



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

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MARY C. WICKHAM  
County Counsel

January 15, 2019 **ADOPTED**

The Honorable Board of Supervisors  
County of Los Angeles

383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

8 January 15, 2019 Agenda No. 7  
10/24/17

CELIA ZAVALA  
EXECUTIVE OFFICER

**Re: PROJECT NO. R2015-02007-(2)  
GENERAL PLAN AMENDMENT NO. RPA 2015-00005-(2)  
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

On October 24, 2017, your Board conducted a duly-noticed hearing regarding the above-referenced project, which, among other things, created the Willowbrook Transit Oriented District Specific Plan ("Specific Plan") and included a plan amendment to implement the Specific Plan in the Willowbrook-Enterprise Zoned District. At the conclusion of the public hearing, your Board indicated an intent to approve the ordinance and instructed our office to prepare the final ordinance for your Board's consideration.

On September 18, 2018, our office submitted and your Board adopted Ordinance No. 2018-0032, creating the Specific Plan, and Ordinance No. 2018-0033Z, amending the map of the Willowbrook-Enterprise Zoned District for consistency with the Specific Plan. Enclosed is the resolution for the General Plan Amendment relating to the adoption of the above-referenced project, to implement the previously adopted Specific Plan, including the Zoning and Land Use Plan Amendment Maps.

Very truly yours,

MARY C. WICKHAM  
County Counsel

By

STARR COLEMAN  
Senior Deputy County Counsel

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN  
Senior Assistant County Counsel

Enclosure

c: Sachi A. Hamai, Chief Executive Officer  
Celia Zavala, Executive Officer, Board of Supervisors

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES  
RELATING TO PROJECT NO. R2015-02007-(2)  
GENERAL PLAN AMENDMENT NO. RPA 2015-00005-(2)**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 of Title 7 of the California Government Code (commencing with section 65350) provides for the adoption and amendment of a jurisdiction's general plan; and

**WHEREAS**, the County of Los Angeles ("County") adopted a Countywide General Plan Update ("General Plan") in October 2015; and

**WHEREAS**, on March 15, 1994, the County adopted the Willowbrook Community Standards District to assist in the implementation of the Willowbrook Community Redevelopment Project; and

**WHEREAS**, the Board of Supervisors for the County ("Board") held a duly-noticed public hearing on October 24, 2017, to consider Project No. 2015-02007-(2) to create a new specific plan in Title 22 of the Los Angeles County Code by establishing the Willowbrook Transit Oriented District ("TOD") Specific Plan ("Specific Plan" or "Willowbrook TOD Specific Plan"); to amend the General Plan Land Use Policy Map for the area governed by the Specific Plan ("Plan Area"); and to approve a zone change for the Plan Area ("Zone Change"); and

**WHEREAS**, Plan Amendments are necessary to implement the Specific Plan and Zone Change; and

**WHEREAS**, the County Regional Planning Commission ("Commission") considered the Plan Amendment, Specific Plan, and Zone Change (collectively, the "Project") at a public hearing on August 9, 2017, and after the close of the public hearing, recommended approval of the Project to the Board. At the public hearing, the Commission also considered a final environmental impact report ("FEIR") and recommended its approval and certification to the Board; and

**WHEREAS**, on September 18, 2018, the Board adopted Ordinance No. 2018-0032, creating the Willowbrook TOD Specific Plan, and Ordinance No. 2018-0033Z, amending the map of the Willowbrook-Enterprise Zoned District for consistency with the Specific Plan; and

**WHEREAS**, the Board finds as follows:

1. The Specific Plan replaces the Willowbrook Community Standards District provisions for the Plan Area.
2. On October 6, 2015, the Board adopted the update to the General Plan. The General Plan includes five guiding principles: employ smart growth; ensure community services and infrastructure are sufficient to accommodate growth; provide the foundation for a strong and diversified economy; promote excellence

in environmental resource management; and provide healthy, livable, and equitable communities.

