

## **ORDINANCE NO. 185925**

An ordinance establishing the Southeast Los Angeles Community Plan Implementation Overlay District for the Southeast Los Angeles Community Plan Area.

### **THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:**

Section 1. Pursuant to Section 13.14 of the Los Angeles Municipal Code ("LAMC") and its authority to adopt zoning regulations, the City Council hereby establishes and adopts the attached Southeast Los Angeles Community Plan Implementation Overlay District (Southeast Los Angeles CPIO District) to read in whole as shown in the attached document. The Southeast Los Angeles CPIO District's boundaries are identical to the boundaries of the Southeast Los Angeles Community Plan, adopted on November 22, 2017 (Council File No.17-1053). The City Council establishes 15 Southeast Los Angeles CPIO District Subareas referred to as the Corridors Subareas A, B, C and D; TOD Subareas E, F, G and H; Industrial Subareas I, J, K and L; and Residential Subareas M, N and O for those areas shown in the attached maps.

Sec. 2. The City Council finds that the supplemental development regulations of the Southeast Los Angeles CPIO District are consistent with, and necessary to implement, the programs, policies and design guidelines of the Southeast Los Angeles Community Plan.

Sec. 3. This ordinance supersedes and replaces Ordinance No. 176,543, which established use restrictions along Central Avenue.

Sec. 4. This ordinance shall not apply to the use and development of the property identified as Assessor Parcel Nos. 5126031009, 5126031010, 5126030005, 5126030006, 5126030009 and 5126030011, provided the property is developed pursuant to Ordinance No. 184,595 and the entitlements found in City Planning Case No. CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR-MS (Council File No. 16-1058-S2). Development that is not consistent with Ordinance No. 184,595 and the entitlements found in City Planning Case No. CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR-MS shall comply with the Southeast Los Angeles CPIO District, including the TOD Regional Subarea (Subarea H) regulations.

Sec. 5. This ordinance shall not apply to the use and development of the property identified as Assessor Parcel Nos. 5126019001, 5126019005, 5126019006, 5126019007, 5126019008 and 5126019009, provided the property is developed pursuant to Ordinance No. 185,262 and the entitlements found in City Planning Case No. CPC-2016-3312-GPA-VZC-DB-SPR (Council File No.17-1186). Development that is not consistent with Ordinance No. 185,262 and the entitlements found in City Planning Case No. CPC-2016-3312-GPA-VZC-DB-SPR shall comply with the Southeast Los Angeles CPIO District, including the TOD High Subarea (Subarea G) regulations.

Sec. 6. This ordinance shall not apply to the use and development of the property identified as Assessor Parcel No. 5131006030 provided the property is developed pursuant to Ordinance No. 182,751 and the entitlements found in City Planning Case No. CPC-2013-337-GPA-ZC-DB-SPR (Council File No. 13-1189). Development that is not consistent with Ordinance No. 182,751 and the entitlements found in City Planning Case No. CPC-2013-337-GPA-ZC-DB-SPR shall comply with the Southeast Los Angeles CPIO District, including the TOD High Subarea (Subarea G) regulations.

Sec. 7. This ordinance shall not apply to the use and development of the property identified as Assessor Parcel No. 5126026008, provided the property is developed pursuant to Ordinance No. 183,801 and the entitlements found in City Planning Case No. CPC-2008-596-GPA-ZC-SPR (Council File No. 15-0785). Development that is not consistent with Ordinance No. 183,801 and the entitlements found in City Planning Case No. CPC-2008-596-GPA-ZC-SPR shall comply with the Southeast LA CPIO District, including the TOD Regional Subarea (Subarea H) regulations.

Sec. 8. **URGENCY CLAUSE.** The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health, and safety for the following reasons: The City of Los Angeles is already in the midst of a housing and employment crisis; any further delay in implementing this ordinance will harm the City's efforts to increase the construction of new housing units and the creation of new jobs that are consistent with the goals, policies, priorities and objectives of the Southeast Los Angeles Community Plan Update. The continued processing of building and demolition permits without the protections of this ordinance will result in the loss of irreplaceable, historically significant residential structures and result in the underutilization of commercial and industrial zoned areas. In order to address the threat to the public peace, health and safety of the residents, property owners, and visitors in this community plan area, there must be an increase in the number of land use protections, programs and incentives available to respond to the development pressures and escalating land use conflicts. For all these reasons, the Southeast Los Angeles CPIO Ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Sec. 9. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

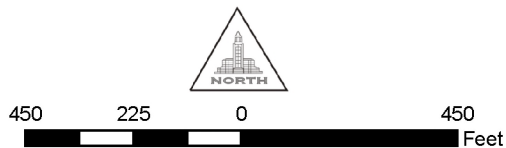
# CORRIDORS

THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT CORRIDORS SUBAREAS.



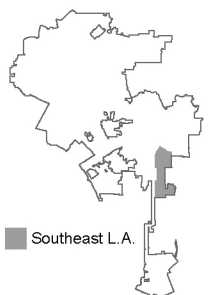
## SELA CPIO - Community Plan Implementation Overlay District Subarea

- A. Neighborhood-Serving Corridor
- C. General Corridor



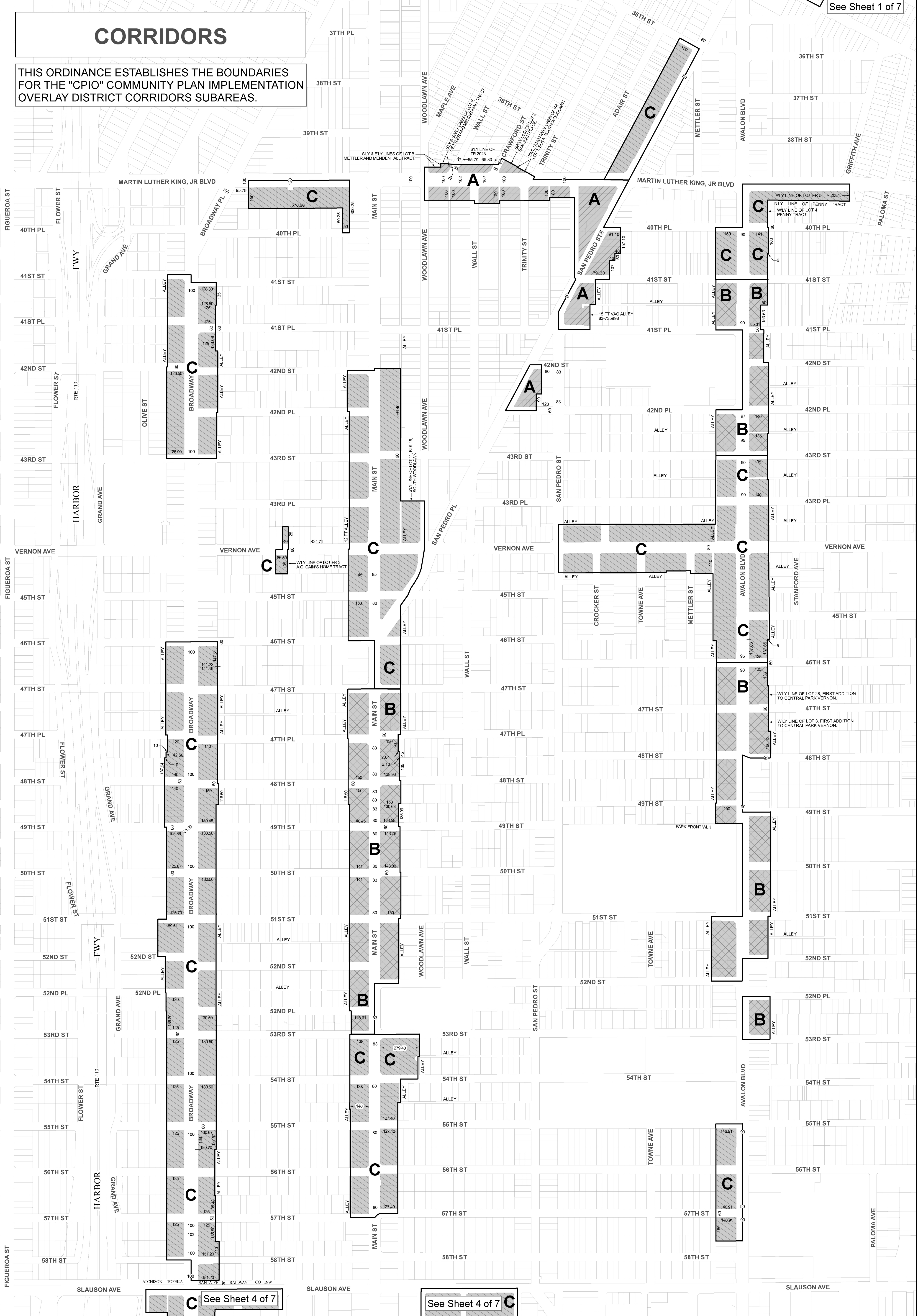
Sheet 1 of 7

City of Los Angeles



# CORRIDORS

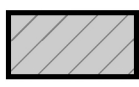
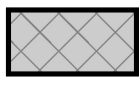

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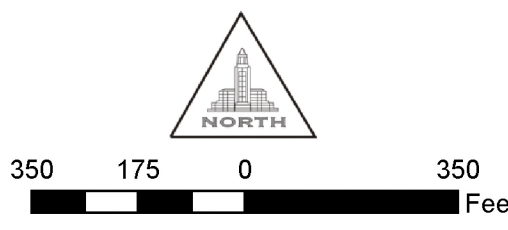


See Sheet 4 of 7

See Sheet 4 of 7

## SELA CPIO - Community Plan Implementation Overlay District Subarea

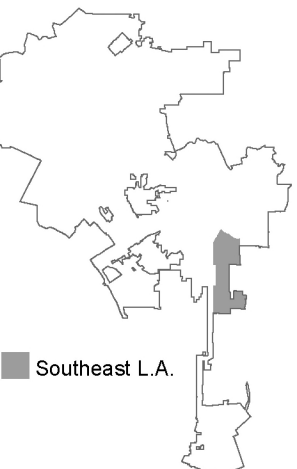
-  **A. Neighborhood-Serving Corridor**
-  **B. Parkway Corridor**
-  **C. General Corridor**

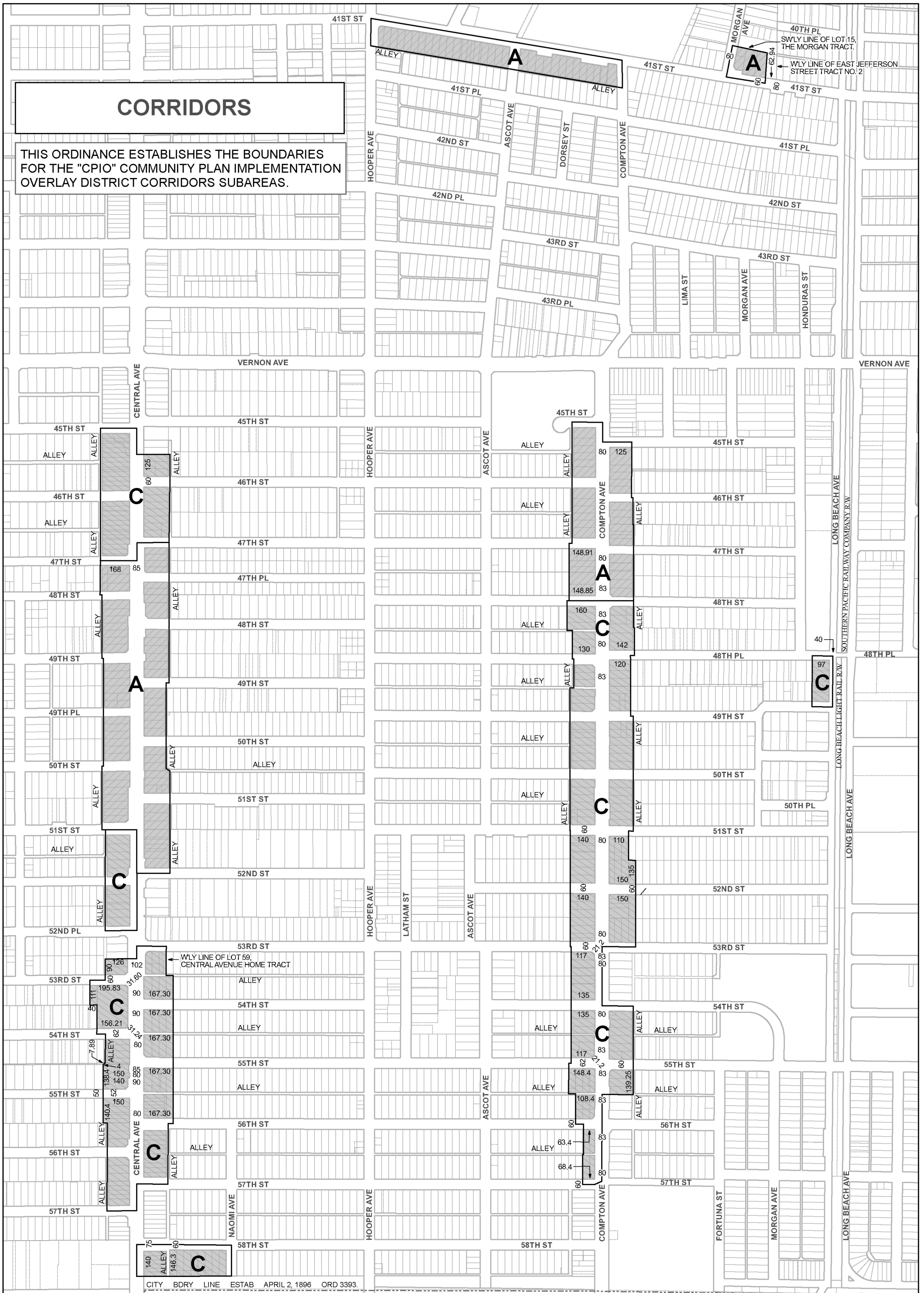


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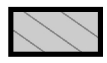

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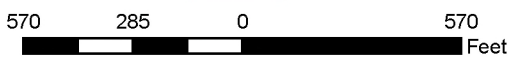
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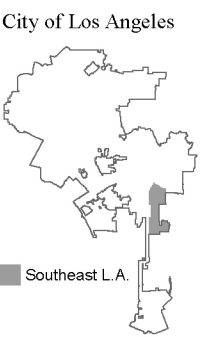


