

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to instructing the Department of City Planning (DCP), to prepare recommendations relative to the loss of affordable housing and the overconcentration of student housing near the University Park/Expo Park community.

Recommendation for Council action, pursuant to Motion (Harris-Dawson - Blumenfield):

1. INSTRUCT the Department of City Planning to report to the PLUM Committee in 60 days with the following:
 - a. A working definition of student housing, co-living facilities, and naturally occurring affordable housing.
 - b. Strategies to adapt the existing Neighborhood Stabilization Overlay (NSO) through geographic expansion along the following boundaries (North: I-10 Freeway, South: King Blvd, East: 110 freeway, West: Western Ave), limit bedrooms to 4 per unit, and other criteria to address loss of naturally occurring affordable housing and overconcentration of student housing/co-living facilities.
 - c. Analysis of the number of affordable housing units produced in the proposed NSO area through Transit Oriented Communities (TOC) Incentive Program and Small Lot Subdivision ordinance since 2015.
 - d. Analysis of existing and new planning and land use tools, including but not limited to an amendment to the South Los Angeles Community Plan Implementation Overlay (CPIO) District or a Specific Plan, to best address displacement, loss of naturally occurring affordable housing, and the proliferation of student housing and co-living facilities.
2. INSTRUCT the DCP and Los Angeles Department of Building and Safety (LADBS) to work with the North Area Neighborhood Development Council to discuss details establishing a Working Group beginning in early 2021. The Working Group will provide comments and recommendations to the City around the loss of naturally occurring affordable housing, the overconcentration of student housing, and enforcement of construction and design regulations.
3. EXPAND the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay (Zoning Information File No. 2397) boundary area to also include the following geographical boundaries, and provide options for housing affordability in the area, evaluate parking strategies, and analyze massing and design standards for the area.
 - a. North: South side of Martin Luther King Jr. Boulevard, between Southbound 110 Freeway on the east, continuing west to the east side of Normandie Avenue.
 - b. South: West on the north side of Gage Avenue from Southbound 110 Freeway to Vermont Avenue, continuing north on Vermont Avenue to 62nd Street, then west on 62nd Street to the south side of Normandie Avenue.

- c. East: Southbound 110 Freeway from Martin Luther King Jr. Blvd. on the north and Gage Avenue on the south.
- d. West: South on the east side of Normandie Avenue from Martin Luther King Jr. King Boulevard to the north side of 62nd Street.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary

At a regular meeting held on December 3, 2020, the PLUM Committee considered Motion (Harris-Dawson - Blumenfield) relative to the loss of affordable housing and the overconcentration of student housing near the University Park/Expo Park community. After providing an opportunity for public comment, the Committee recommended to adopt the Motion, as amended. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER</u> | <u>VOTE</u> |
|----------------|-------------|
| HARRIS-DAWSON: | YES |
| BLUMENFIELD: | YES |
| PRICE, JR.: | YES |
| CEDILLO: | YES |
| LEE: | YES |

LC 12/03/20

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