles north of the Project boundary. In addition, the portion of Sepulveda Boulevard that acts as the western boundary of the Proposed Project is part of Pacific Coast Highway, a State highway that is part of the CMP system.<sup>7</sup> The local CMP requires that all CMP monitoring intersections be analyzed where a project would likely add more than 50 trips during either the AM or PM peak hours. The Proposed Project does not alter the anticipated level of development that was previously analyzed in the certified EIR and the analysis would have been consistent with CMP criteria. While it is possible that future development within the proposed CPIO could exceed the screening criterion established by CMP, such development projects would be required to analyze their impacts under CEQA and implement relevant mitigation measures.

The proposed CPIO would not result in additional impacts to air traffic patterns beyond what was previously analyzed in the EIR. The CPIO area is located adjacent to Los Angeles International Airport (LAX) and portions of the Project Area are in airport hazard areas and transitional surface areas as identified in the Airport Hazards Areas Map, which imposes height limits that vary in the transitional surface areas, but range from a 80 foot height limit to a 150 foot limit, depending on the runway and its elevation above sea level.<sup>8,9</sup> In addition, the Project Area falls under Title 14 of the Code of Federal Regulations, Part 77, *Safe, Efficient Use and Preservation of Navigation*

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<sup>7</sup> Metro, 2010 Los Angeles County Metropolitan Management Program, [http://media.metro.net/docs/cmp\\_final\\_2010.pdf](http://media.metro.net/docs/cmp_final_2010.pdf), accessed September 13, 2016.

<sup>8</sup> City of Los Angeles, Ordinance 130,500, July 14, 1965

<sup>9</sup> City of Los Angeles, Zoning Information & Map Access System (ZIMAS) website, <http://zimas.lacity.org>, accessed September 18, 2015.

*Airspace*, which requires that certain development projects must notify the FAA. The CPIO does not propose new buildings nor change allowable building heights. New development within the Proposed Project's boundaries would be required to adhere to all applicable height restrictions and regulations under federal and local law.

Furthermore, the proposed CPIO would not substantially increase an existing hazardous design feature or introduced incompatible uses to the existing traffic pattern. While it would set buildings back in order to expand sidewalks without requiring dedication of that land, this requirement would generally improve circulation in the area, but would not create or increase hazards to a design feature or include the use of incompatible uses to the area. In fact, the Proposed Project would reduce design hazards related to pedestrian and vehicle safety as it would require large blocks to be broken up and place automobile access in alleys or local streets and off of Century and Airport Boulevards.

The proposed CPIO would not result in inadequate access by emergency vehicles. The nearest emergency/disaster routes to the site are Sepulveda Boulevard to the east and Lincoln Boulevard to the north.<sup>10</sup> The Proposed Project would not require the closure of any public or private streets and would not impede emergency vehicle access to the Project Site or the surrounding area. New development subject to the Proposed Project may require the closure of public and private streets for construction activities. However, these closures would only be temporary and emergency access to and from an individual development project's site would be provided in accordance with requirements by the State Fire Marshal and the LAFD.

The proposed CPIO does not conflict with programs supporting alternative transportation. The Proposed Plan is funded through a Metro Transit Oriented Development (TOD) Grant and will complement the future Crenshaw/LAX Light Rail Line and the Landside Access Modernization Program. It would also enhance facilities for pedestrians and thereby encourage transit use by improving access and creating a more walkable environment through development regulations and urban design guidelines.

#### **Any new Circumstances Involving New Impacts?**

The proposed regulations in the CPIO that would apply in Subarea A does not allow for or seek to implement additional development rights than what were previously analyzed in the certified FEIR and adopted W-PDR Community Plan. In addition, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted such that it substantially diverges from the analysis in the FEIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR.

#### **Any new Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to recreation impacts. No substantial changes in the environment related to recreation have occurred since certification of the FEIR, and no substantial new significant noise sources have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts related to recreation.