3. The General Plan identifies TODs as one of the County's priorities. TODs promote infill development and active transportation strategies. The General Plan designates 11 TODs, which are areas located within a half-mile radius of an existing Los Angeles County Metropolitan Transportation Authority ("Metro") Station.
4. The General Plan update established an Implementation Program LU-2: TOD Program, which calls for the preparation of a specific plan for each of the TODs.
5. The Willowbrook TOD Specific Plan is the first plan developed to implement the TOD program and was initiated in January 2014. The Plan Area comprises approximately 312 acres adjacent to the Willowbrook/Rosa Parks Metro Station.
6. The Willowbrook/Rosa Parks Metro Station was selected for the County's first TOD Specific Plan because it is a prominent transfer station on Metro's Blue and Green Lines. Additionally, a number of improvements are planned in the area that will support transit-oriented development, including at the Martin Luther King Jr. Medical Center Campus, Charles R. Drew University of Medicine and Science, the Kenneth Hahn Plaza Shopping Center, as well as Metro's Station Improvement Project to redevelop and revitalize the Willowbrook/Rosa Parks Metro Station.
7. An environmental impact report ("EIR") was prepared for the Project in compliance with the California Environmental Quality Act ("CEQA"). A Draft EIR ("DEIR") was circulated for public review and comments from May 12, 2017, to June 26, 2017, pursuant to CEQA reporting requirements. The DEIR was made available online, as well as at the Willowbrook Library. The Notice of Hearing Examiner Public Hearing and Notice of Completion and Availability of the DEIR was mailed and e-mailed to more than 1,300 postal addresses and 180 e-mail addresses and was published in the Long Beach Press Telegram on May 12, 2017.
8. A Hearing Examiner Public Hearing was held on June 1, 2017, at the H. Claude Hudson Auditorium on the campus of the Martin Luther King Jr. Medical Center in Willowbrook. The purpose of this public meeting was to hear public testimony related to the DEIR. Approximately 48 stakeholders attended the meeting and five provided testimony.
9. After the close of the public comment period, an FEIR was prepared for the Project. The FEIR was distributed to the State Clearinghouse, individuals and organizations that submitted comments on the DEIR, and other interested parties. The FEIR included written responses to the environmental issues raised in the public testimony and during the DEIR public comment period. The FEIR included a summary of the potential environmental impacts of the proposed

Project and recommended mitigation measures that would reduce or avoid those impacts. The FEIR indicated impacts related to air quality, cultural resources, greenhouse gas emissions, noise, transportation and traffic, and utilities and service systems. Impacts can be reduced to less than significant with the mitigation measures proposed. These measures were proposed pursuant to CEQA reporting requirements. After the implementation of mitigation measures, the impacts that would remain significant and unavoidable include those related to air quality, cultural resources, greenhouse gas emissions, and transportation and traffic.

10. A Mitigation Monitoring and Reporting Program ("MMRP") consistent with the conclusions and recommendations of the FEIR was prepared for the Project. The MMRP identifies the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured. All of the measures identified in the MMRP will be implemented and enforced by the County, primarily by the Departments of Public Works and Regional Planning.
11. Compatibility of the Project with the surrounding land uses will be ensured through the adopted ordinance, which created the Willowbrook TOD Specific Plan, and Zone Change, which amended the map of the Willowbrook-Enterprise Zoned District for consistency with the Specific Plan and changed the Project Area's land use designations to be consistent with the General Plan land use legend.
12. The Project will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Area, and will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.
13. The Board independently reviewed the information contained in the DEIR and FEIR.
14. With respect to the Project's adverse impacts upon air quality, cultural resources, greenhouse gas emissions, and transportation and traffic, the Board determined that substantial benefits resulting from implementation of the Project outweigh the significant unavoidable adverse impacts, and are acceptable based upon the overriding considerations set forth in the CEQA Findings of Fact and Statement of Overriding Considerations submitted to the Board, and adopted by the Board at the close of the public hearing on the Project.
15. The CEQA Findings of Fact and Statement of Overriding Considerations are hereby incorporated herein by this reference, as though fully set forth herein.

16. The MMRP was adequately designed to ensure compliance with the mitigation measures during implementation of the Project, pursuant to section 21081.6 of the California Public Resources Code.