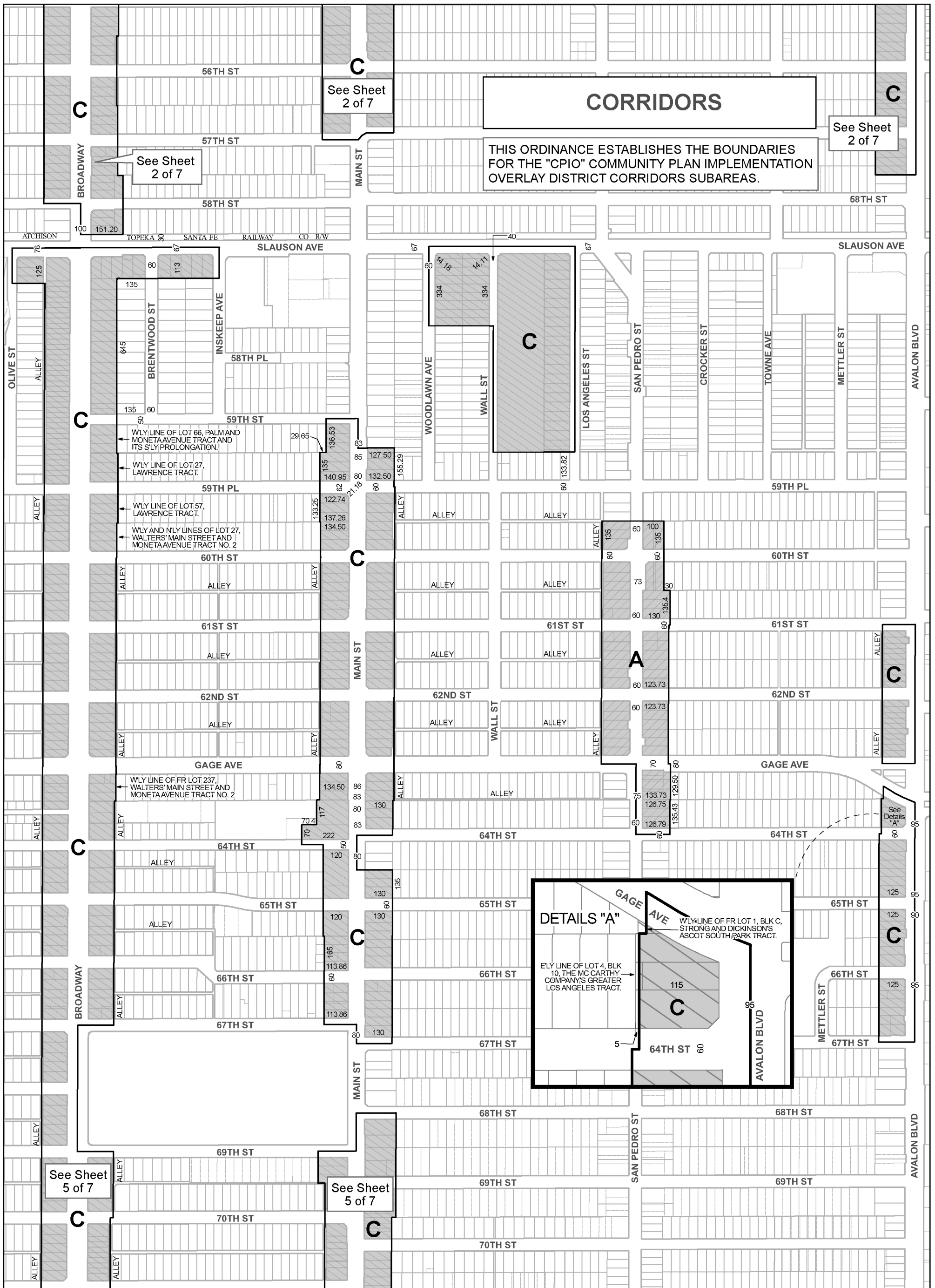
**SELA CPIO - Community Plan Implementation Overlay District Subarea**

-  **A. Neighborhood-Serving Corridor**
-  **C. General Corridor**
-  **City of LA Boundary**



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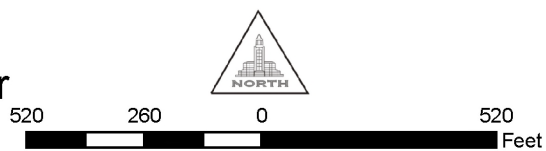


**SELA CPIO - Community Plan Implementation Overlay District**

**Subarea**

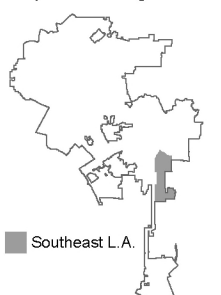
- A. Neighborhood-Serving Corridor**
- C. General Corridor**

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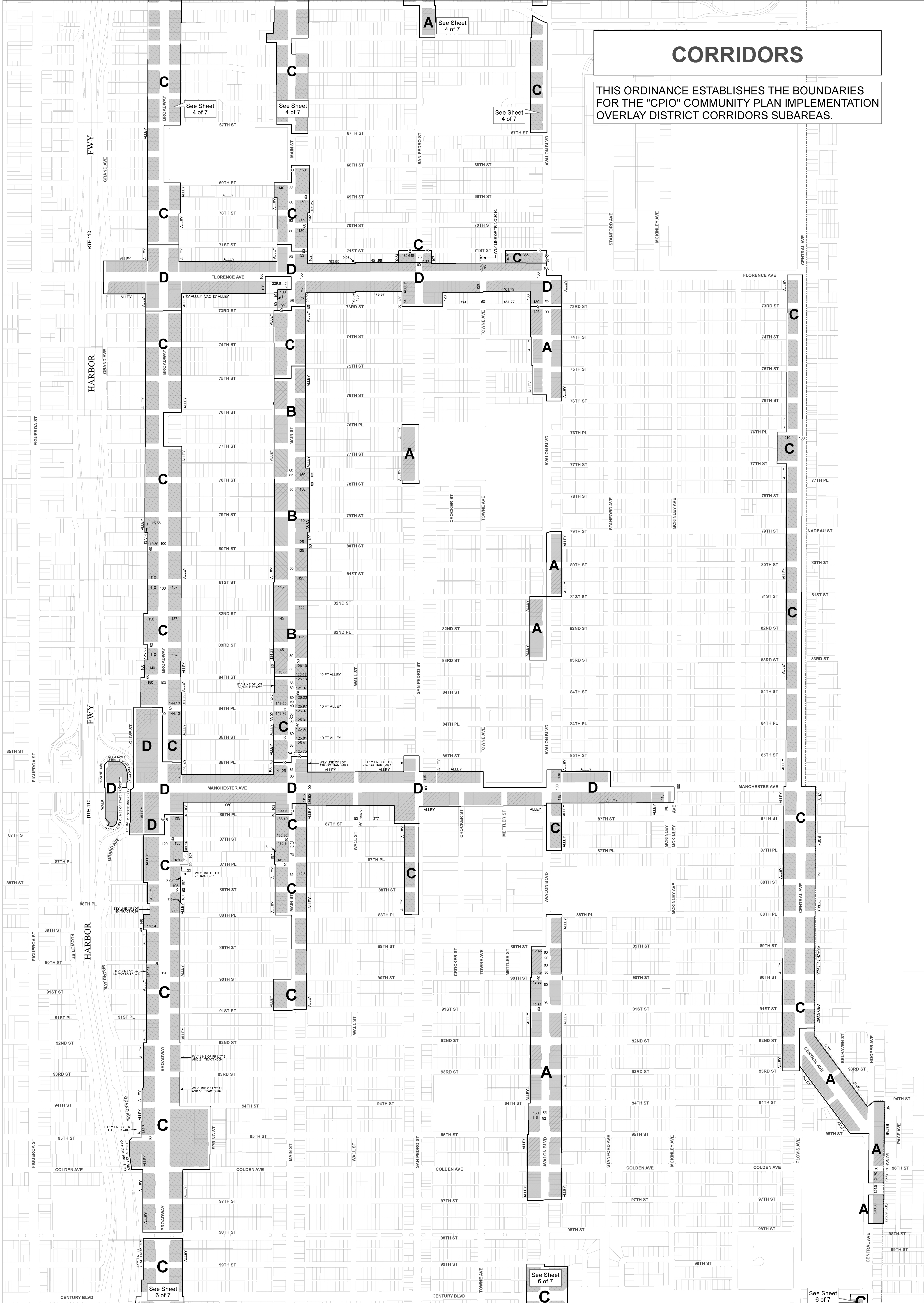
CPC 2008-1553 CPU

City of Los Angeles



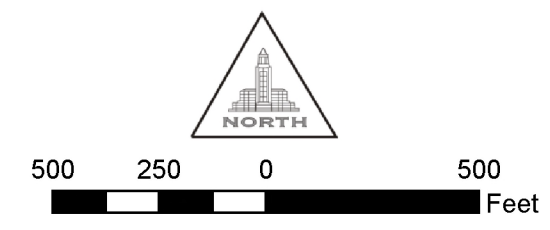
# CORRIDORS

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## SELA CPIO - Community Plan Implementation Overlay District Subarea

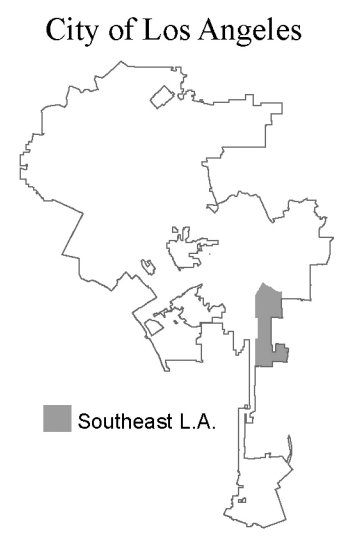
- A. Neighborhood-Serving Corridor**
- B. Parkway Corridor**
- C. General Corridor**
- D. Commercial Corridor**
- City of LA Boundary**



CPC 2008-1553 CPU

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Data Sources: Department of City Planning & Bureau of Engineering

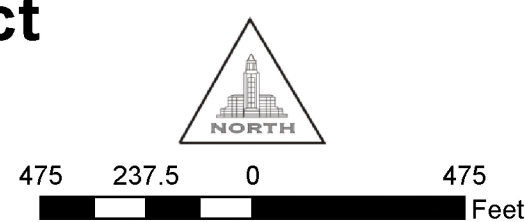


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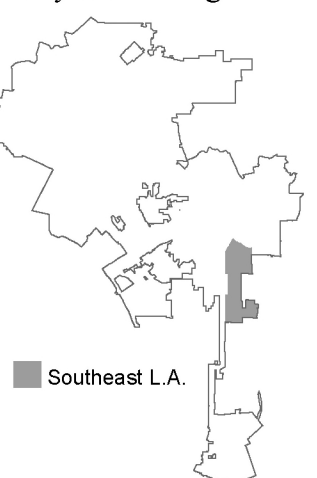
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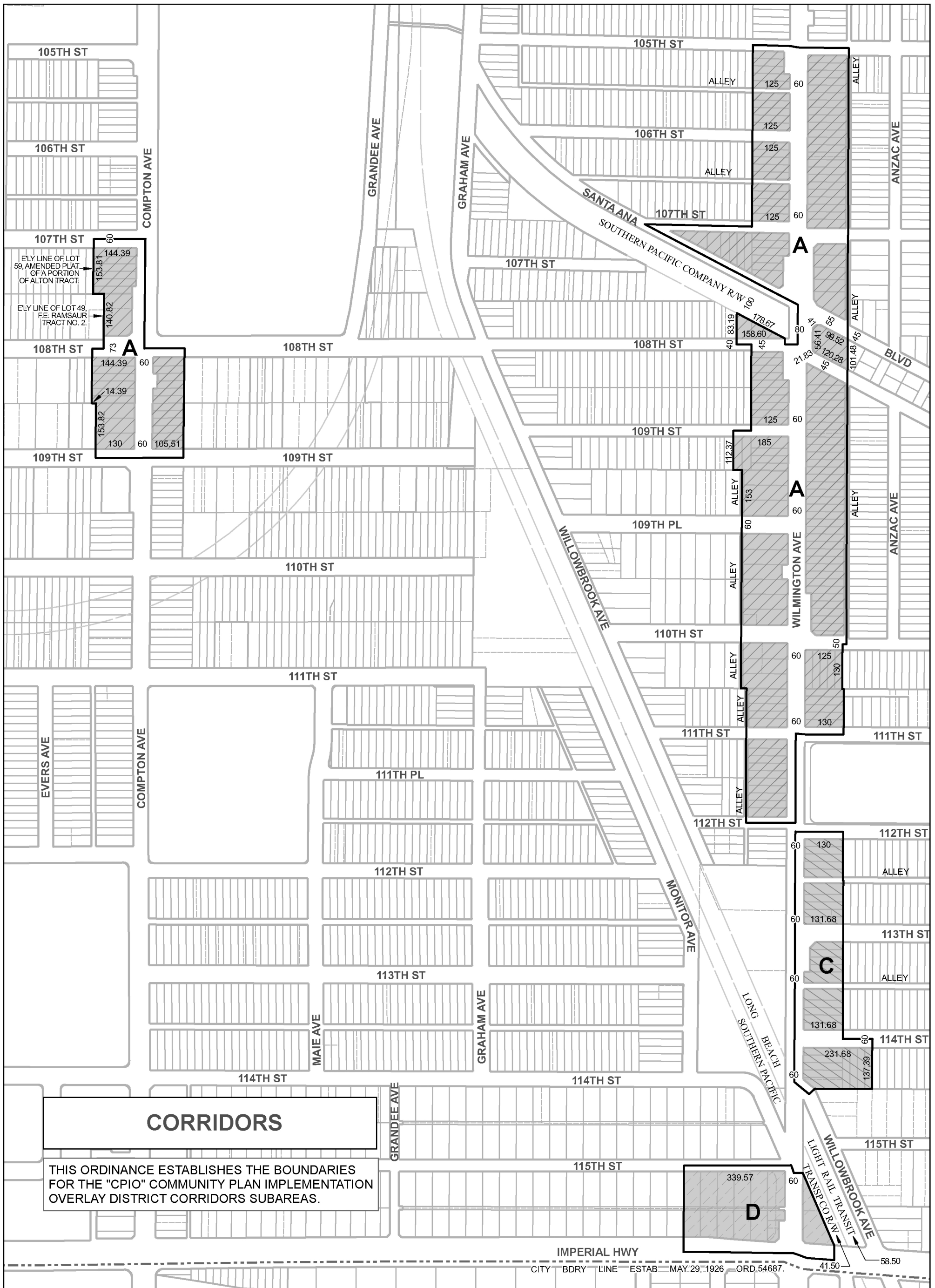
## SELA CPIO - Community Plan Implementation Overlay District Subarea

