

ORDINANCE NO. _____

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.

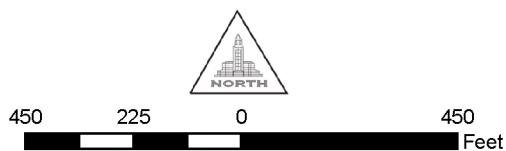
CORRIDORS

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



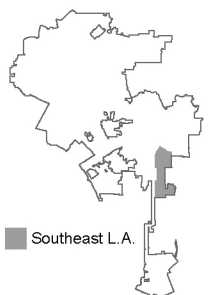
SELA CPIO - Community Plan Implementation Overlay District Subarea

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



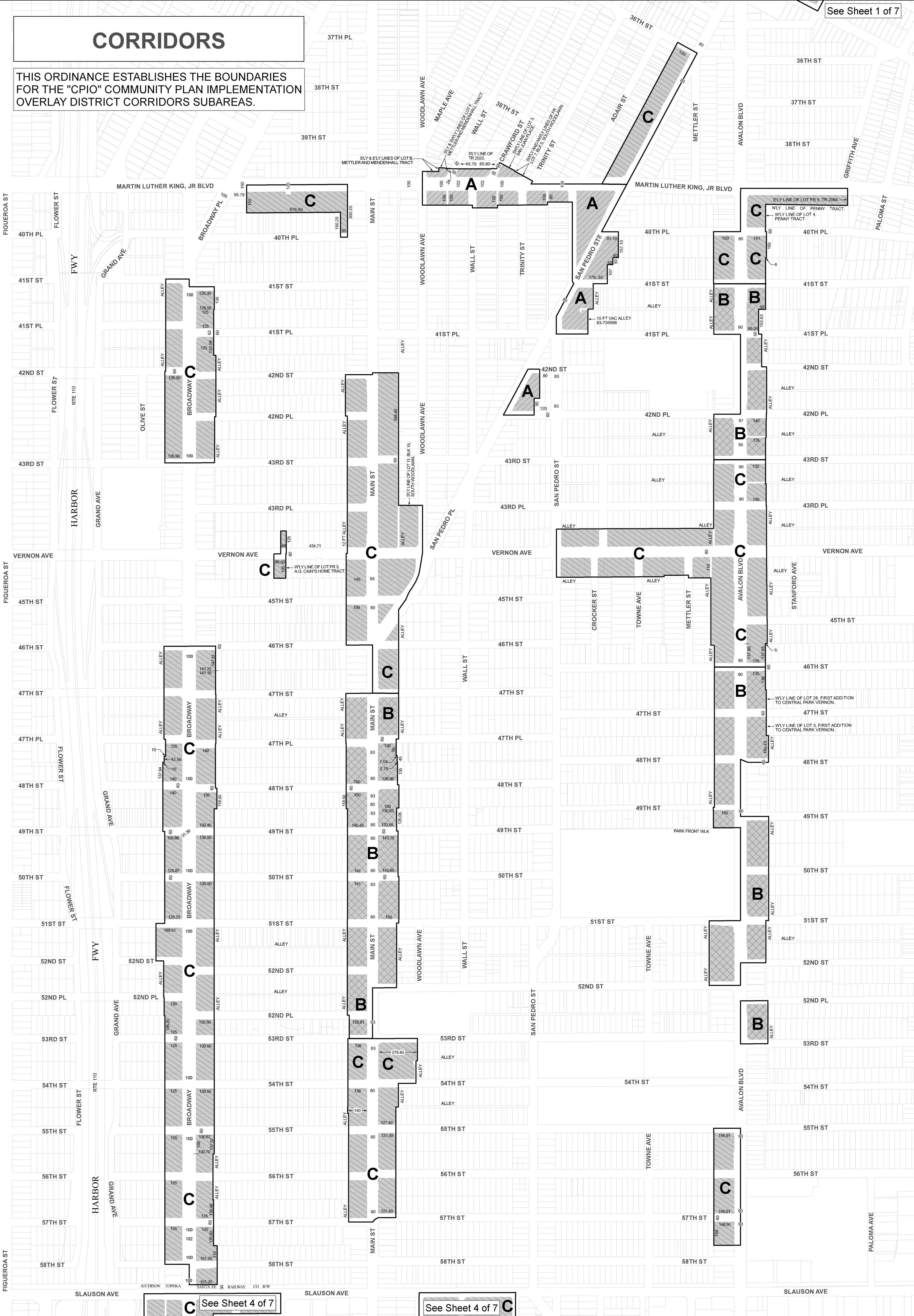
Sheet 1 of 7

City of Los Angeles



CORRIDORS

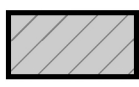
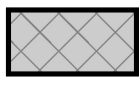

THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT CORRIDORS SUBAREAS.