**NOW, THEREFORE, THE BOARD OF SUPERVISORS:**

1. Certifies that, at the conclusion of its public hearing on the Project, the Board: found that the FEIR was completed in compliance with CEQA and the State and County guidelines related thereto, and that it reflected the independent judgment of the Board; found that the unavoidable significant impacts of the Project have been reduced to an acceptable level and are outweighed by the specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the CEQA Findings of Fact and Statement of Overriding Considerations; and certified the FEIR and adopted the CEQA Findings of Fact and Statement of Overriding Considerations, and the MMRP finding, pursuant to section 21081.6 of the California Public Resources Code, that the MMRP is adequately designed to ensure compliance with the mitigation measures;
2. Finds that the proposed Specific Plan is compatible with and supportive of the goals, policies and programs of the General Plan; and
3. Adopts Project No. R2015-02007-(2) including the Zoning and Land Use Plan Amendment Maps attached hereto.

The foregoing Resolution was on the 15<sup>th</sup> day of January, 2019, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



CELIA ZAVALA, Executive Officer-Clerk of the Board of Supervisors of the County of Los Angeles

By \_\_\_\_\_

Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By \_\_\_\_\_

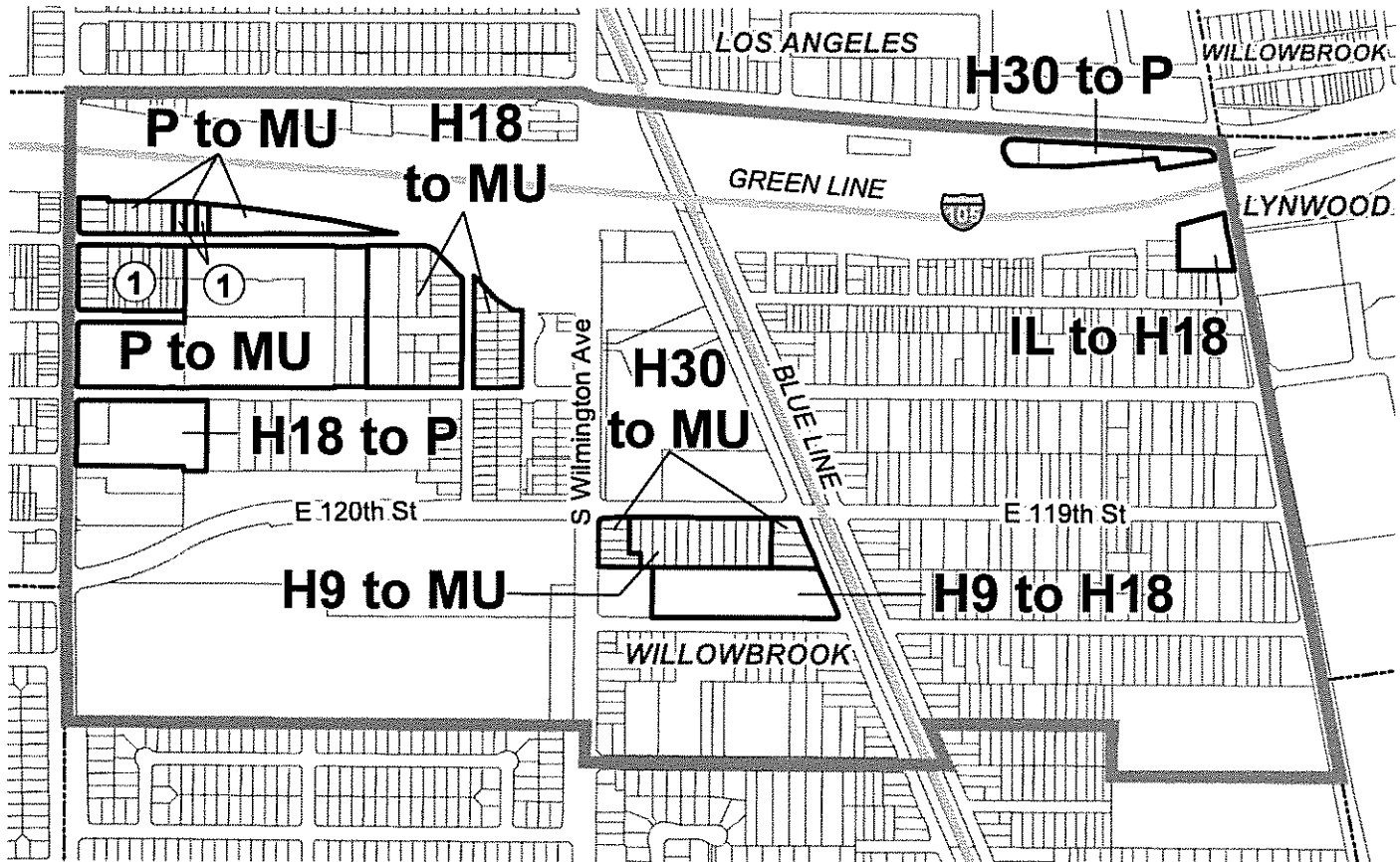
Deputy

Attachments  
Plan Amendment Maps






**AMENDMENT TO COUNTYWIDE GENERAL PLAN  
WILLOWBROOK COMMUNITY PLAN  
PLAN AMENDMENT: RPA 201500005**

**ON: \_\_\_\_\_**

**CATEGORIES H9, H18, H30, IL, P TO CATEGORIES H18, MU, P  
(PROPOSED: MIXED USE, RESIDENTIAL, PUBLIC)**




**Legend**

-  PLAN AMENDMENT AREA
-  SPECIFIC PLAN BOUNDARY
-  METRO RAIL
-  CITY / COMMUNITY BOUNDARY
-  PARCEL BOUNDARY

① - H18 to MU



0 400 800

 FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_WILLOWBROOK\_ENTERPRISE\  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
DAVID W. LOUIE, CHAIR  
AMY J. BODEK, AICP, PLANNING DIRECTOR

COUNTY ZONING MAP  
084H213, 084H217  
081H213, 081H217

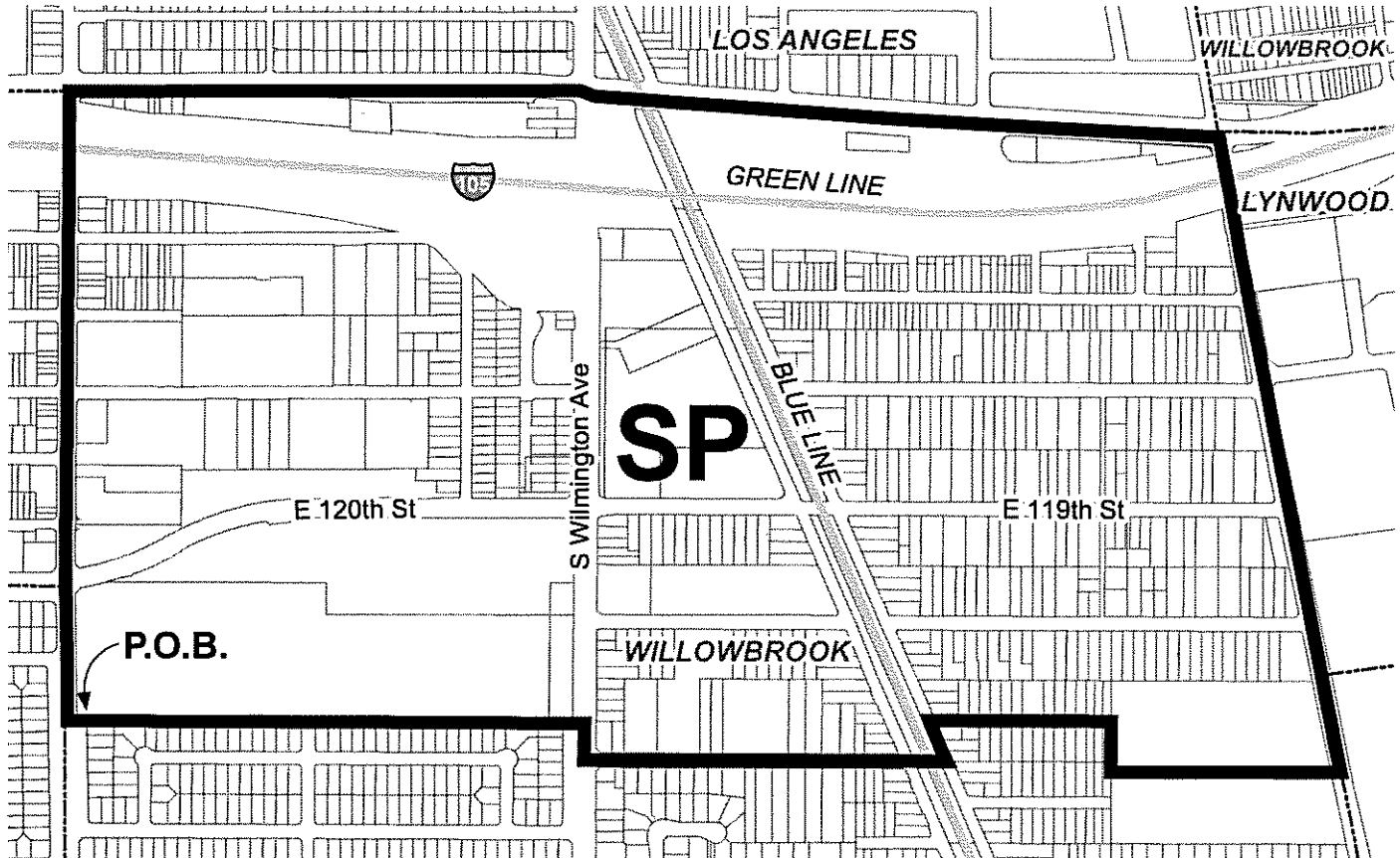
CHANGE OF PRECISE PLAN  
WILLOWBROOK - ENTERPRISE ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: RZC 201500006