- A. Neighborhood-Serving Corridor
- C. General Corridor
- City of LA Boundary






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**SELA CPIO - Community Plan Implementation Overlay District**

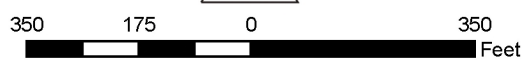
**Subarea**

-  **A. Neighborhood-Serving Corridor**
-  **C. General Corridor**
-  **D. Commercial Corridor**

 City of LA Boundary

Data Sources: Department of City Planning & Bureau of Engineering

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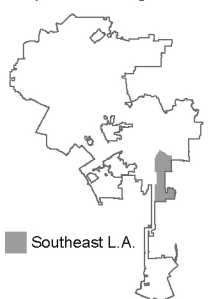


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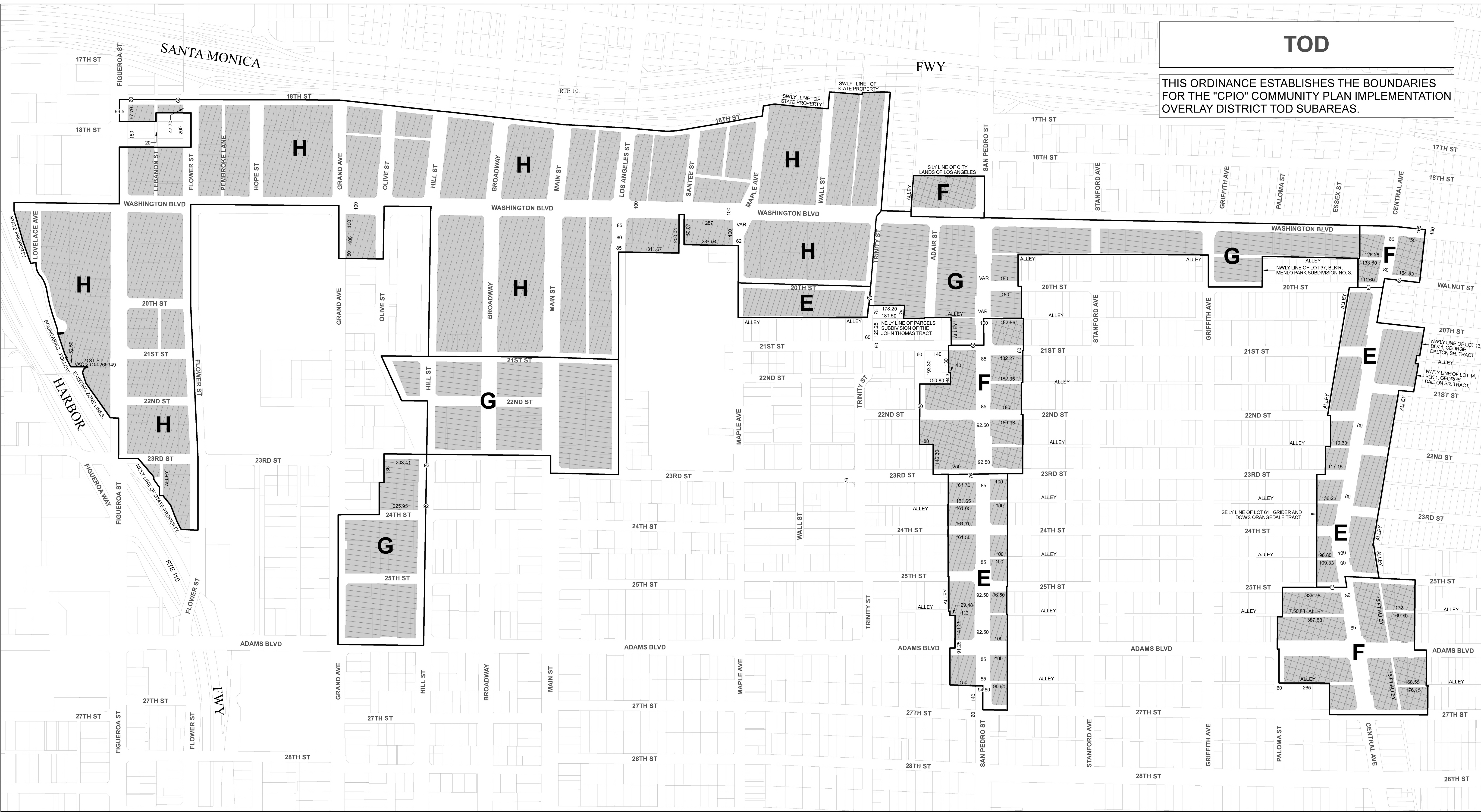
City of Los Angeles



■ Southeast L.A.

# TOD

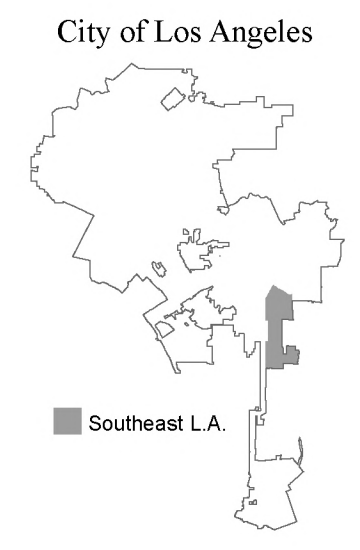
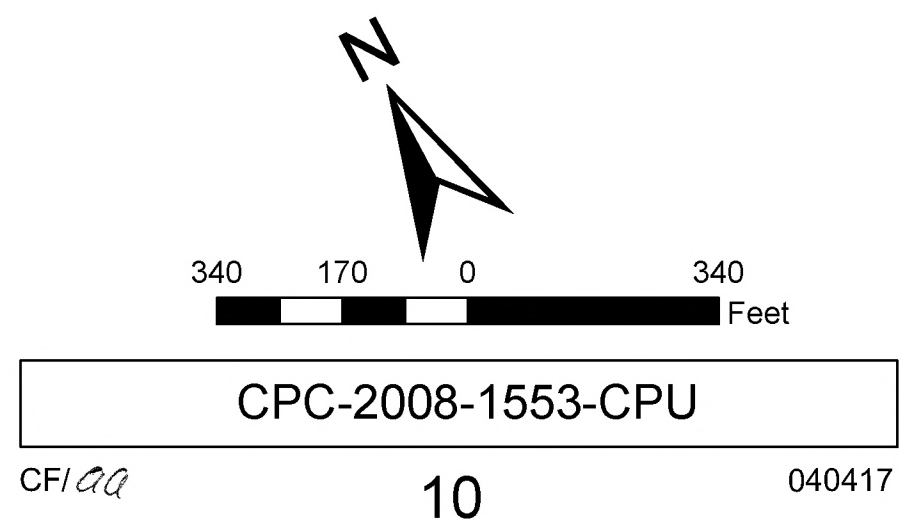
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## SELA CPIO - Community Plan Implementation Overlay District

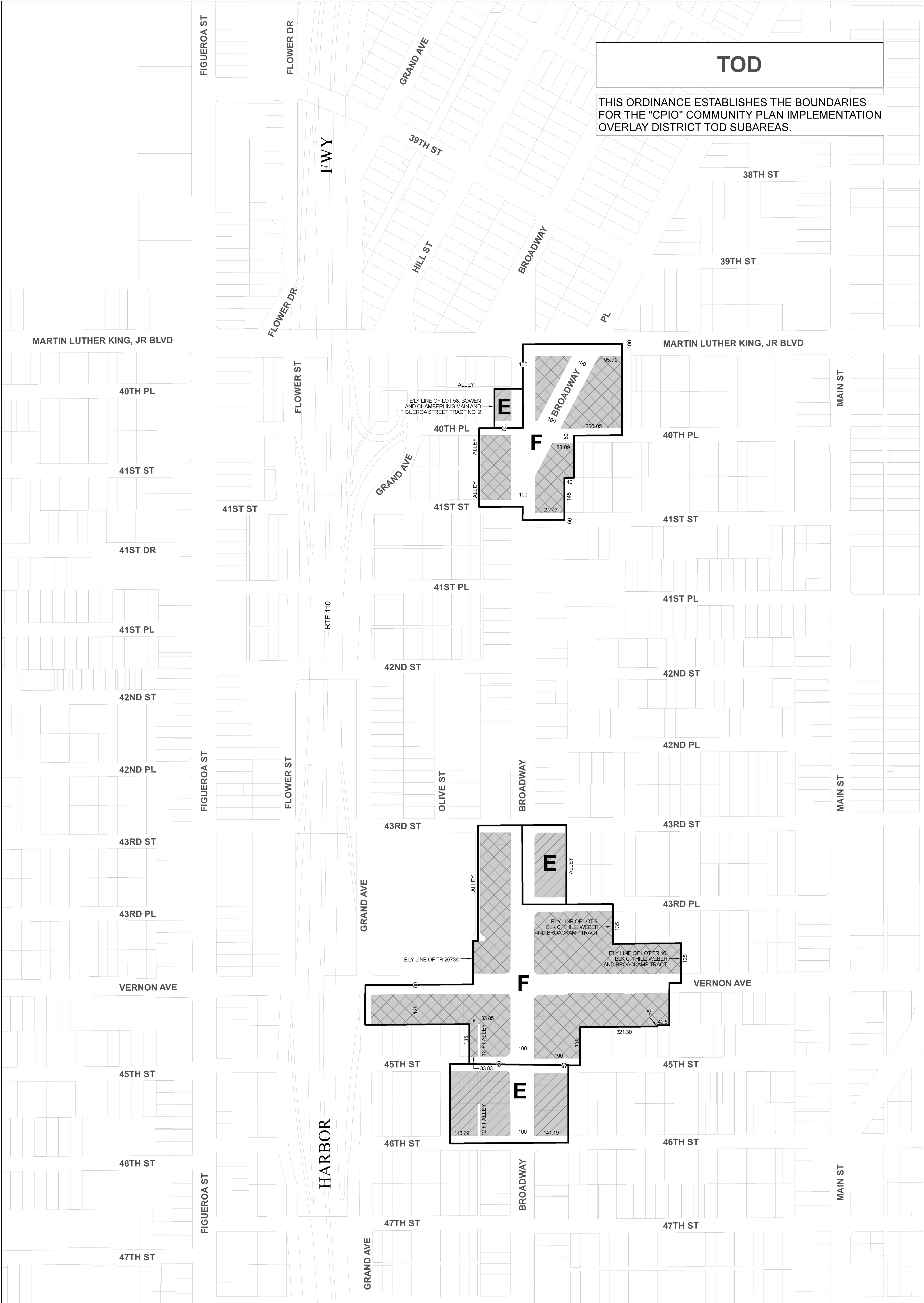
- Subarea**
- E. TOD Low
  - F. TOD Medium
  - G. TOD High
  - H. TOD Regional

Data Sources: Department of City Planning & Bureau of Engineering

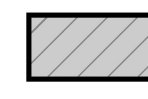
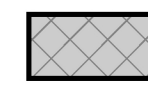


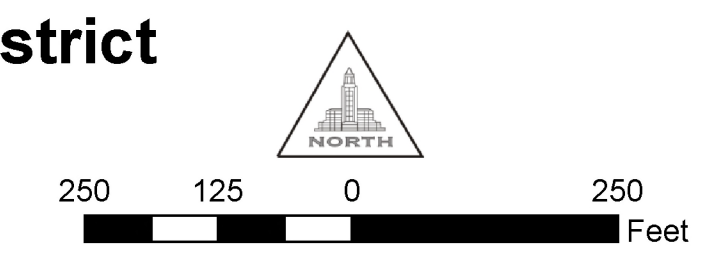
# TOD

THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT TOD SUBAREAS.



## SELA CPIO - Community Plan Implementation Overlay District Subarea

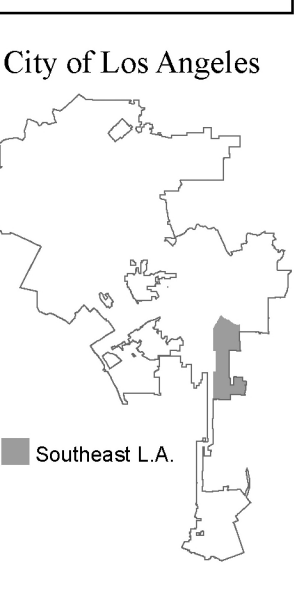
-  E. TOD Low
-  F. TOD Medium



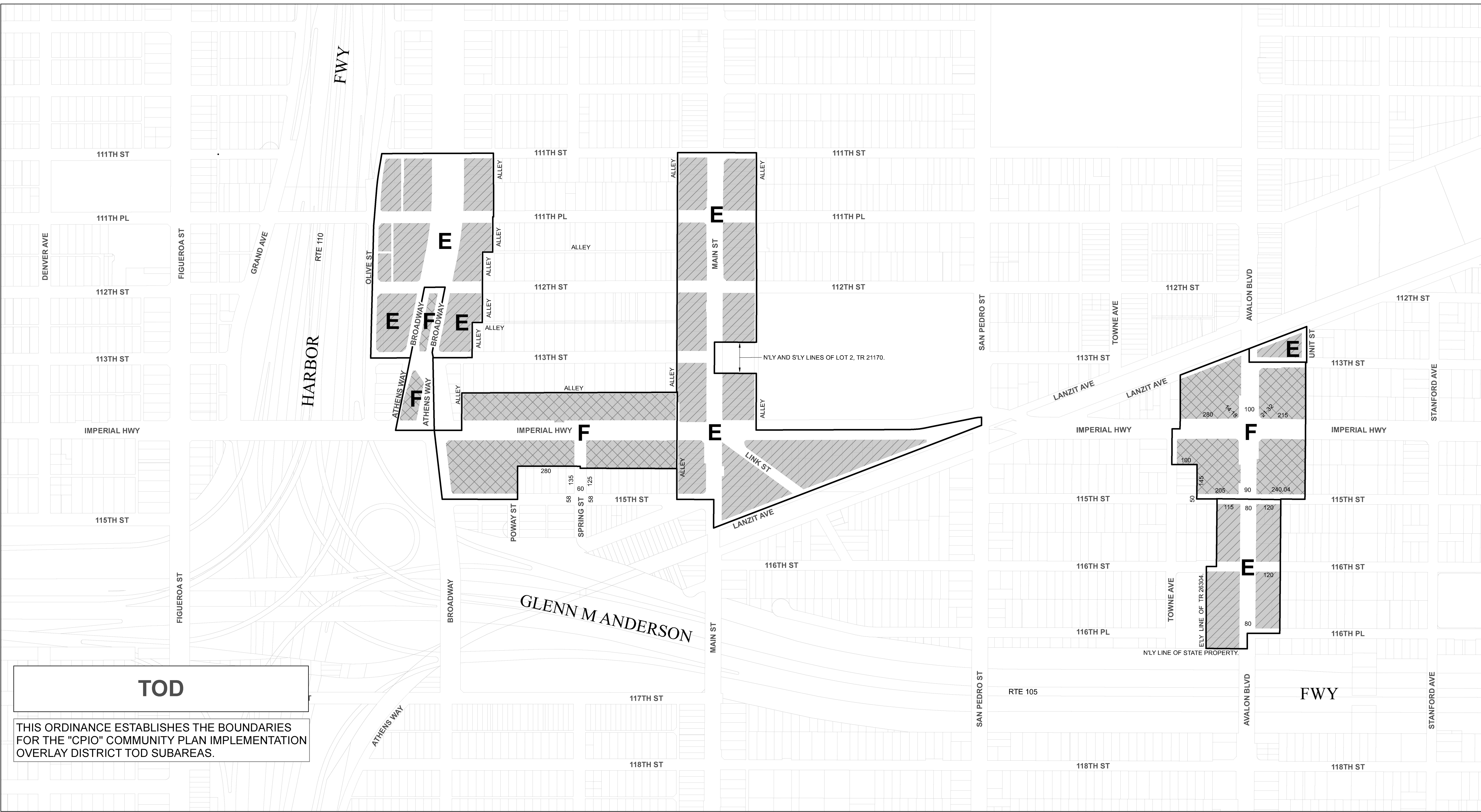
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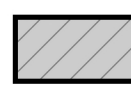