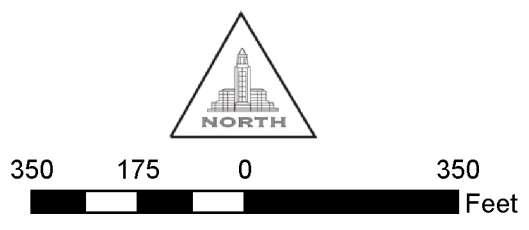


See Sheet 4 of 7

See Sheet 4 of 7

SELA CPIO - Community Plan Implementation Overlay District Subarea

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

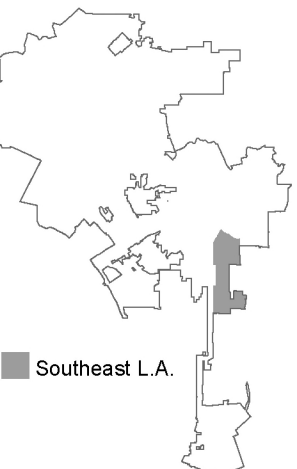


CPC 2008-1553 CPU

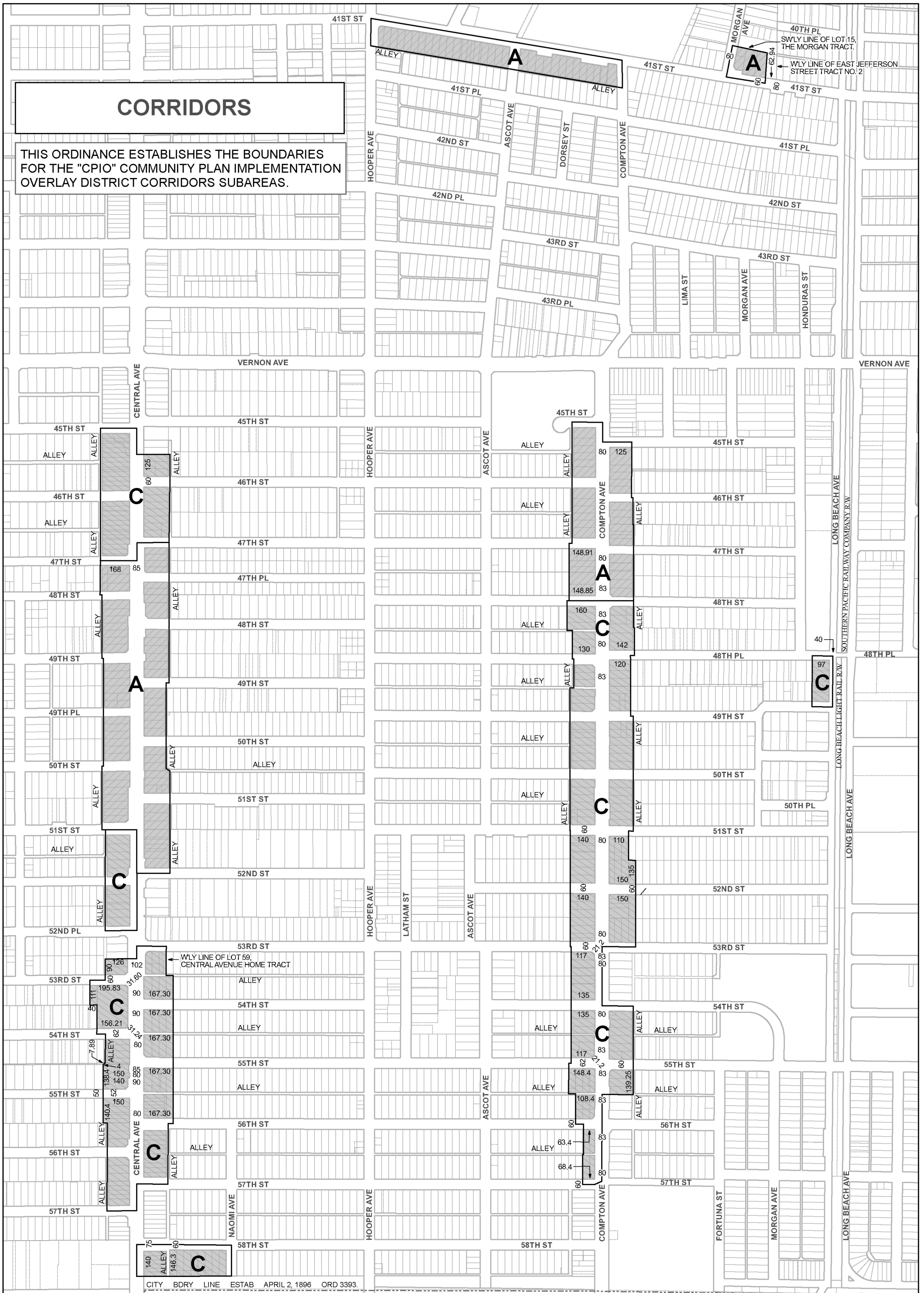
CF100 4 120116

Sheet 2 of 7


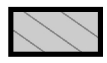

City of Los Angeles

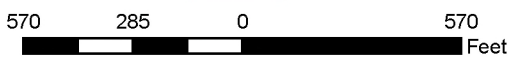


SE Southeast L.A.



SELA CPIO - Community Plan Implementation Overlay District Subarea

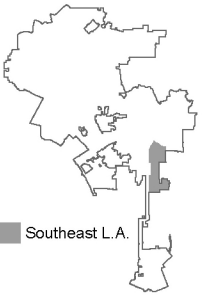
-  **A. Neighborhood-Serving Corridor**
-  **C. General Corridor**
-  **City of LA Boundary**

