

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
CITY PLANNING COMMISSION

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COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES

CALIFORNIA



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MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271
ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
VACANT
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

May 31, 2012

**NOTICE OF COMPLETION AND AVAILABILITY OF
RECIRCULATED PORTIONS OF THE DRAFT ENVIRONMENTAL
IMPACT REPORT NO.
ENV-2009-599-EIR
STATE CLEARINGHOUSE NO. 2009031002
CITY CLERK VAULT FILE NO. EIR-12-015-PL**

To: Owners of Property and Occupants and other interested parties

Project Name: The Cornfield Arroyo Seco Specific Plan (CASP)

SITE LOCATION: A 660-acre area approximately 2 miles north of downtown Los Angeles that abuts the communities of Chinatown, Solano Canyon, Lincoln Heights, and Cypress Park.

RECIRCULATION: On September 22, 2011, the City circulated the Original Draft Environmental Impact Report (EIR) for public review. This Recirculated Portions of the Draft EIR (RP-DEIR) replaces several portions of the Original DEIR in response to comments received during the public comment period which ended on November 21, 2011 and further review by City staff. The City is recirculating this RP-DEIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15088.5, Subdivisions a(1), a(4) and (c), which requires modified portions of an EIR to be recirculated. As CEQA Guidelines Section 15088.5, Subdivision (f)(2) permits, the City requests that reviewers limit scope of their comments to that material which is within text of the revised portions included in the RP-DEIR. Pursuant to this, the City also requests that reviewers not make any new comments on old matters not included in this RP-DEIR.

PROJECT DESCRIPTION: The proposed project will guide the future development of the Project Area by creating a series of mixed-use zoning districts that allow private, public, and nonprofit sector developers to combine retail, residential, commercial, civic, and industrial uses while ensuring that this development contributes to a human-scale, engaging urban fabric. Specifically, the four new zoning districts that would result from implementation of the Specific Plan are the following:

- **Greenways:** river-adjacent and park land areas that place an emphasis on balancing native habitat and watershed restoration with public access. The limited amount of building that will be allowed in this area will provide a variety of educational and community benefits.

- Urban Village: a compact, mixed-use, and transit-oriented community that will accommodate residential and employment uses along with supportive community services such as parks, corner stores, and other retail.
- Urban Innovation: a flex production area that will allow for employment activities in close proximity to transit service and existing communities. Small-scale craftsman and artisan activities, light industrial, creative and cognitive production, and research and development uses are encouraged.
- Urban Center: districts that capitalize upon the area's proximity to fixed-rail, mixed-uses, and open space by providing an intense blend of commercial, light industrial, and institutional opportunities combined with an active ground-floor commercial and retail area. The Urban Center may also include a small percentage of housing.

Two existing residential zoning districts, RD 2-1 and RD 1.5-1, will remain unchanged to protect residential neighborhoods within the Project Area from encroachment by new development. Other requirements that will support the realization of these districts include maximum block lengths, building height requirements based upon the width of adjacent streets and the solar requirements of nearby buildings, and façade design guidelines. The three new "Urban" zoning districts will be designated with the new Hybrid Industrial Land Use category, while the new Greenway district will be designated as Open Space. The project's zoning approach is bolstered by a Bonus Floor Area Ratio (FAR) Program that offers developers an increased FAR by providing affordable housing, open space, community facilities, or other defined public benefits, as well as a Transfer FAR Program that enables properties to transfer their unutilized FAR.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in the Original DEIR and this RP-DEIR, the proposed project would result in significant and unavoidable environmental impacts with regard to transportation, air quality, noise and vibration. Other issues addressed in the Original DEIR include biology, cultural resources, earth resources, visual resources, geology, hazards and hazardous materials, hydrology, land use and planning, population and housing, public services and recreation facilities, and utilities.

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the RP-DEIR or the documents referenced in the RP-DEIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 667, Los Angeles. Copies of the Draft EIR are also at the following Library Branches:

- 1) Central Library - 630 W. 5th Street, Los Angeles, CA 90071
- 2) Chinatown Library: 639 N. Hill Street, Los Angeles, CA 90012
- 3) Lincoln Heights Library: 2530 Workman Street, Los Angeles, CA 90031

The RP-DEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The RP-DEIR can be purchased on CD-ROM for \$7.50 per copy. Contact **Sandra McFarlane** of the City of Los Angeles at (213) 978-1255 to purchase one.

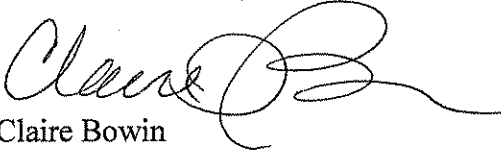
If you wish to submit comments following review of the RP-DEIR, please reference the file number above, and submit them in writing by **July 16, 2012**.

Please direct your comments to:

David Somers
Los Angeles Department of City Planning
200 North Spring Street, Room 667
Los Angeles, CA 90012
(213) 978-1477 (fax)
david.somers@lacity.org (e-mail)

A public hearing is required for the proposed Project and a separate hearing notice will be mailed at a later date for such purpose. If you have any questions, please contact David Somers at the location above.

Michael J. LoGrande
Director of Planning

A handwritten signature in black ink, appearing to read "Claire B.", with a long, sweeping underline that extends to the right.

Claire Bowin
City Planner, Citywide
Policy, Planning, and Historic Resources Division