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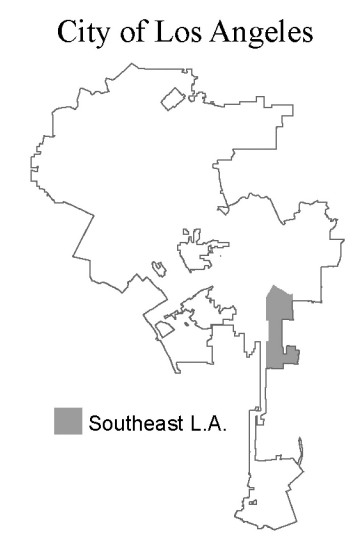
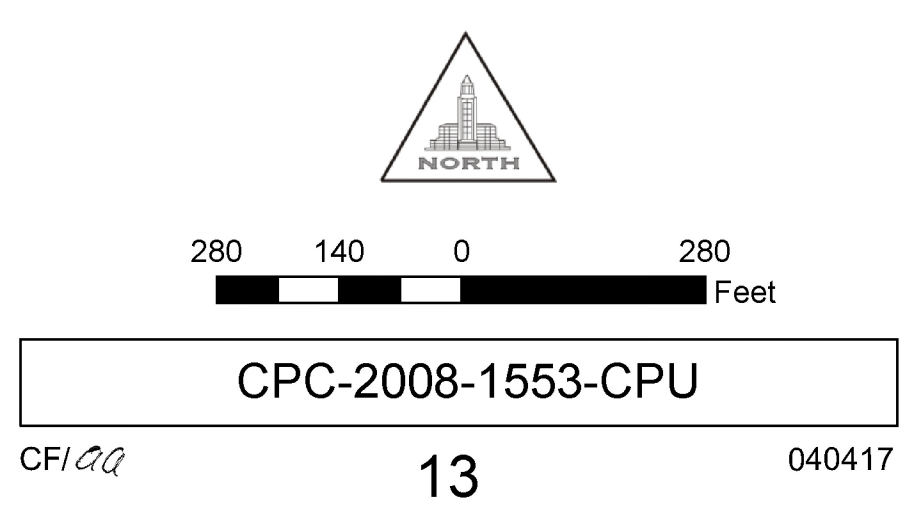




**SELA CPIO - Community Plan Implementation Overlay District**

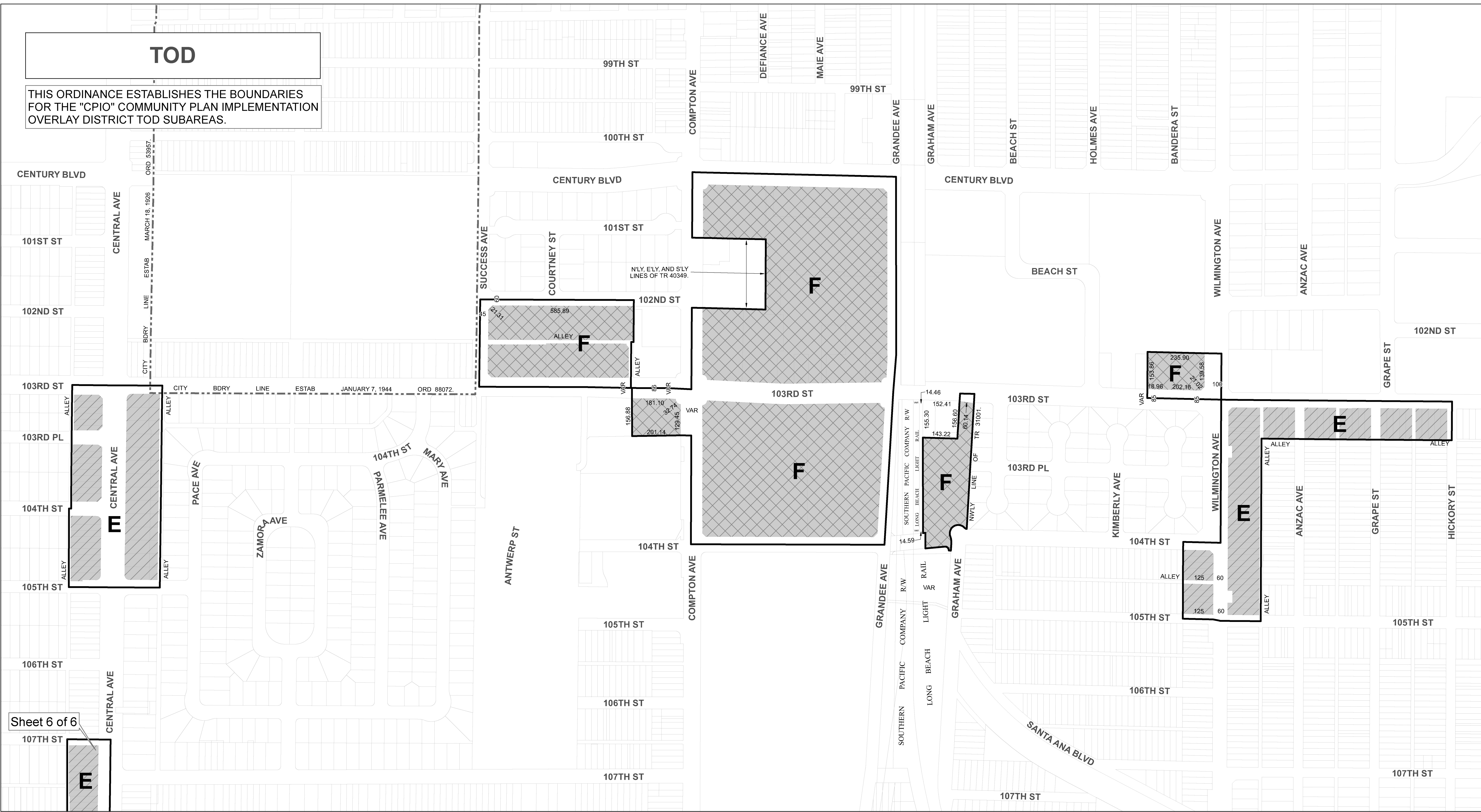
- Subarea**
-  E. TOD Low
  -  F. TOD Medium

Data Sources: Department of City Planning & Bureau of Engineering



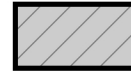


# TOD

THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT TOD SUBAREAS.

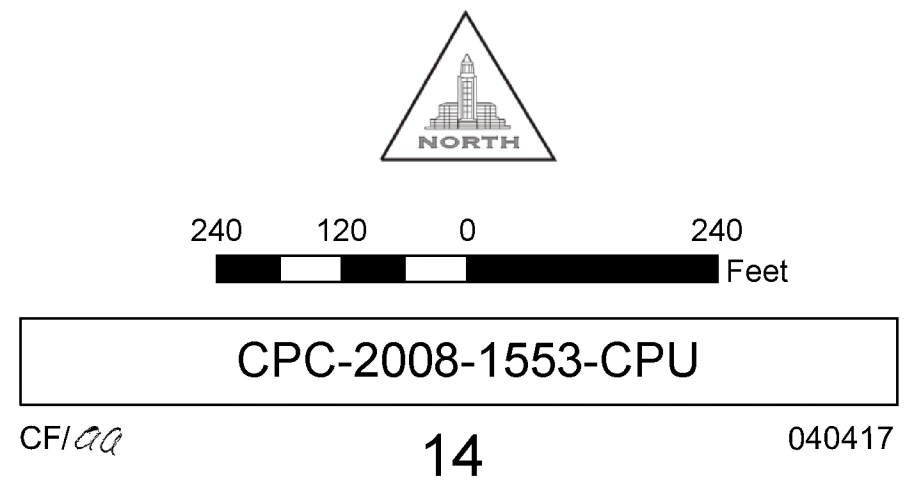


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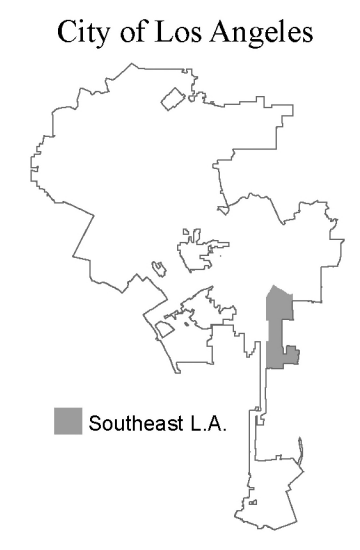
## SELA CPIO - Community Plan Implementation Overlay District

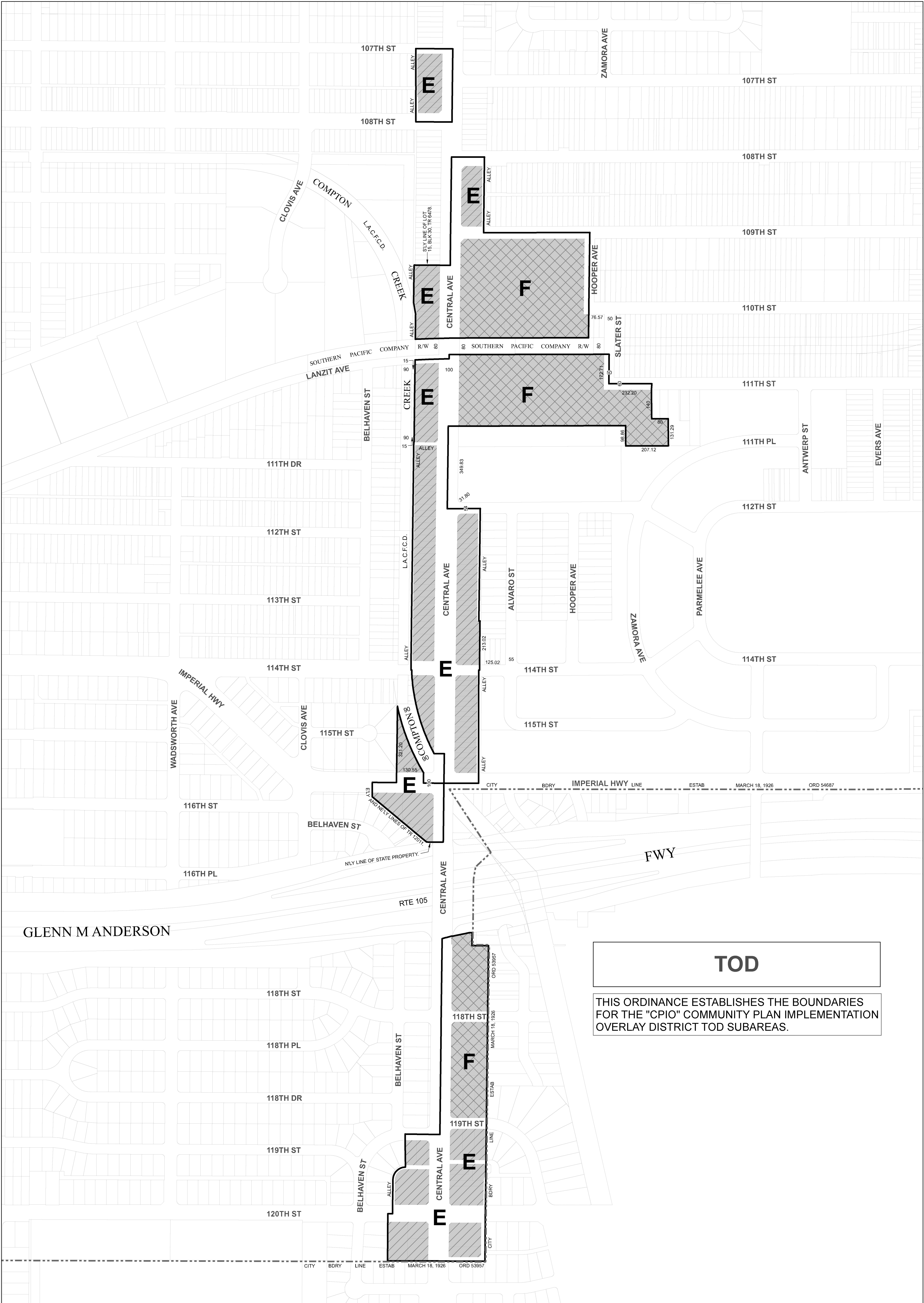
- Subarea**
-  E. TOD Low
  -  F. TOD Medium
  -  City of LA Boundary

Data Sources: Department of City Planning & Bureau of Engineering



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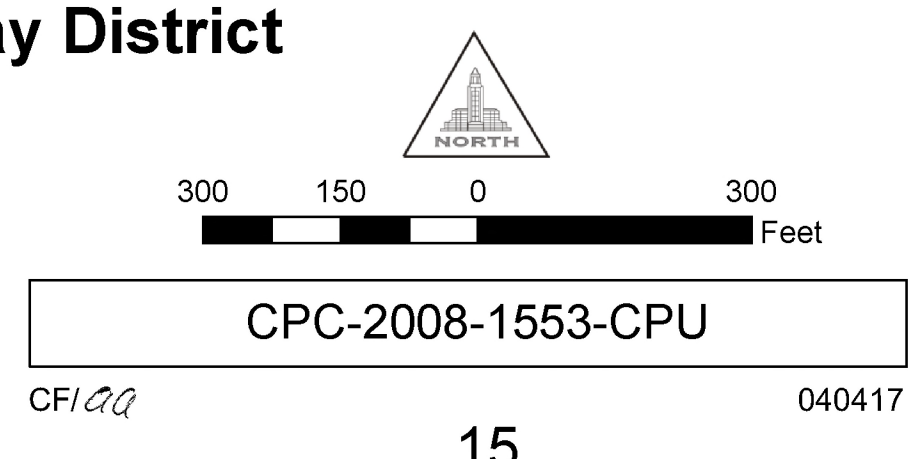


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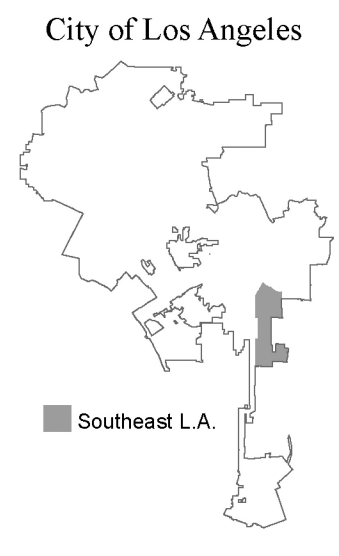
THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT TOD SUBAREAS.