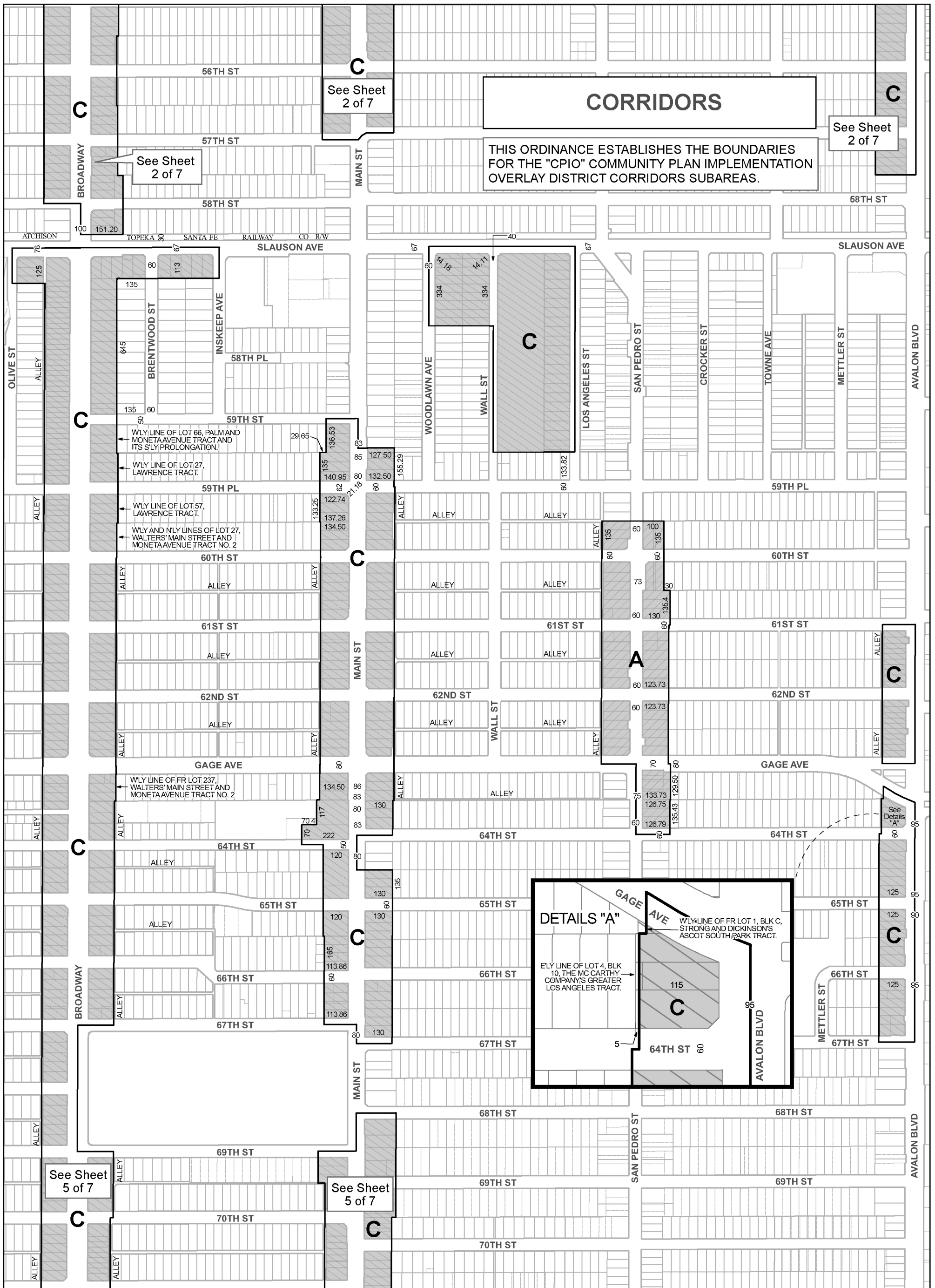


Sheet 3 of 7

CPC 2008-1553 CPU

City of Los Angeles





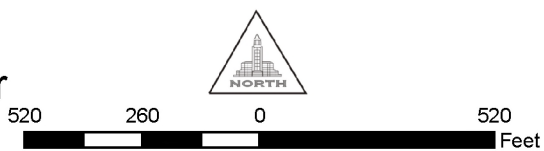
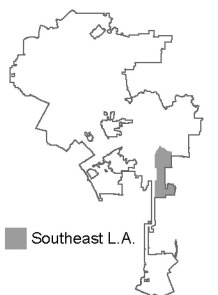
SELA CPIO - Community Plan Implementation Overlay District