#### **Mitigation Measures Addressing Impacts**

1. Implementation of the TIMP

#### **Conclusion**

Based on the above, no new significant transportation/traffic impacts or a substantial increase in the severity of previously identified transportation/traffic impacts would occur as a result of the proposed CPIO. Therefore, the impacts to transportation/traffic as a result do not meet the standards for a subsequent or supplemental EIR

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<sup>10</sup> City of Los Angeles, *General Plan Safety Element, Exhibit H, November 26, 1996.*

pursuant to CEQA Guidelines, Section 15162.

### 3.1.17 Utilities and Service Systems (Utilities)

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>UTILITIES AND SERVICE SYSTEMS:</b> Would the project:					
(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	No Impact	No	No	No	No
(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environment effects?	Less than Significant with Mitigation	No	No	No	Yes
(c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No Impact	No	No	No	No
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlement needed?	Less than Significant with Mitigation	No	No	No	Yes
(e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than Significant with Mitigation	No	No	No	Yes
(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less than Significant with Mitigation	No	No	No	Yes
(g) Comply with federal, state and local statutes and regulations related to solid waste?	No Impact	No	No	No	No

### The Impact Determination Set Forth in the FEIR

Utility impacts are analyzed in Section XVI of the Initial Study and in Section 4.4 of the FEIR. As to thresholds



(a), (c) and (g), the Initial Study determined that implementation of the W-PDR CPU would not result in any impacts. (See FEIR, Appendix 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § XVI, pp. 20-21.) As to thresholds (b), (d), (e) and (f), the FEIR determined that the Community Plan Update could result in the need for new systems or alterations to water, wastewater, and solid waste services. The FEIR determined this because the increased density and intensity proposed in the Community Plan would cause the Community Plan Area to require an even greater share of the City's resources in these area, which may also constitute cumulative impacts. However, with the implementation of the proposed Mitigation Measures, the impacts would be reduced to a less than significant level, and thus no unavoidable significant impacts were identified.

#### **Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

The proposed CPIO's regulations that apply within proposed Subarea A would not result in new significant impacts related to utilities and service systems because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that result in new significant impacts related to utilities or substantially more severe impacts related to recreation.

#### **Any new Circumstances Involving New Impacts or Substantially More Severe Impacts?**

The proposed regulations in the CPIO that would apply in Subarea A does not allow for or seek to implement additional development rights than what were previously analyzed in the certified FEIR and adopted W-PDR Community Plan. Finally, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR.

#### **Any new Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to utilities impacts. No substantial changes in the environment related to recreation have occurred since certification of the FEIR, and no substantial new significant resources have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts related to utilities.

#### **Mitigation Measures Addressing Impacts**

The FEIR imposed the following Mitigation Measures:

##### *Water*

1. Continue to implement existing water conservation measures, including ultra low-flush toilet installation, school education programs, public information programs, and residential programs, and develop new ones as needed.
2. Incorporate water conservation practices in the design of new projects so as not to impede the City's ability to supply water to its other users or overdraft its groundwater basins.
3. Develop reliable and cost-effective sources or alternative water supplies, including water reclamation and exchanges and transfers.
4. Protect existing water supplies from contamination, and clean up groundwater supplies so those resources can be more fully utilized.
5. Expand, upgrade or improve the local water distribution system within the community plan area wherever necessary to accommodate increased demand for water.

##### *Wastewater*

1. Continue to implement existing water conservation measures, including ultra low-flush installation, school educational, public information, and residential programs, and develop new ones as needed.



2. Adopt a comprehensive water reuse ordinance which will establish, among other things, goals on reuse of reclaimed water.
3. Establish water reuse demonstration and research programs and implement educational programs among consumers to increase the level of acceptance of reclaimed water.
4. Provide incentives for the development of new markets and uses for reclaimed water.
5. Rehabilitate existing sewers in poor structural condition and construct relief sewers to accommodate growth whenever necessary.
6. Expand or upgrade existing local sewers in the community plan area to accommodate increased wastewater flow whenever necessary.

#### **Solid Waste**

1. Implement an integrated solid waste management system that maximizes source reduction and materials recovery and minimizes the amount of solid waste requiring disposal.
2. Encourage and provide incentives for the processing and marketing of recyclable items.
3. Accelerate on-going efforts to provide alternative solid waste treatment processes and the expansion of existing landfills and establishment of new sites.