**SELA CPIO - Community Plan Implementation Overlay District Subarea**

- E. TOD Low
- F. TOD Medium
- City of LA Boundary



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Data Sources: Department of City Planning & Bureau of Engineering

# INDUSTRIAL

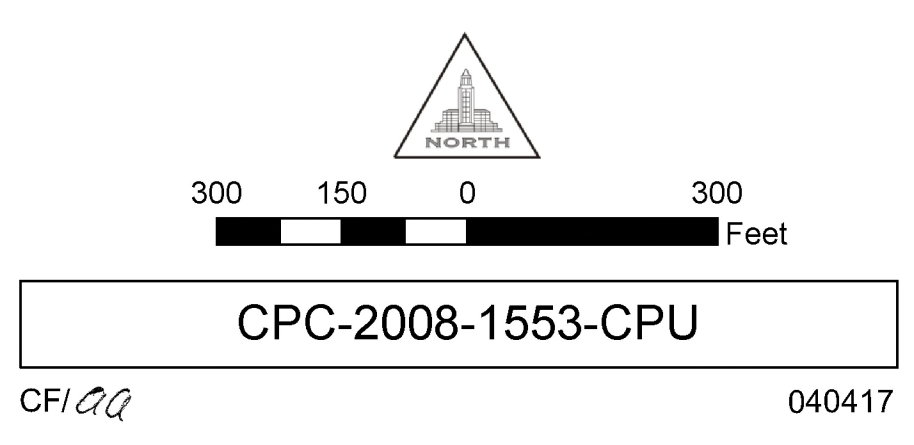
THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT INDUSTRIAL SUBAREAS.



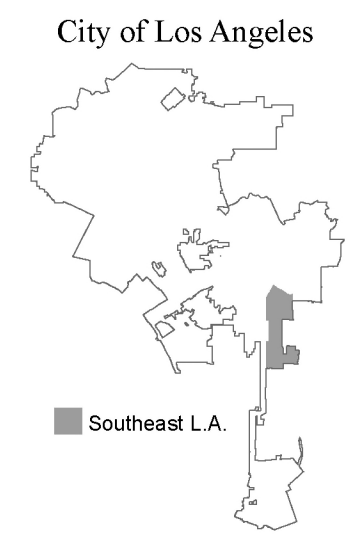
## SELA CPIO - Community Plan Implementation Overlay District

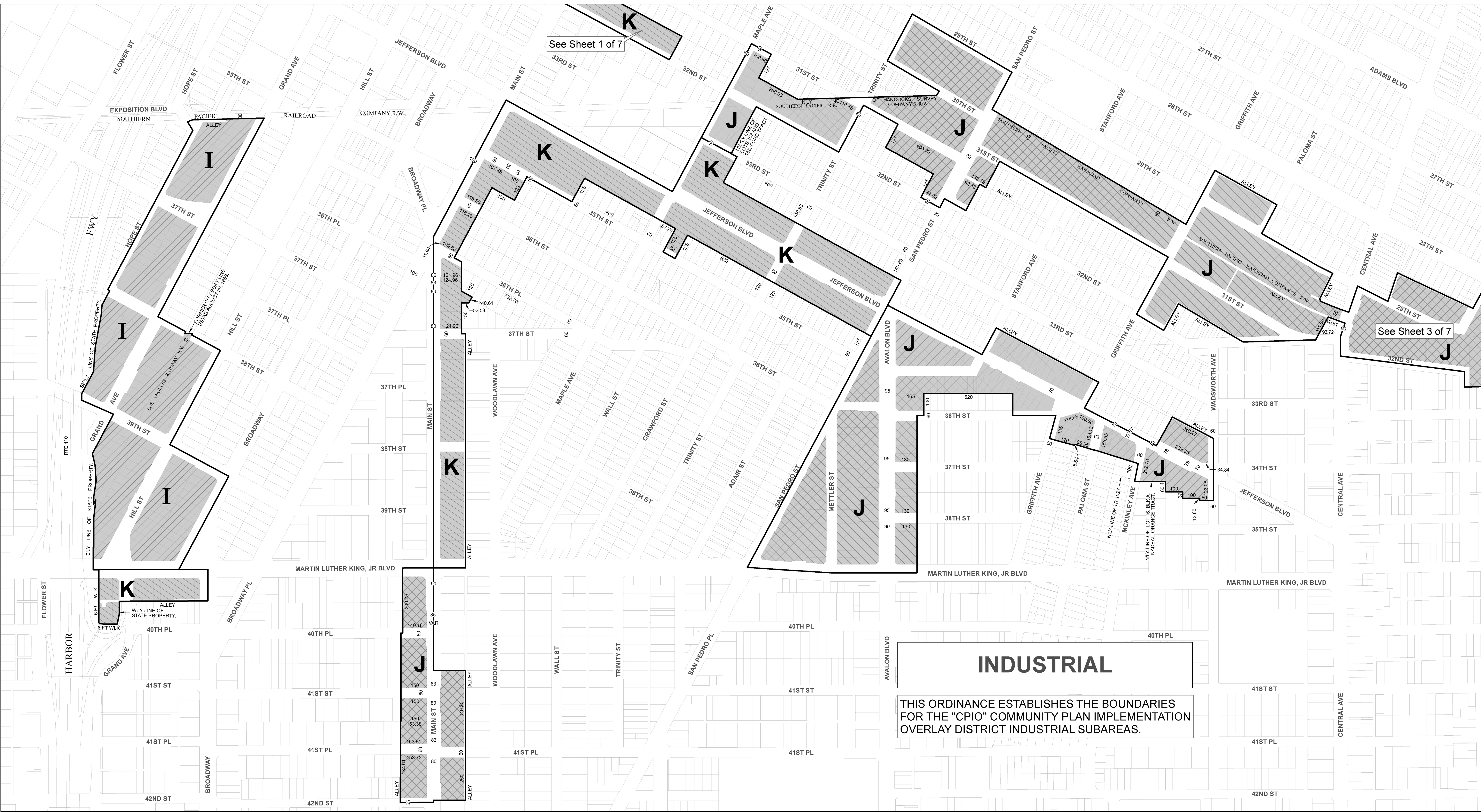
- Subarea**
-  I. Hybrid Limited
  -  J. Hybrid
  -  K. Compatible Industrial

Data Sources: Department of City Planning & Bureau of Engineering



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See Sheet 1 of 7

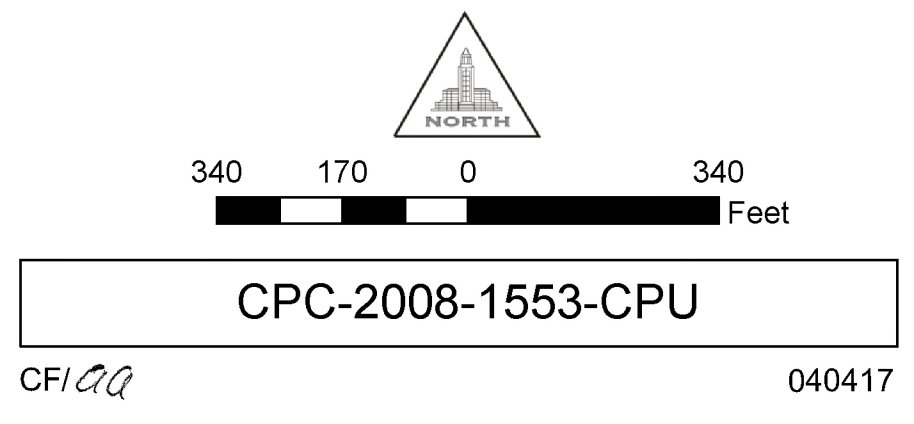
See Sheet 3 of 7

**INDUSTRIAL**  
 THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT INDUSTRIAL SUBAREAS.

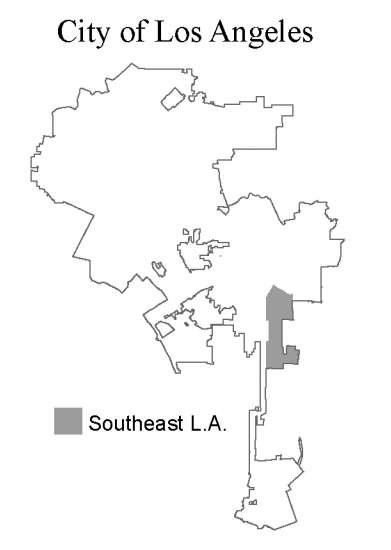
**SELA PIO - Community Plan Implementation Overlay District Subarea**

- I. Hybrid Limited**
- J. Hybrid**
- K. Compatible Industrial**

Data Sources: Department of City Planning & Bureau of Engineering



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# INDUSTRIAL

THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT INDUSTRIAL SUBAREAS.

See Sheet 1 of 7

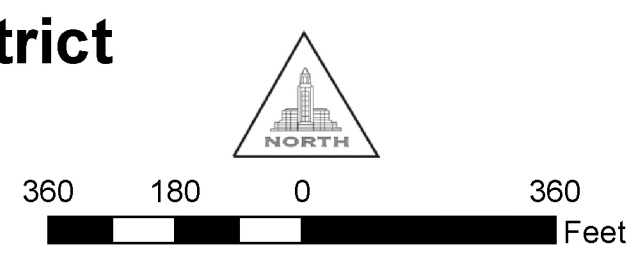
See Sheet 2 of 7

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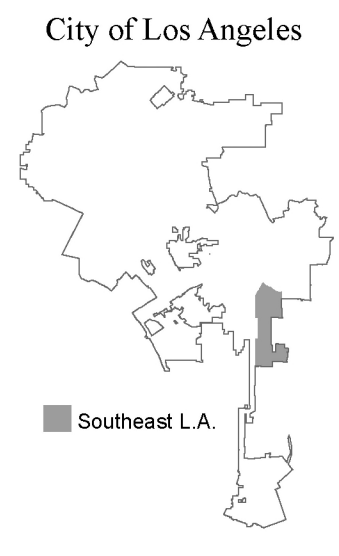
## SELA CPIO - Community Plan Implementation Overlay District Subarea

-  J. Hybrid
-  K. Compatible Industrial
-  L. Industrial Innovation
-  City of LA Boundary



CPC-2008-1553-CPU

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Data Sources: Department of City Planning & Bureau of Engineering

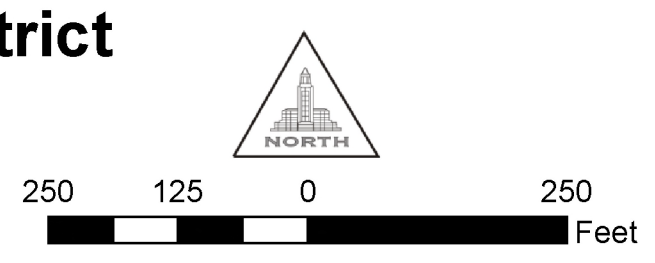
# INDUSTRIAL

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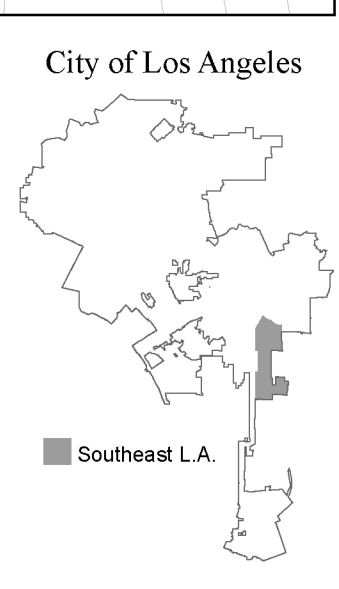
## SELA CPIO - Community Plan Implementation Overlay District Subarea

- I. Hybrid Limited
- J. Hybrid
- K. Compatible Industrial
- L. Industrial Innovation
- City of LA Boundary



