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September 2, 2011

**NOTICE OF COMPLETION AND AVAILABILITY OF A
FINAL ENVIRONMENTAL IMPACT REPORT
NO. ENV-2010-0032-EIR
STATE CLEARINGHOUSE NO. 2010021007**

TO: Owners of Property and Occupants and other interested parties

PROJECT NAME: Jordan Downs Specific Plan

SITE LOCATION: The Specific Plan area encompasses approximately 118.5 acres, and is generally bounded by 97th Street to the north, Alameda Street to the east, 103rd Street to the south, and Grape Street to the west. The majority of the Specific Plan area is located within the Southeast Los Angeles Community Plan Area (CPA) of the City of Los Angeles; however, approximately 41.74 acres are currently located within unincorporated Los Angeles County.

PROJECT DESCRIPTION: The Housing Authority of the City of Los Angeles (HACLA) has initiated a program to redevelop the Jordan Downs public housing complex and transform the Specific Plan area into a mixed-use development with new homes, jobs, schools, parks and community facilities. The Jordan Downs Master Plan (Master Plan) was certified by the HACLA Board of Commissioners on January 15, 2010. The City of Los Angeles Department of City Planning (DCP) has since prepared the Jordan Downs Specific Plan (Specific Plan or proposed project) to serve as the implementation tool for the Master Plan. In their development of the Specific Plan, the DCP has included publicly- and privately-owned properties located within unincorporated Los Angeles County adjacent to the existing public housing development. Before the properties within unincorporated Los Angeles County can be transferred to the City of Los Angeles and be included in the Specific Plan, the Local Agency Formation Commission (LAFCO) for the County of Los Angeles must approve the annexation of these properties.

Implementation of the Specific Plan would replace the existing 700 Jordan Downs public housing units, one-for-one, and build up to 1,100 additional affordable and market-rate units in a variety of building types. The 1,800 total residential units include 700 public housing units, 700 affordable rental units, and 400 market-rate condominium units. In addition, up to 522,000 gross square feet (gsf) of employment uses would be developed. Specifically, 502,000 gsf of new commercial, retail, and light industrial space would be located along Alameda Street, and 20,000 gsf of community-serving retail and services would be located in mixed-use buildings. Up to 230,000 gsf of new commercial and retail space would be developed on HACLA-owned property, and an additional 292,000 gsf of commercial and light industrial uses could be developed on the Los Angeles Unified School District (LAUSD)-owned and privately-owned parcels along Alameda Street.

As part of the proposed project, Century Boulevard would be extended from Grape Street eastward, curving around a new 6.38-acre central park, ultimately connecting at the Specific Plan area's eastern edge with Tweedy Boulevard across the Alameda Corridor. In addition to the new central park, implementation of the Specific Plan would develop other community facilities, including a 50,000-square-foot Family Resource Center, a 17,000-square-foot joint-use gymnasium, and a 3,000-square-foot pool facility. Two potential locations, one for a new elementary school and one for an expansion to Jordan High School, are also identified within the Specific Plan area. A new elementary school site, which is planned for 550 to 650 students, would potentially be located on a three-acre parcel between 97th and 99th Streets, just east of Croesus Avenue. The high school expansion site would potentially be located adjacent to Jordan High School to the southwest on a three-acre parcel along 103rd Street. The new high school expansion site is planned for 500 to 750 students.

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Final EIR and the documents referenced in the Final EIR, you may do so at City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles. Copies of the Final EIR are also available for review at the following City of Los Angeles Public Library branches:

- Central Library: 630 W. 5th Street, Los Angeles, CA 90071
- Alma Reaves Woods Watts Branch Library: 10205 Compton Avenue, Los Angeles, CA 90002
- Mark Twain Branch Library: 9621 S. Figueroa Street, Los Angeles, CA 90003
- Ascot Branch Library: 120 W. Florence Avenue, Los Angeles, CA 90003

The Final EIR is also available online at the Department of City Planning's website, <http://cityplanning.lacity.org> (click on "Environmental" and then "Final Environmental Impact Reports"). The Final EIR can be purchased on cd-rom for \$7.50 per copy. Contact **Adam Villani** of the City of Los Angeles at (213) 978-1454 to purchase one.

Michael J. LoGrande
Director of Planning



Adam Villani, Planning Assistant
Environmental Review