

Office of the Los Angeles City Attorney
Hydee Feldstein Soro

REPORT NO. R 24-0322
JUN 20 2024

REPORT RE:

REVISED DRAFT ORDINANCES AMENDING THE SOUTH LOS ANGELES COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT; THE SOUTHEAST LOS ANGELES CPIO DISTRICT; AND THE WEST ADAMS-BALDWIN HILLS-LEIMERT PARK CPIO DISTRICT TO (1) CREATE A CPIO PROTECTED UNIT AREA, TO PROVIDE NEW TENANT PROTECTIONS IN CERTAIN RESIDENTIAL AREAS IN THE SOUTH LOS ANGELES CPIO DISTRICT, (2) MODIFY THE TRANSIT ORIENTED DEVELOPMENT SUBAREAS IN THE SOUTH LOS ANGELES CPIO DISTRICT TO INCENTIVIZE AFFORDABLE HOUSING PROJECTS, AND (3) IMPLEMENT THE SLAUSON CORRIDOR TRANSIT NEIGHBORHOOD PLAN IN THE THREE CPIO DISTRICTS TO ENCOURAGE GREEN JOBS, EXPANDED AFFORDABLE HOUSING OPPORTUNITIES, AND SUPPORT AN ACTIVE TRANSPORTATION CORRIDOR WITH PATH-ORIENTED BUILDING DESIGN

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File Nos. 18-0445-S1 and 20-1265-S1

Honorable Members:

On June 13, 2024, this Office transmitted three draft ordinances, approved as to form and legality, for the City Council's consideration related to two projects (City Attorney Report No. R24-0317): (1) the South Los Angeles Community Plan Implementation Overlay District (CPIO) amendment to address displacement and the preservation of affordable housing (Council File No. 20-1265-S1); and (2) adoption of the proposed Slauson Corridor Transit Neighborhood Plan (Slauson TNP) (Council File No. 18-0445-S1), which requires separate amendments to the South Los Angeles CPIO



(South LA CPIO), Southeast Los Angeles CPIO (SELA CPIO), and the West Adams-Baldwin Hills-Leimert CPIO (West Adams CPIO).

On June 18, 2024, the PLUM Committee at its regular meeting considered all three ordinances and moved to approve the ordinances with two changes to the South LA CPIO and one change to the Southeast LA CPIO and requested this Office to transmit revised ordinances to the City Council. No changes were requested of the West Adams CPIO. The respective changes are as follows:

In Section V-1.E.2 of the South Los Angeles CPIO, a couple language corrections were made to make it clear that a tenant prevailing in court under Section V-1 shall be awarded reasonable attorney's fees and costs, instead of "may" be awarded such fees and costs.

A correction was made to Section VI-3.E.2(a) "Non-Path Abutting Sites" in both the South Los Angeles CPIO and the Southeast Los Angeles CPIO concerning the Slauson Subareas SI, SJ, SK1, SK1 and SL to correct an error that the development standards therein applied to projects that do not abut, rather than do abut, the Active Transportation Corridor.

Council Rule 38 Referral

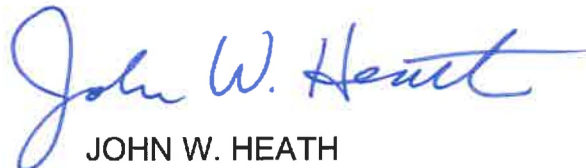
Copies of the revised draft ordinances were sent, pursuant to Council Rule 38, to the Department of Building and Safety and LAHD. The departments were requested to provide comments, if any, directly to the City Council or its Committee when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Parissh Knox at (213) 978-8191. A member of this Office will be present when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By



JOHN W. HEATH
Chief Assistant City Attorney

JWH:PK:cp
Transmittal