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**

(see following pages)

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCELS
-  METRO RAIL



0 400 800

FEET

DIGITAL DESCRIPTION: \ZCOZD\_WILLOWBROOK\_ENTERPRISE\  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
DAVID W. LOUIE, CHAIR  
AMY J. BODEK, AICP, PLANNING DIRECTOR

COUNTY ZONING MAP  
084H213, 084H217  
081H213, 081H217

**LEGAL DESCRIPTION:**

BEGINNING AT THE NORTHWEST CORNER OF LOT 154 TRACT 13214, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 264, PAGES 38 TO 41 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE:

N.89-28-4W. 42.002'	N.0-11-19E. 25.002'
N.89-28-3W. 39.654'	N.0-11-24E. 24.735'
N.0-57-1W. 78.943'	N.0-46-47E. 0.265'
N.0-57-1W. 211.253'	N.1-19-44E. 25.007'
N.0-56-59W. 10.132'	N.0-8-13W. 34.858'
N.0-57-1W. 256.671'	N.0-33-48E. 39.998'
N.0-57-1W. 25.139'	N.1-19-12E. 74.916'
N.0-57-0W. 4.551'	N.0-16-10E. 33.522'
N.0-18-12E. 128.276'	N.0-16-9E. 16.48'
N.0-18-11E. 2.853'	N.0-50-29E. 25.002'
N.0-18-12E. 30.98'	N.0-14-32E. 37.619'
N.0-37-33E. 40.663'	N.0-14-32E. 433.187'
N.0-33-37E. 34.959'	N.89-51-57E. 2153.244'
N.0-33-44E. 4.112'	S.67-48-24E. 64.467'
N.0-33-36E. 66.525'	S.85-45-29E. 283.245'
N.0-24-47E. 128.99'	S.85-44-42E. 26.731'
N.0-44-47E. 73.117'	S.85-44-43E. 1044.996'
N.0-44-49E. 3.775'	S.85-43-40E. 48.894'
N.0-24-18E. 66.869'	S.86-47-57E. 1243.402'
N.0-16-45E. 13.266'	S.10-23-17E. 114.612'
N.0-16-37E. 50.003'	S.10-28-8E. 141.984'
N.0-33-51E. 50.002'	S.10-28-4E. 20.362'
N.0-16-38E. 25.002'	S.9-59-43E. 101.227'
N.0-26-36E. 73.229'	S.9-53-42E. 20.018'
N.0-42-55E. 77.53'	S.9-34-13E. 115.001'
N.0-11-22E. 25.001'	S.10-54-26E. 154.318'
N.0-11-19E. 25.001'	S.11-32-11E. 1.985'
N.0-11-43E. 25.001'	S.10-42-47E. 7.579'
N.1-19-45E. 25.005'	S.7-46-0E. 24.112'
N.0-11-19E. 75.004'	S.10-52-37E. 1609.036'
N.1-13-28E. 25.005'	S.10-55-2E. 2.986'
N.0-37-57E. 18.661'	S.10-55-17E. 237.099'
N.0-28-28E. 81.079'	S.10-55-17E. 49.471'
N.0-11-19E. 25.001'	S.11-37-1E. 130.914'
N.0-8-27E. 0.266'	N.89-43-45W. 41.18'
N.0-11-22E. 25'	N.89-43-44W. 924.24'
N.0-11-24E. 24.736'	N.0-15-24E. 42.36'
N.0-46-44E. 0.265'	N.0-13-26E. 84.421'
N.1-20-6E. 24.74'	N.0-16-10E. 61.621'
N.0-11-40E. 25.001'	N.0-12-23E. 25.039'
N.0-12-44E. 0.265'	N.89-46-20W. 34.915'