CPC-2008-1553-CPU

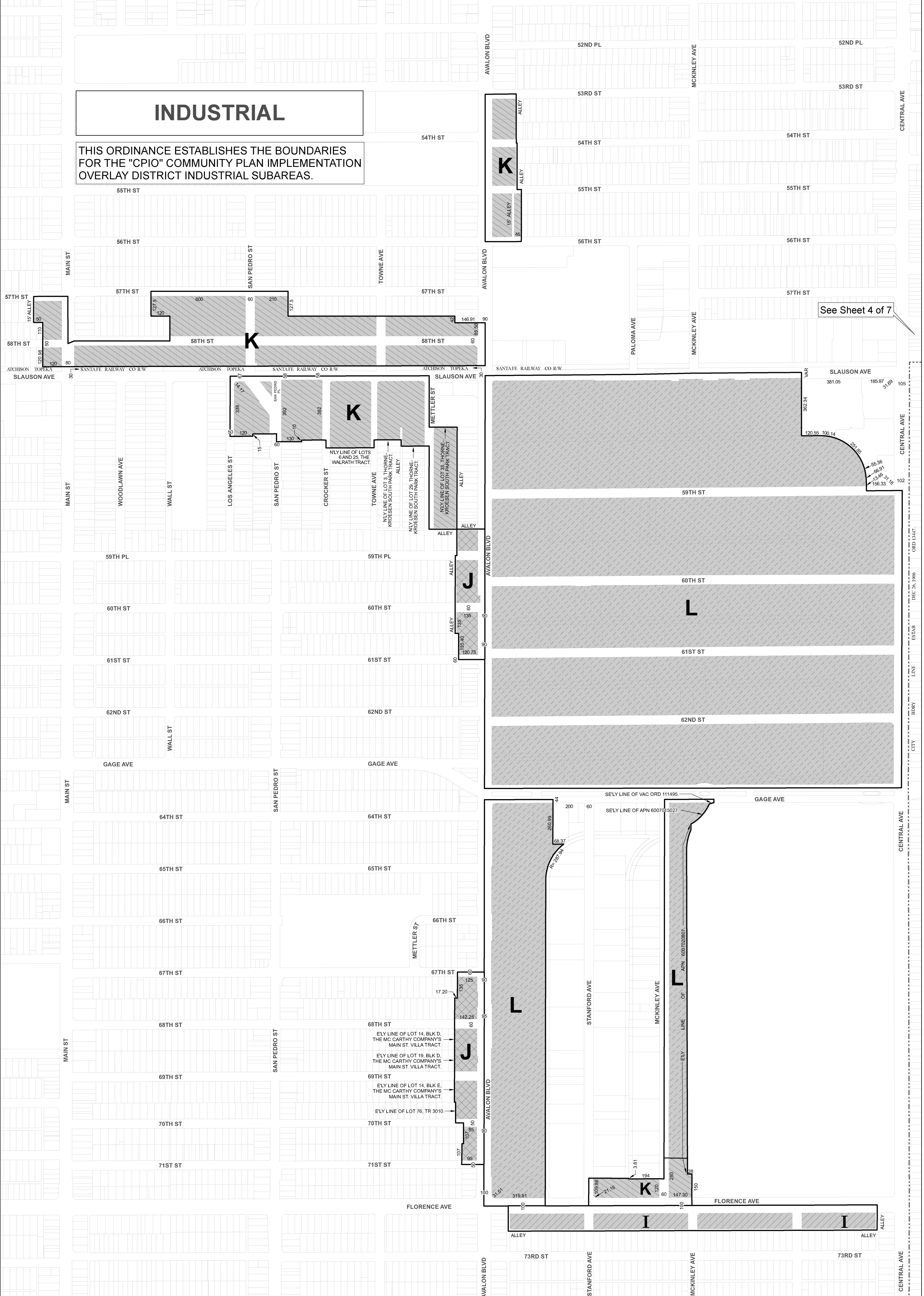
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Data Sources: Department of City Planning & Bureau of Engineering

# INDUSTRIAL

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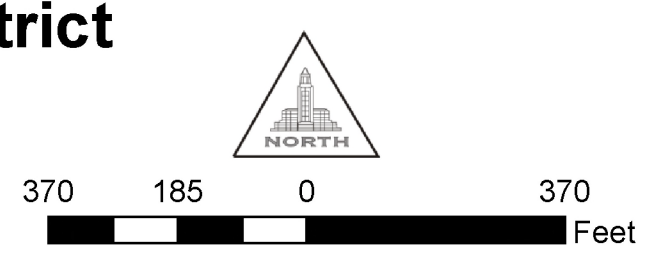


See Sheet 4 of 7

## SELA CPIO - Community Plan Implementation Overlay District Subarea

-  I. Hybrid Limited
-  J. Hybrid
-  K. Compatible Industrial
-  L. Industrial Innovation

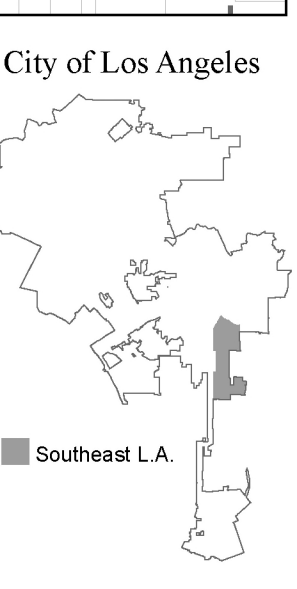
 City of LA Boundary



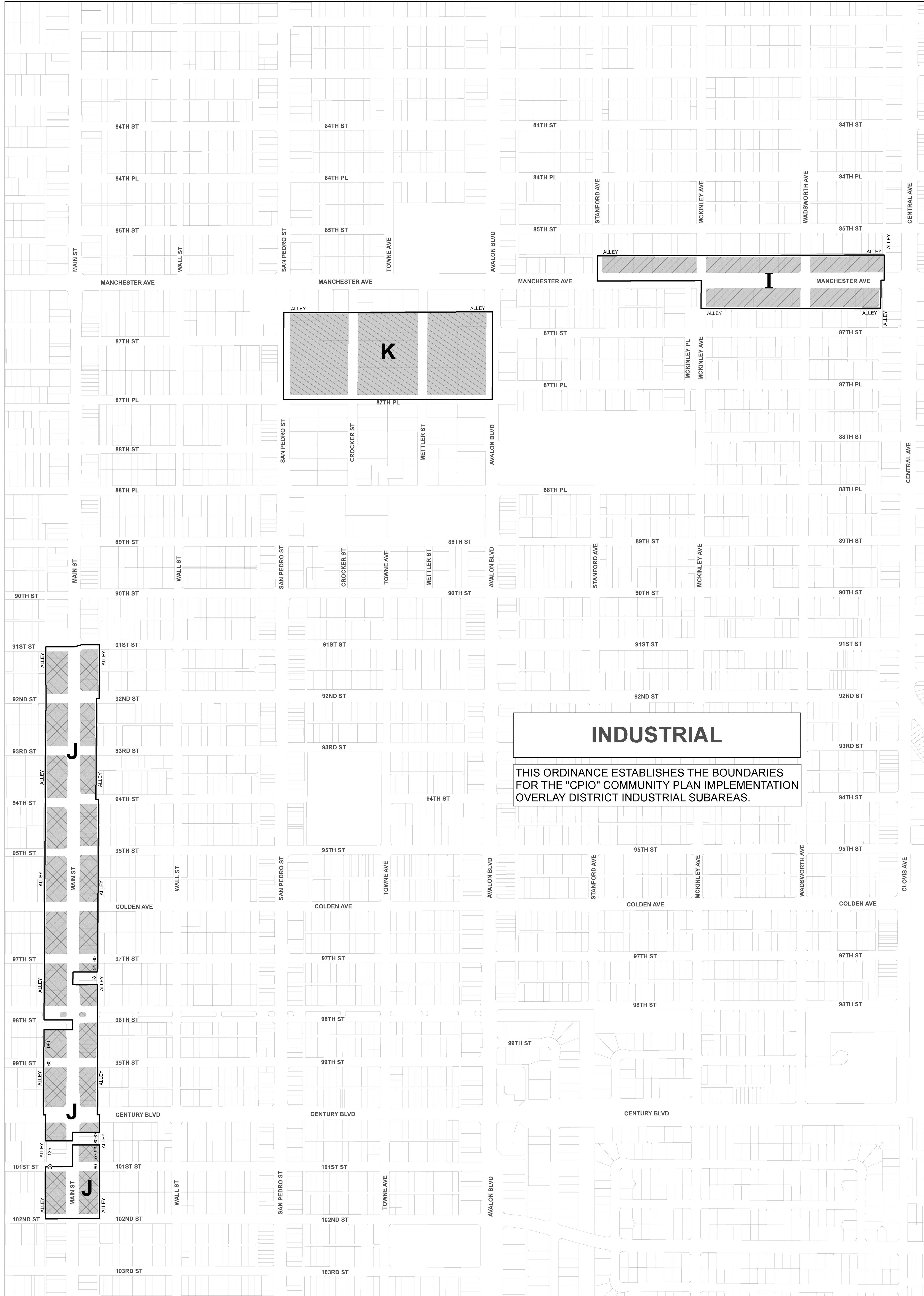
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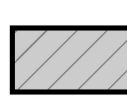

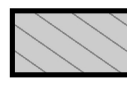
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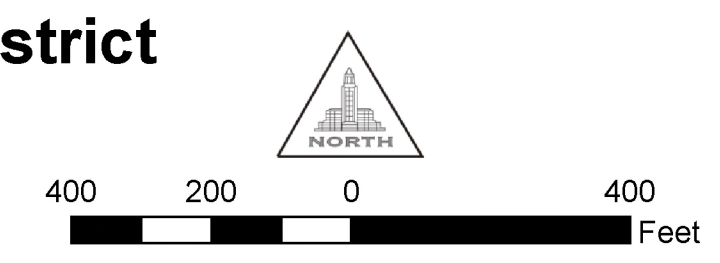


Data Sources: Department of City Planning & Bureau of Engineering



**SELA CPIO - Community Plan Implementation Overlay District Subarea**

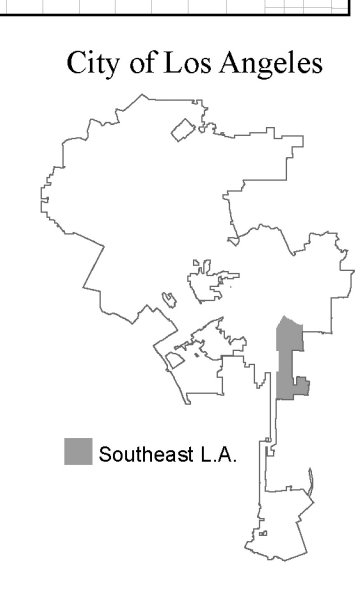
-  I. Hybrid Limited
-  J. Hybrid
-  K. Compatible Industrial