#### **Conclusion**

Based on the above, no new significant utility and service system impacts or a substantial increase in previously identified utility impacts would occur as a result of the proposed CPIO. Therefore, the impacts to utilities and service systems as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

#### **3.1.18 Mandatory Findings of Significance**

Issues (and supporting Information Sources)	Impact Determination in W-PDR FEIR	Do Proposed Changes Involve New Significant Impacts or More Severe Impacts?	Any New Circumstances Involving New Significant Impact or More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	W-PDR EIR's Mitigation Measures Addressing Impact
<b>MANDATORY FINDINGS OF SIGNIFICANCE:</b>					
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	No Impact	No	No	No	No
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means	Significant and Unavoidable	No	No	No	No

that the incremental effects of a project are considerable when view in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?					
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	No Impact	No	No	No	No

### The Impact Determination Set Forth in the FEIR

The Mandatory Findings of Significance are analyzed in Section XVII of the Initial Study and in Section 5.0 of the FEIR. As to thresholds (a) and (c), the Initial Study determined that implementation of the W-PDR CPU would not result in any impacts. (See FEIR, Appendix 7.1 Initial Study for the Westchester-Playa del Rey Community Plan Area (Initial Study), § XVII, pp. 21-22.) As to threshold (b) the FEIR determined that the Community Plan Update could result significant cumulative impacts in the following environmental topic areas: (1) Population, Employment and Housing, (2) Public Services, (3) Utilities, (4) Air Quality as to carbon monoxide emissions, and (5) Noise. The implementation of the Community Plan Update would not result in significant cumulative impacts in any of the other environmental topic areas.

### Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The proposed CPIO's regulations that apply within proposed Subarea A would not result in substantially more severe impacts in the environmental topic areas addressed in the Mandatory Findings of Significance than what was analyzed in the FEIR because they do not approve any particular new development and do not change any land use designations, floor area ratios or density, or building height from what is allowed in the W-PDR CPU. Therefore, the CPIO does not change any uses or the density or intensity of development from what is permitted in the W-PDR CPU in such a way that result in new significant impacts or substantially more severe impacts.

### Any new Circumstances Involving New Impacts or Substantially More Severe Impacts?

The proposed regulations in the CPIO that would apply in Subarea A does not allow for or seek to implement additional development rights than what were previously analyzed in the certified FEIR and adopted W-PDR Community Plan. In addition, they do not allow for increased building height, intensity or density of development than what is permitted in the W-PDR Community Plan. Furthermore, the area encompassing Subarea A and in the vicinity of Subarea A has not changed appreciably since the W-PDR Community Plan Update was adopted. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the FEIR.

### Any new Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to environmental topics covered in the Mandatory Findings of Significance. No substantial changes in the environment have occurred since certification of the FEIR, and no substantial new significant biological or cultural resources have been identified within the vicinity of the proposed CPIO that would result in new or more severe significant environmental impacts related to recreation.

### 3.2 Conclusions

The Century/Aviation Subarea would result in the establishment of a CPIO district, imposing certain development regulations and urban design guidelines. The CPIO would be established to enhance the unique character of the district through development, design standards, and parking regulations to implement the goals and policies of

the W-PDR Community Plan. Lastly, urban design guidelines would also be established by way of an ordinance to improve the built environment of the district to compliment the development regulations and design standards in the CPIO. As discussed above, the proposed CPIO would not result in any new significant impacts or change any impacts previously analyzed in the W-PDR Community Plan Update Final EIR.