N.89-46-19W. 0.165'  
N.89-42-37W. 34.736'  
N.89-38-45W. 0.265'  
N.89-42-43W. 34.737'  
N.89-42-55W. 0.264'  
N.89-42-51W. 44.738'  
N.89-42-56W. 0.264'  
N.89-42-50W. 44.737'  
N.89-42-59W. 0.265'  
N.89-42-52W. 44.736'  
N.89-38-45W. 0.265'  
N.89-42-28W. 44.738'  
N.89-42-55W. 0.264'  
N.89-42-39W. 45.002'  
N.89-43-3W. 44.737'  
N.89-42-55W. 0.264'  
N.89-42-29W. 44.837'  
N.89-39-29W. 0.165'  
N.89-42-29W. 44.837'  
N.89-39-27W. 0.165'  
N.89-42-50W. 44.837'  
N.89-39-22W. 0.164'  
N.89-42-51W. 44.937'  
N.89-46-19W. 0.165'  
N.89-42-34W. 44.836'  
N.89-42-54W. 30.166'  
N.89-42-53W. 14.836'  
N.89-42-32W. 125.656'  
S.23-30-41E. 88.678'  
S.23-30-6E. 49.166'  
S.23-33-22E. 14.748'  
S.23-33-17E. 35.291'  
N.89-43-3W. 1079.624'  
N.89-43-2W. 454.278'  
N.0-15-9E. 154.079'  
N.89-28-1W. 49.921'  
N.89-28-2W. 20.997'  
N.89-28-6W. 21.005'  
N.89-48-44W. 58'  
N.89-30-5W. 46.002'  
N.89-42-15W. 65.202'  
N.89-42-14W. 70.3'  
N.89-48-16W. 12.979'  
N.89-48-19W. 37.021'  
N.89-48-59W. 50.01'  
N.89-31-7W. 50.002'  
N.89-48-19W. 50'  
N.89-32-4W. 50.502'  
N.89-48-19W. 100.001'  
N.89-31-48W. 50.012'

N.89-48-19W. 50'  
N.89-31-48W. 50.002'  
N.89-48-19W. 100.001'  
N.89-31-48W. 50.002'  
N.89-48-19W. 50'  
N.89-31-8W. 50.012'  
N.89-48-32W. 53.99'  
N.89-49-6W. 60.01'  
N.89-32-36W. 54.002'  
N.89-48-19W. 50'  
N.89-31-7W. 35.856'  
N.89-31-8W. 14.146'  
N.89-48-59W. 50.01'  
N.89-48-19W. 50'  
N.89-31-49W. 50.002'  
N.89-48-17W. 50'  
N.89-31-7W. 50.002'  
N.89-49-0W. 50'  
N.89-48-17W. 50'  
N.89-31-8W. 50.012'  
N.89-49-0W. 50'  
N.89-31-6W. 50.002'  
N.89-42-9W. 131.002'  
N.89-48-32W. 114.011'

TO THE P.O.B