CPC-2008-1553-CPU

CF/ 040417

Sheet 6 of 7

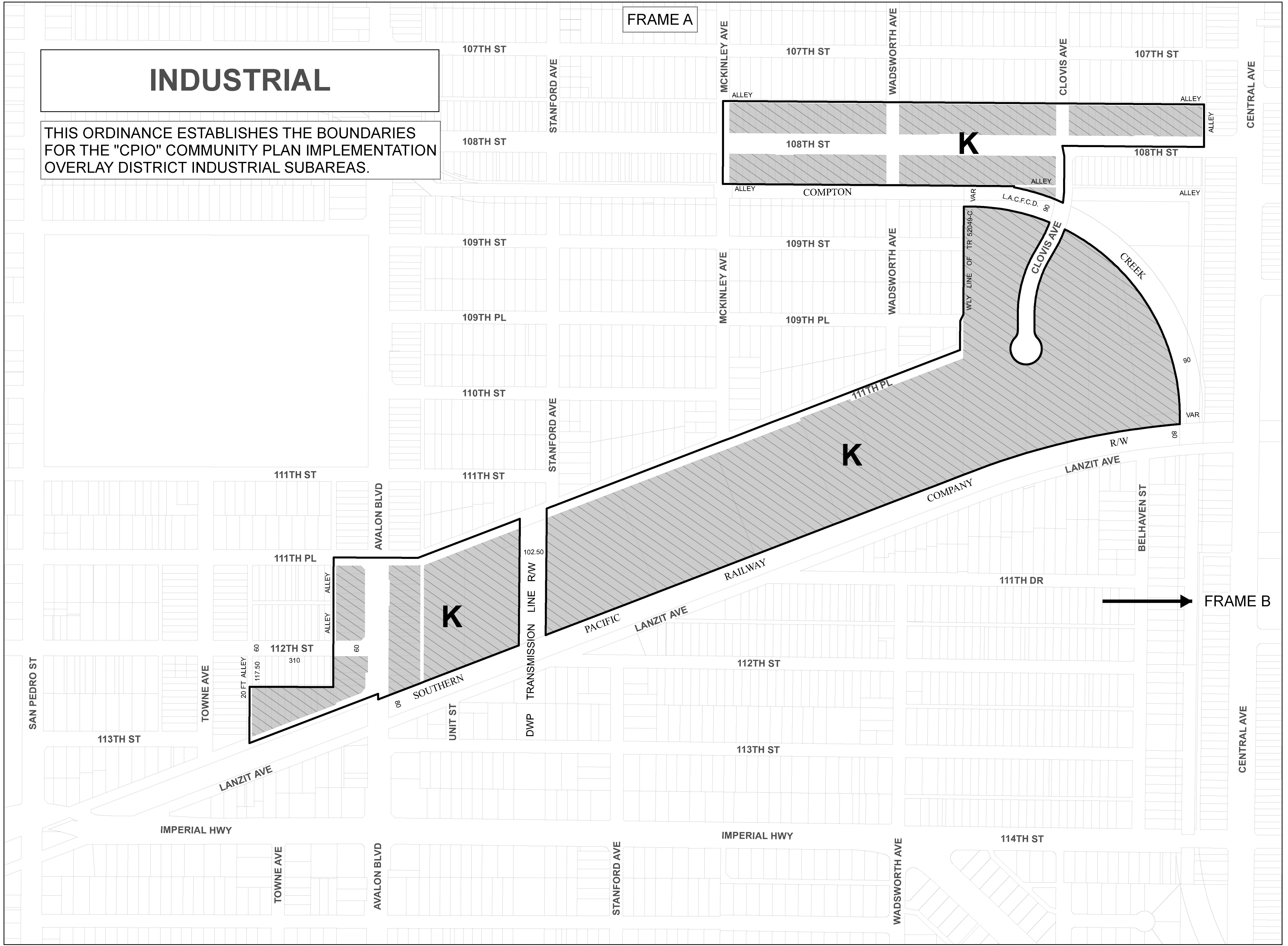


Data Sources: Department of City Planning & Bureau of Engineering

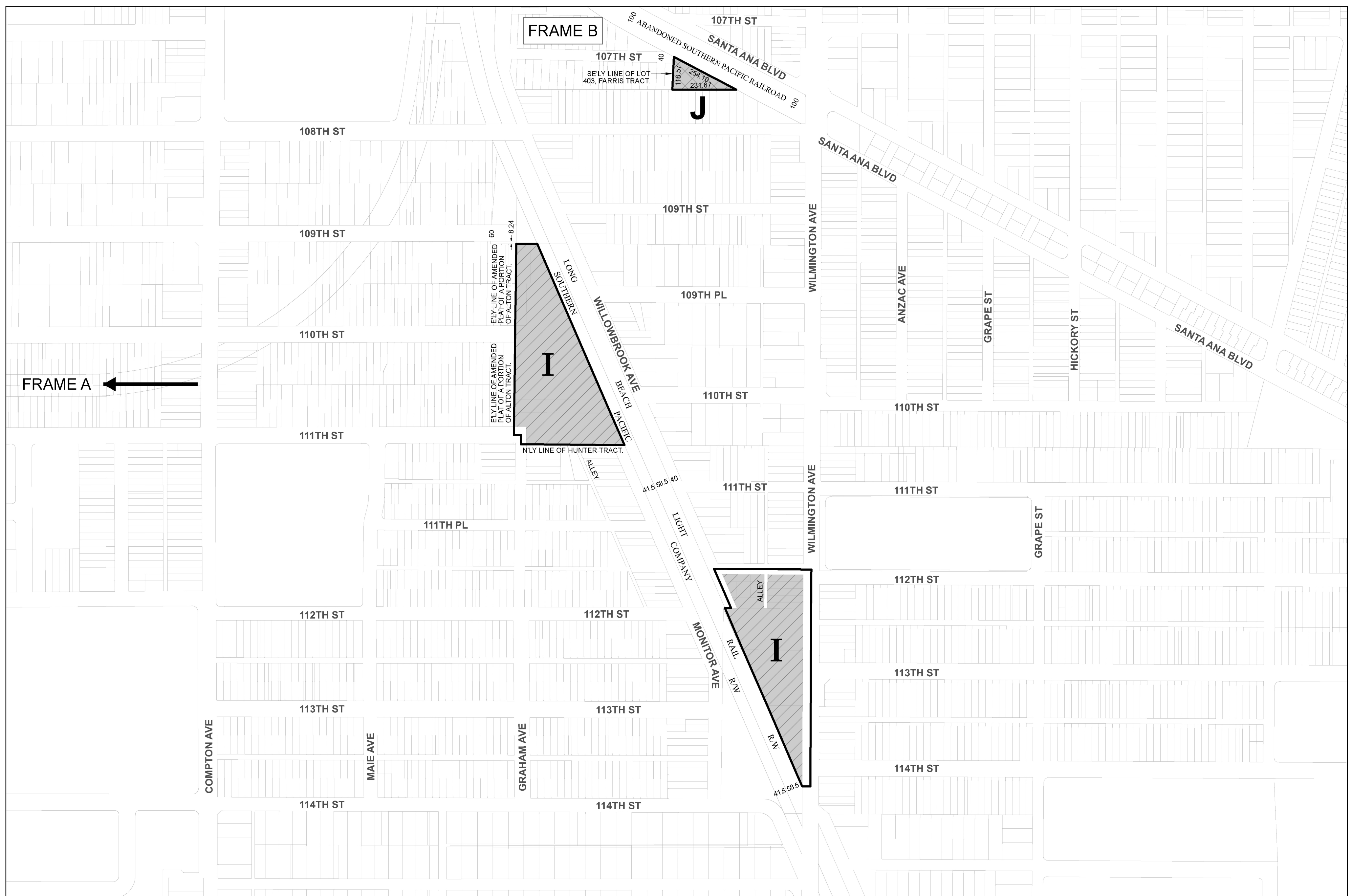
# INDUSTRIAL

THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT INDUSTRIAL SUBAREAS.




FRAME A

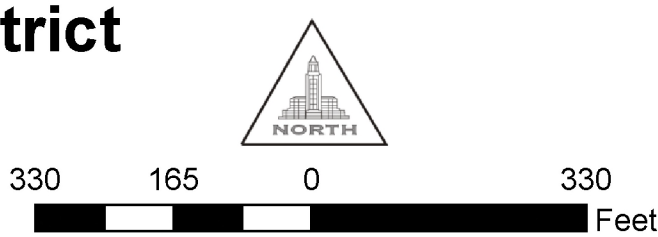


FRAME B



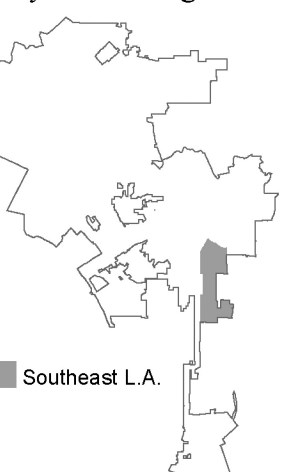
## SELA CPIO - Community Plan Implementation Overlay District Subarea

-  I. Hybrid Limited
-  J. Hybrid
-  K. Compatible Industrial



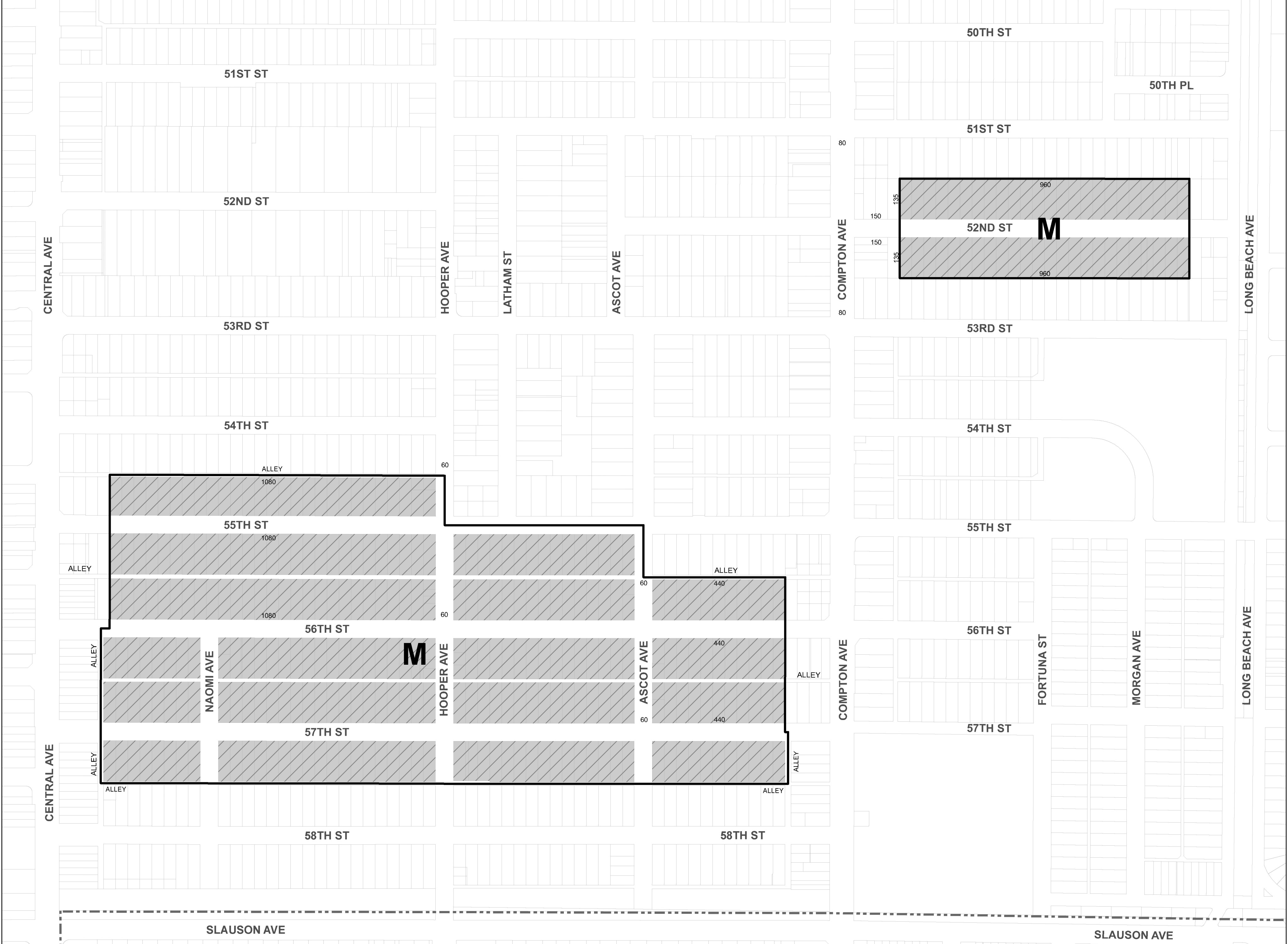
CPC-2008-1553-CPU

CF/ 040417



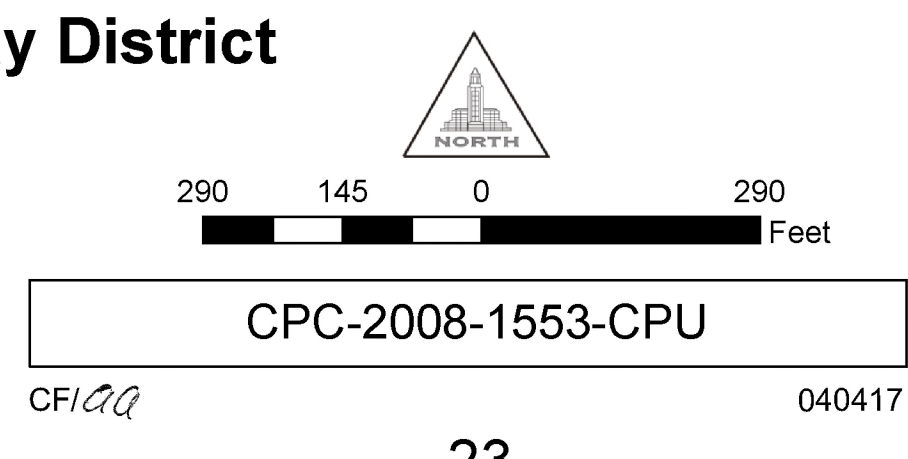
# RESIDENTIAL

THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT RESIDENTIAL SUBAREAS.

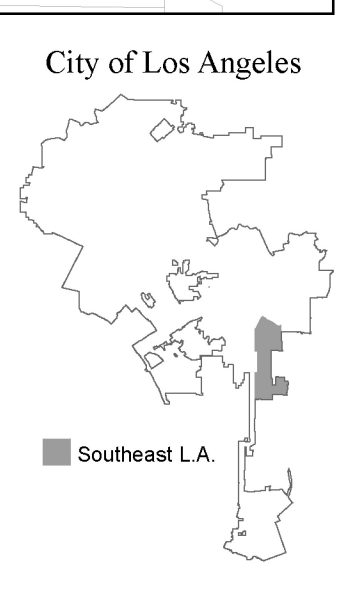


## SELA CPIO - Community Plan Implementation Overlay District Subarea

M.Legacy Single-Family

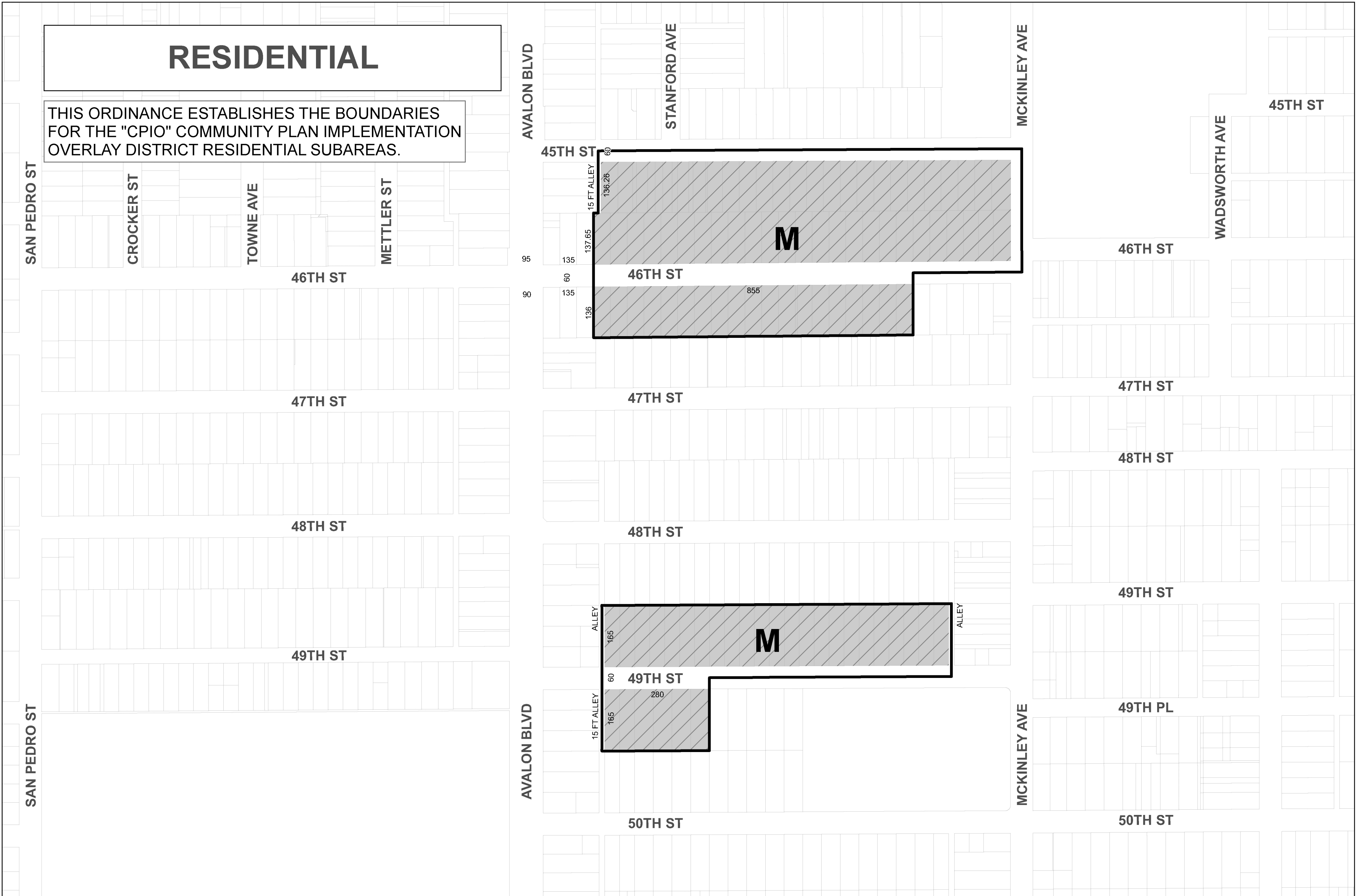


Sheet 1 of 4



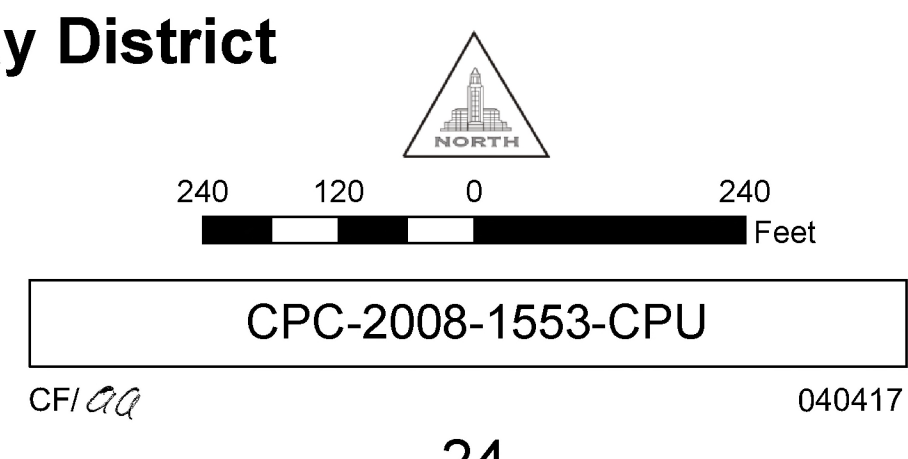
# RESIDENTIAL

THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT RESIDENTIAL SUBAREAS.

