



City of Los Angeles • Department of City Planning Notice of Open House & Public Hearing

City Planning Case: CPC-2013-621-ZC-GPA-SP

Council Districts 5, 10, and 11

Environmental Case: ENV-2013-622-EIR

The Los Angeles Department of City Planning will hold an Open House and Public Hearing on the Preliminary Exposition Corridor Transit Neighborhood Plan (Expo TNP) and its associated environmental clearance. The Expo TNP is a Specific Plan, which establishes new zoning and development standards and review processes for select properties within the Plan Area. The City is preparing the Plan to foster a mix of uses around transit stations that will encourage transit use and improve mobility for all transportation modes. Directing new housing and jobs to transit-served areas is an overarching principle of the City's General Plan. The goal is to give residents and employees greater mobility choices and reduce automobile dependence and greenhouse gas emissions that contribute to poor air quality and climate change.

The Plan Area includes all properties located approximately within a half-mile of the following Exposition Line Light Rail Transit stations: Culver City, Palms, Westwood, Sepulveda, and Bundy (see map). The Expo TNP regulates allowable land uses; building intensity/floor area ratio (FAR) and height; open space requirements; and building form and design. The Plan requires certain projects to provide affordable housing as well as a variety of public benefits, such as: publicly accessible open space, mobility amenities, off-site streetscape improvements (in compliance with the accompanying Streetscape Plan) and vehicle trip reduction for commercial projects. Property in single- and two-family residential zones would not be subject to the new development regulations.

Urban Design Standards are a key element of the Specific Plan. These include rules governing the scale of buildings and their location on the site; architectural treatment; location of parking; and open space design for all multifamily residential, commercial, mixed-use, and industrial developments. Such rules do not exist today and are intended to ensure new development is pedestrian-oriented and compatible with existing development.

The Expo TNP also includes a Streetscape Plan for five street segments within the Plan Area: Bundy Drive, Olympic Boulevard, Sepulveda Boulevard, National Boulevard, and Palms Boulevard. The Streetscape Plan provides specifications for landscaping and trees, street furniture, paving, and other amenities in the public right-of-way to improve the quality of the street environment for all users.

The Open House will be held from **6:00 PM – 8:00 PM** and Planning staff will be available to answer questions about the draft Plan. Beginning at **6:30 PM**, a Public Hearing will be conducted by a Hearing Officer, who will take public testimony and accept written correspondence on the draft Plan. A written recommendation report will subsequently be prepared by the Department of City Planning for consideration by the City Planning Commission at a later date. The Plan ultimately requires approval by the City Council.

This notice is mailed to persons who own property or reside within 500 feet of the Plan boundaries, and to community stakeholders who have requested notification. You may have received this notice even though you do not live or own property within the affected area.

The draft Plan and supporting documents are available at the Open House & Public Hearing and on-line at <http://www.latnp.org/expo-line/expo-draft-plan/> or at <http://cityplanning.lacity.org/> under "What's New".

Written correspondence should be received by **5 P.M. on June 5**, at the following address:

Attention: **Lameese Chang, Department of City Planning**
200 North Spring Street, Room 667, Los Angeles, CA 90012
or by e-mail to lameese.chang@lacity.org
You may also contact project staff with questions at (213) 978-1178.

Open House & Public Hearing

Date: Tuesday, May 23, 2017

Location: IMAN Foundation
3376 Motor Avenue
Los Angeles, CA 90034

Time: 6:00pm - 8:00pm Open House
6:30pm Public Hearing

A ten minute walk from the Palms Station. Parking available onsite or on Motor Ave.

June 5th is also the end of the comment period for the Draft Environmental Impact Report (EIR) which has been prepared for the Exposition Corridor Transit Neighborhood Plan.



Los Angeles Department of City Planning

200 North Spring Street, Room 667

Los Angeles, CA 90012

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The Los Angeles Department of City Planning
is pleased to announce an upcoming

Open House and Public Hearing



for the

Exposition Corridor Transit Neighborhood Plan

Please share this notice with your neighbors and friends in the community.

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