Subarea

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

Sheet 4 of 7

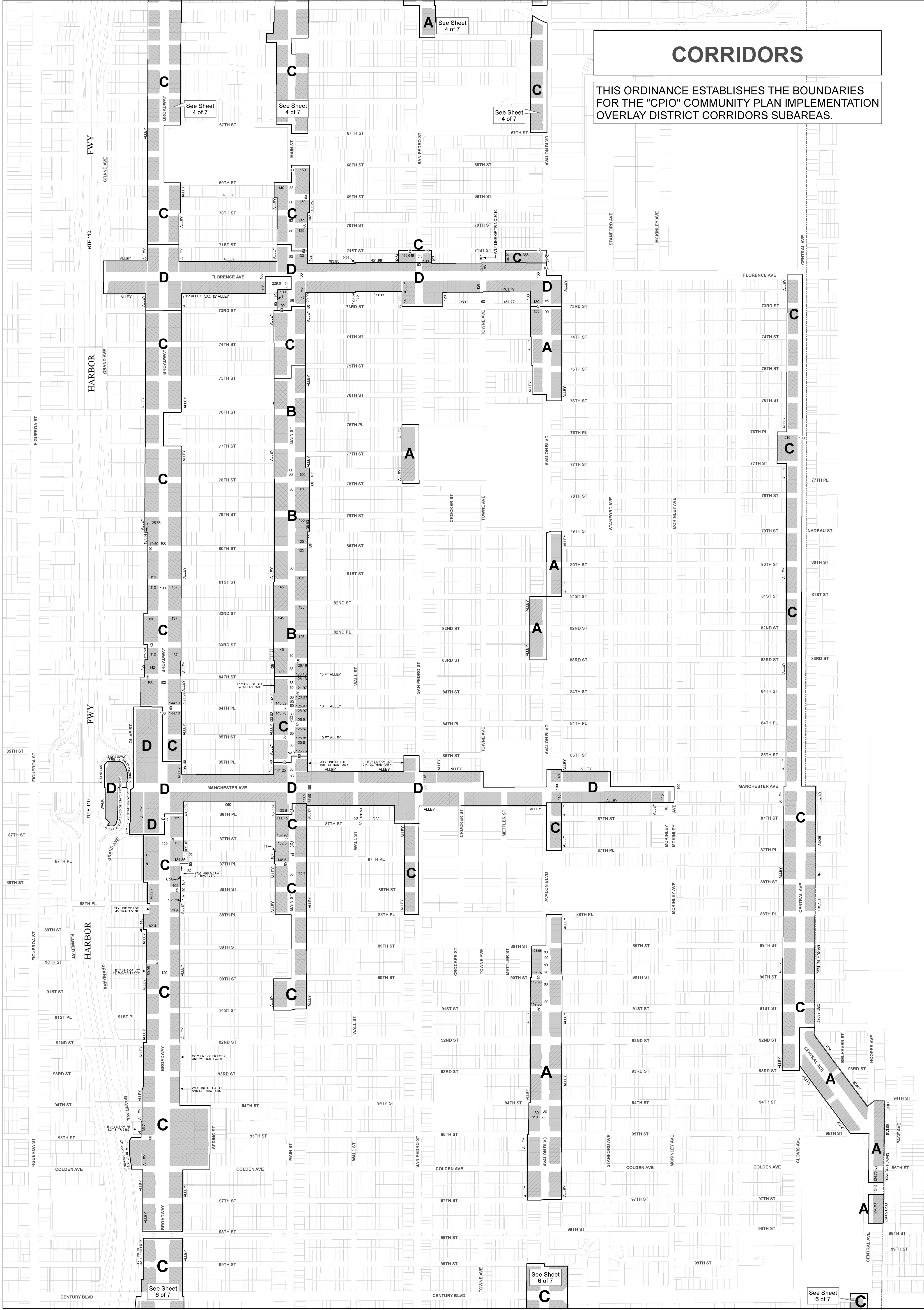
City of Los Angeles



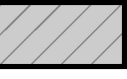

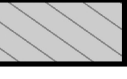


CPC 2008-1553 CPU

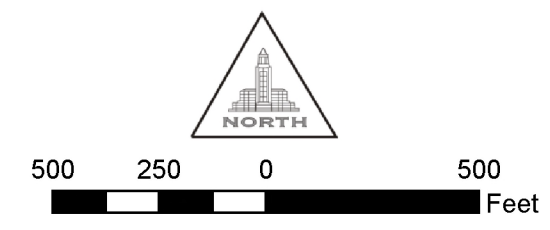
CORRIDORS

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



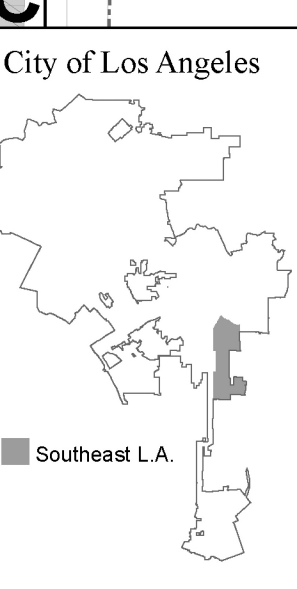
SELA CPIO - Community Plan Implementation Overlay District Subarea