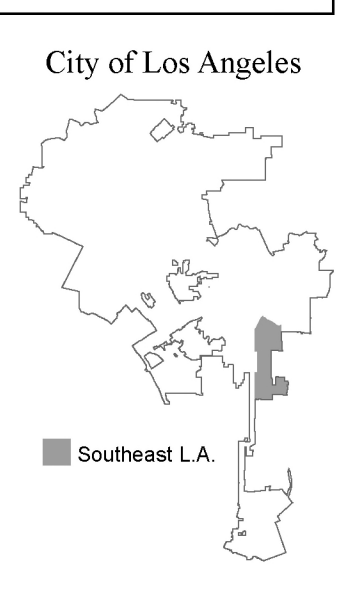


## SELA CPIO - Community Plan Implementation Overlay District Subarea

- M. Legacy Single-Family
- N. Multi-Family



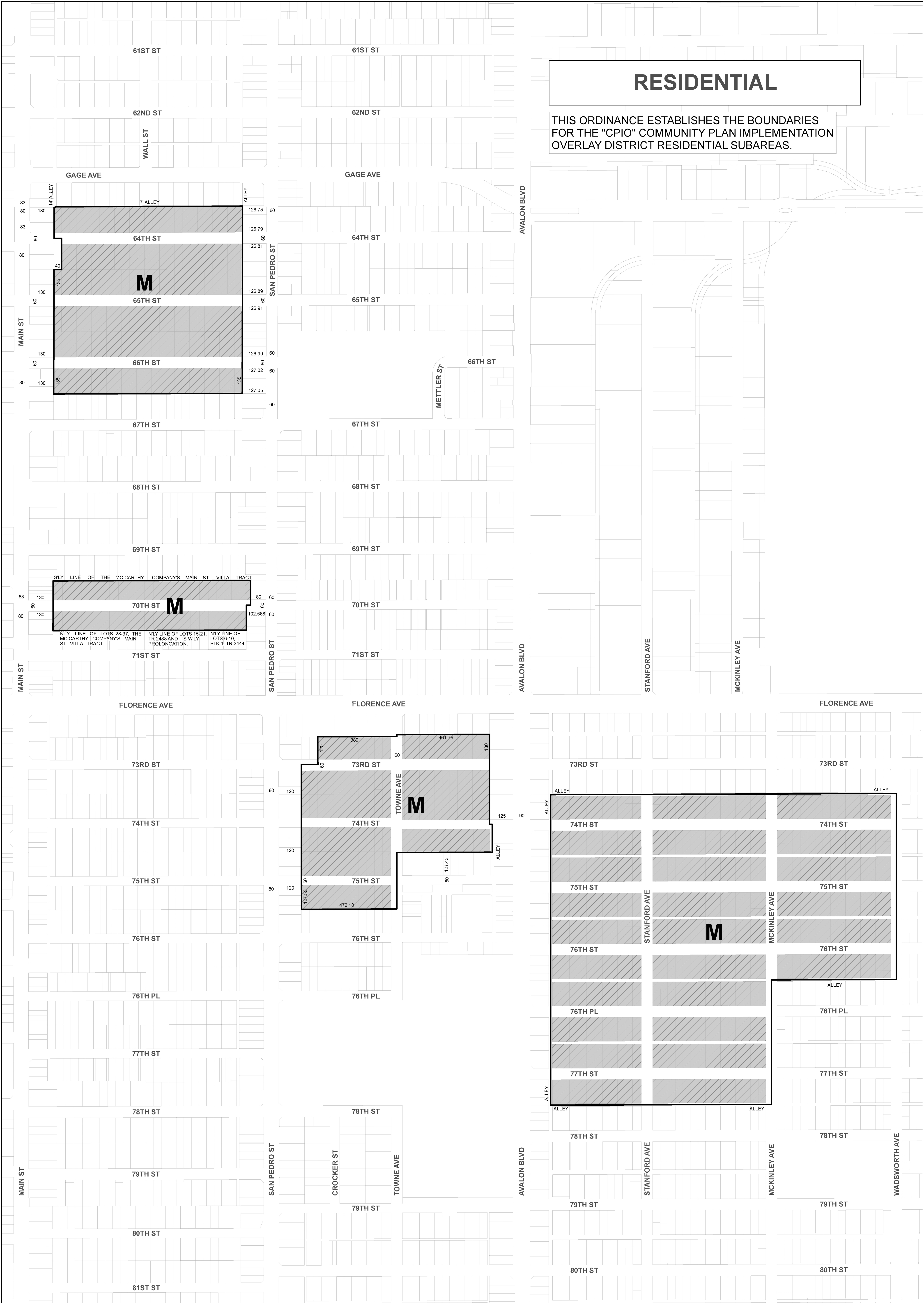
Sheet 2 of 4



Data Sources: Department of City Planning & Bureau of Engineering

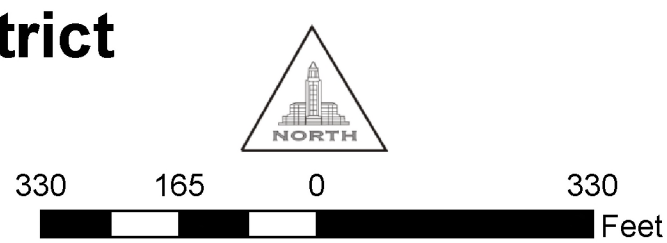
# RESIDENTIAL

THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT RESIDENTIAL SUBAREAS.



## SELA CPIO - Community Plan Implementation Overlay District Subarea

 M.Legacy Single-Family



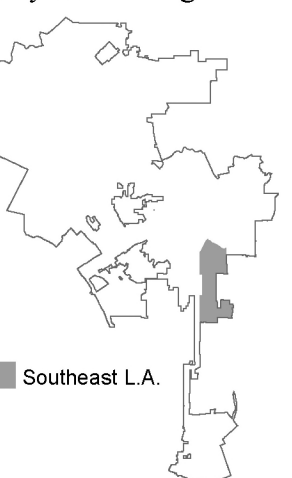
CPC-2008-1553-CPU

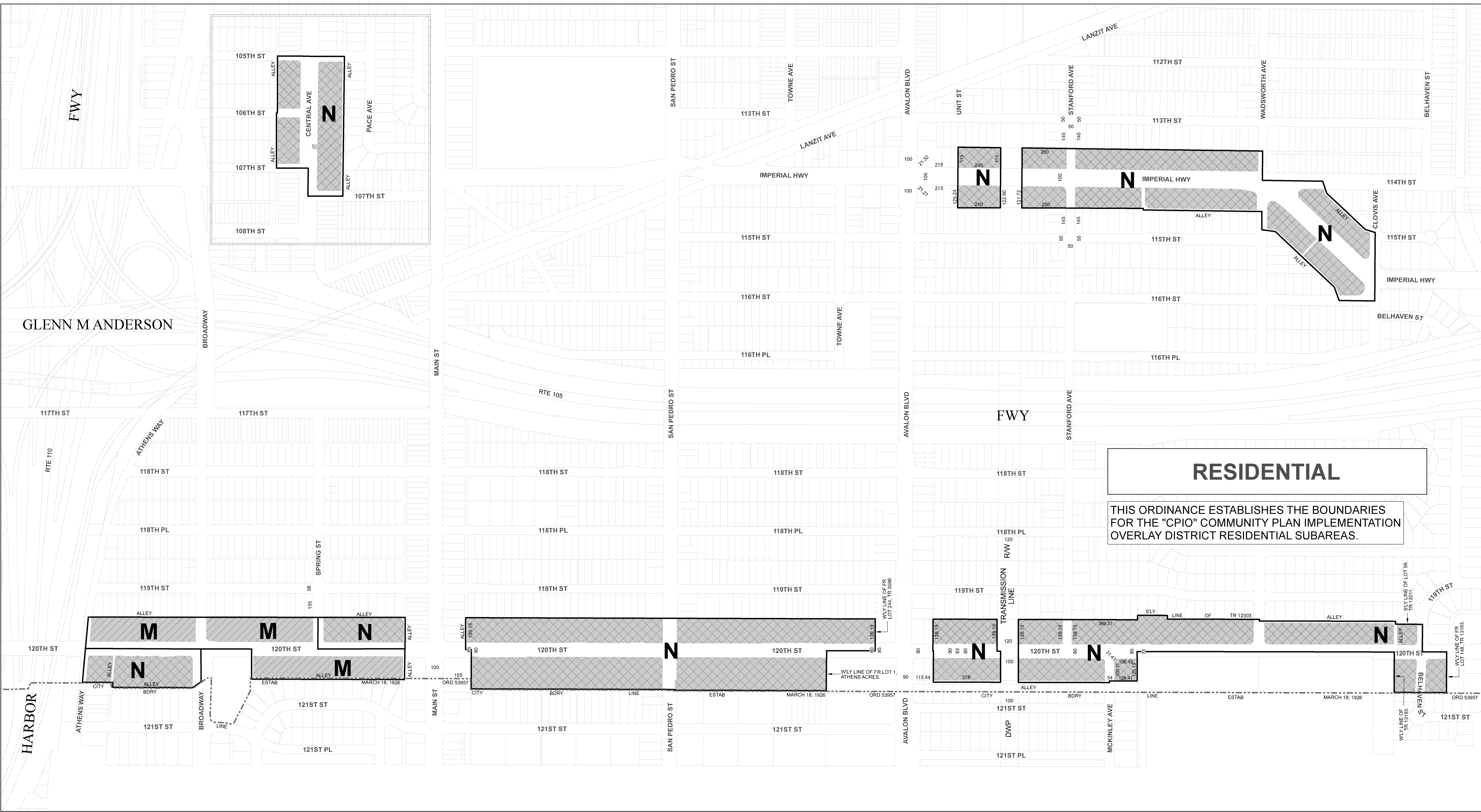
CF100

040417

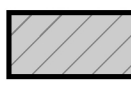
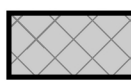
Sheet 3 of 4

City of Los Angeles



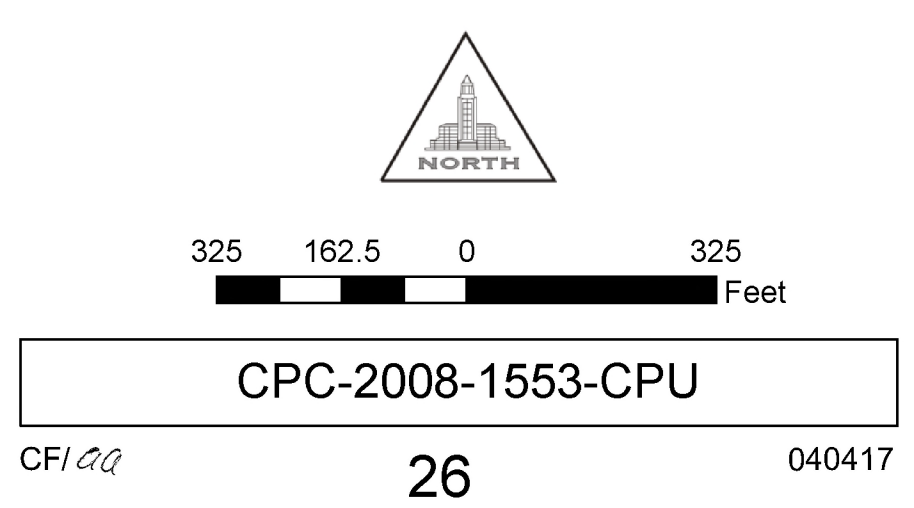


**SELA CPIO - Community Plan Implementation Overlay District**

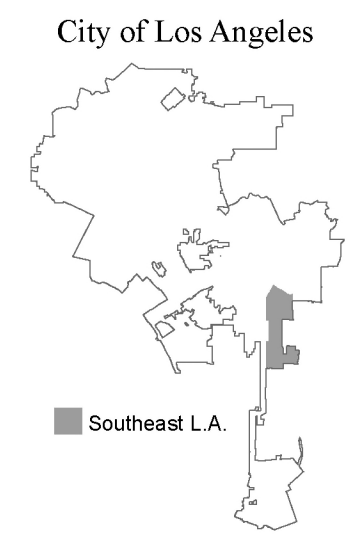
- Subarea**
-  M. Legacy Single-Family
  -  N. Multi-Family

 City of LA Boundary

Data Sources: Department of City Planning & Bureau of Engineering



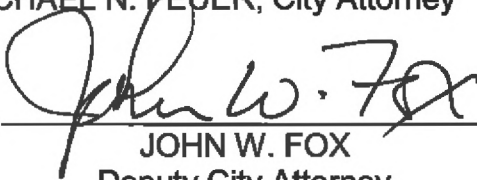
Sheet 4 of 4



Sec. 10. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney


By   
JOHN W. FOX  
Deputy City Attorney

Date 11/20/2018

File No. 17-1053

Pursuant to Charter Section 559, I  
approve this ordinance on behalf of the  
City Planning Commission and  
recommend that it be adopted . . . . .

November 20, 2018

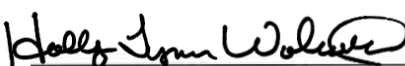
  
Vincent P. Bertoni, AICP  
Director of Planning


m:\real prop\_env\_land use\land use\john fox\plans\sla and la\cpio\form and legality review\final documents\southeast los angeles  
cpio- various documents for finalization\20181114 sela cpio - ordinance - formal ordinance.docx

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than three-fourths of all of its members, at its meeting of \_\_\_\_\_.

CITY CLERK

MAYOR





Ordinance Passed 12/12/2018

Approved 12/17/2018


Ordinance Effective Date: 12/29/2018  
Council File No.: 17-1053

## DECLARATION OF POSTING ORDINANCE

I, Ottavia Smith state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No.** 185925 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on 12/12/2018, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, I conspicuously posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records beginning on 12/19/2018 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.



Deputy Clerk

Date: 12/19/2018

Ordinance Effective Date: 12/29/2018

Council File No.: 17-1053