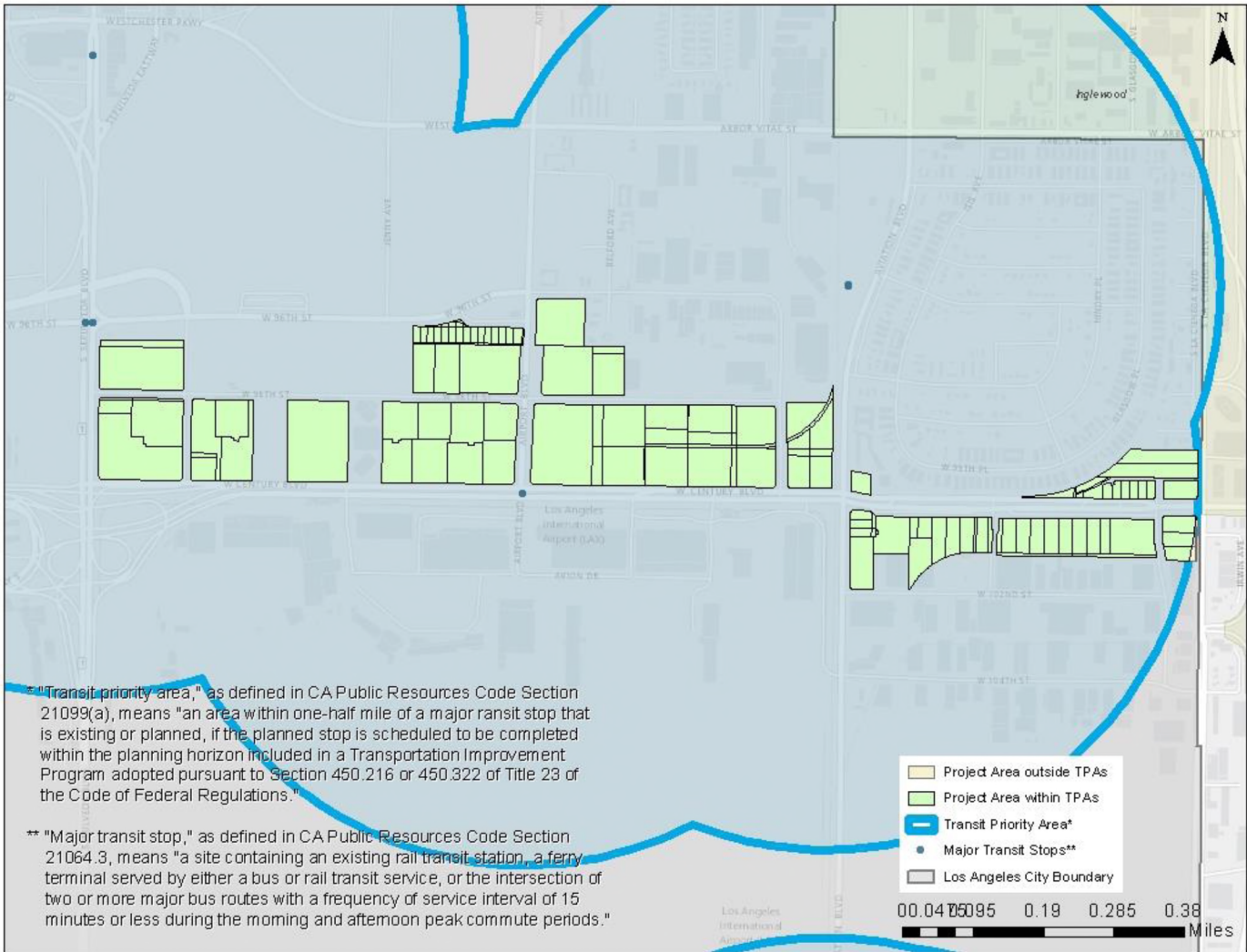
The CPIO, by itself, does not propose or authorize any development. It does not change any land uses, building heights, densities or intensities. The proposed CPIO seeks to implement supplemental development standards and design guidelines which are more protective of the environment than the current regulations and would affect the visual character and design of new commercial development and address building orientation, massing, , publically accessible open space, and other architectural features. It would also require less parking for infill, employment center projects within a designated TPA. The CPIO is consistent with Senate Bill 743, which modified Section 21099 (d)(1) of the Public Resources Code to state that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if: 1) the project is a residential, mixed-use residential, or employment center project, and 2) the project is located on an infill site within a TPA. The Department has determined that every parcel of the plan area is within a Transit Priority Areas and thus consistent with the aforementioned criteria.

Future land uses that occur pursuant to the CPIO would be required to conform to all uniformly applicable development standards of the CPIO and other regulations of the City of Los Angeles, and would be subject to review on a project-by-project basis to determine project-specific compliance with CEQA which would be too speculative to include in this Addendum. The CPIO would not permit land uses of greater height or density than permitted by the Community Plan and analyzed in the previously certified FEIR.

Lastly, none of the conditions as described under Sections 15162 and 15163 of the State CEQA Guidelines requiring a subsequent or supplemental EIR have occurred under the proposed modified Project. No new significant environmental effects and no substantial increase in the severity of previously identified significant effects would occur as a result of proposed CPIO. Additionally, there are no known mitigation measures or project alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment identified in the adopted Final EIR. Therefore, the proposed CPIO creates no potential adverse impacts beyond what was evaluated in the FEIR. Therefore, the preparation of an addendum that amends the project description in the FEIR to include the adoption of this CPIO is appropriate and fully complies with the requirements of CEQA Guidelines, sections 15164 and 15162.

# Appendices

## Appendix A: Overlap of the Proposed CPIO with Transit Priority Areas



Source: SCAQ, 2015 | N:\PHRD\Policy\TODs\Metro TOD Grant Project - Expo and Crenshaw\CENTURY AVIATION\CENTURY AVIATION DISTRICT PLAN\ENVIRONMENTAL\TPAs\Century TPA Analysis 8/30/2017

Century Aviation CPIO	
TPA	SQFT
TPA Overlap	4,440,316.78
Proposed CPIO	4,450,536.69
% Overlap	99.77%

## Appendix B: Potential Historic Resources within the Proposed CPIO

Address	Building Type	Significance Statement
5310 W. Century Boulevard	Industrial	No statement recorded.
5959 W. Century Boulevard (Tishman Airport Center Building)	Commercial	Excellent example of Corporate International architecture; designed by significant architect Welton Becket & Associates.
6151 W. Century Boulevard (McCulloch Building)	Commercial	Excellent example of Corporate International architecture; designed by significant architect Welton Becket & Associates.
98 <sup>th</sup> Street, east of Airport Boulevard (Air Raid Siren No. 150)	Institutional	Air raid siren; rotating type on freestanding pole. Associated with World War II and Cold War military infrastructure.
9841 N. Airport Boulevard (Airport Century Building)	Commercial	Excellent example of Corporate International architecture; designed by significant architect Welton Becket & Associates.
Multiple (Airport Industrial Tract Historic District)	Industrial	Excellent example of an airport-adjacent industrial tract from the 1950s; many of the buildings were designed by notable architect S. Charles Lee and developed by Lee and Los Angeles industrial tract developer Samuel Hayden.
Source: Los Angeles Department of City Planning, Office of Historic Resources, <a href="http://historicplacesla.org/map">http://historicplacesla.org/map</a> , published November 27, 2013. Accessed on November 29, 2016		

## Appendix C: Schools within 1/4 Mile of the Proposed CPIO

School	Address	Type
Bright Star Secondary Charter Academy (grades 9-12) <sup>1</sup>	5431 W 98th Street, Los Angeles, CA 90045	Public (LAUSD)
Felton Elementary School (grades K-5)	10417 S Felton Ave, Inglewood, CA 90304	Public (Lennox Elementary School District)
Stella Middle Charter Academy (grades 7-8) <sup>1</sup>	5431 W 98th Street, Los Angeles, CA 90045	Public (LAUSD)
1. Source: Los Angeles Unified School District, Local District West Map, <a href="https://achieve.lausd.net/site/handlers/filedownload.ashx?moduleinstanceid=22573&amp;dataid=24308&amp;FileName=West.pdf">https://achieve.lausd.net/site/handlers/filedownload.ashx?moduleinstanceid=22573&amp;dataid=24308&amp;FileName=West.pdf</a> accessed January 17, 2018. 2. Source: Lennox School District, <a href="https://www.lennox.k12.ca.us/">https://www.lennox.k12.ca.us/</a> , accessed January 17, 2018.		