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

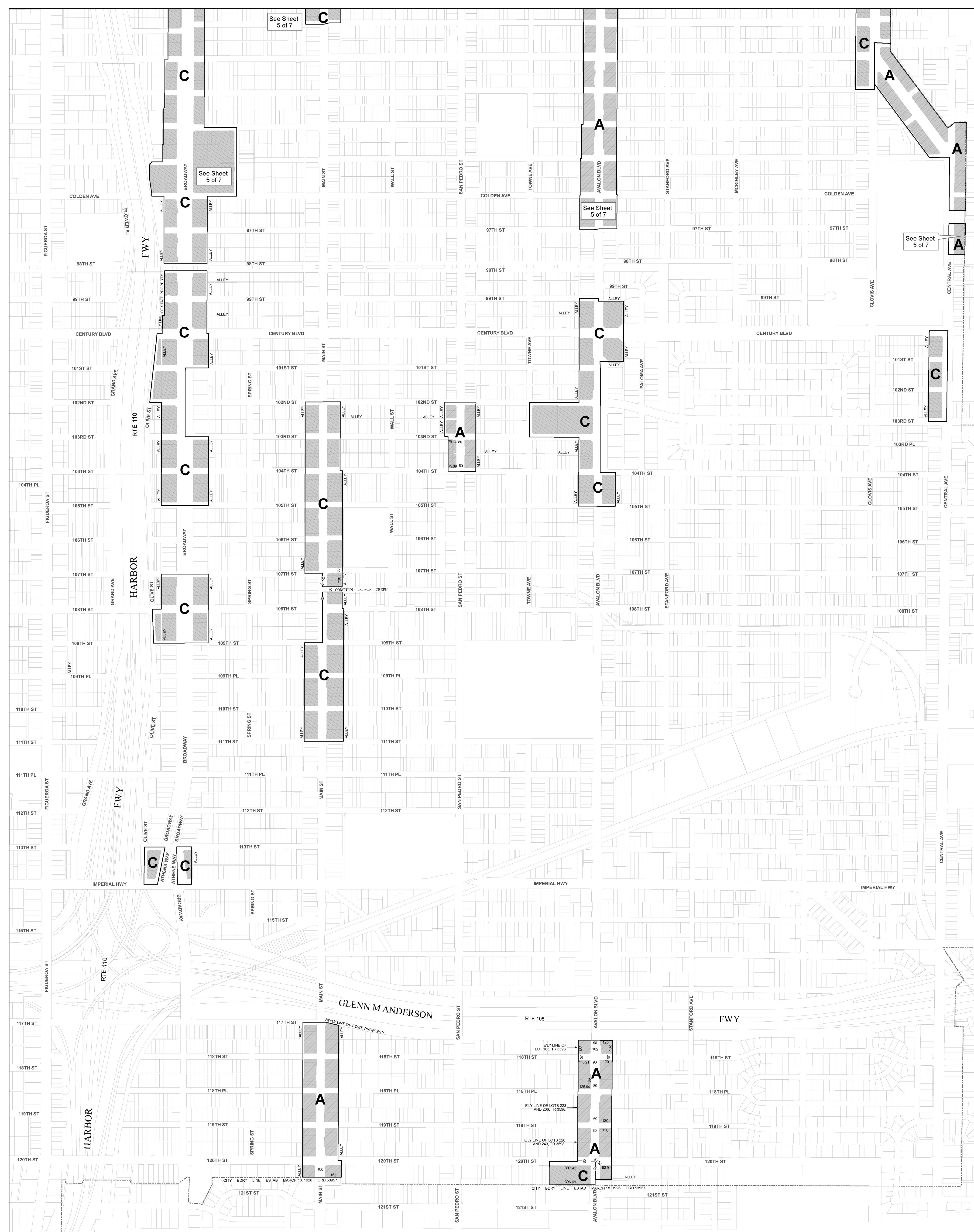


CPC 2008-1553 CPU

CF100 120116



Data Sources: Department of City Planning & Bureau of Engineering

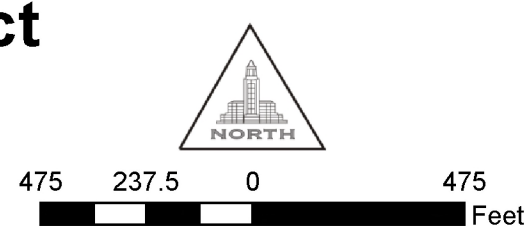


CORRIDORS

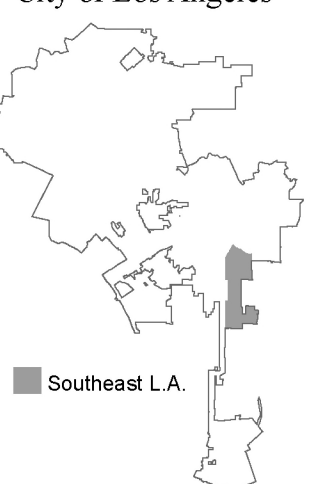
THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT CORRIDORS SUBAREAS.

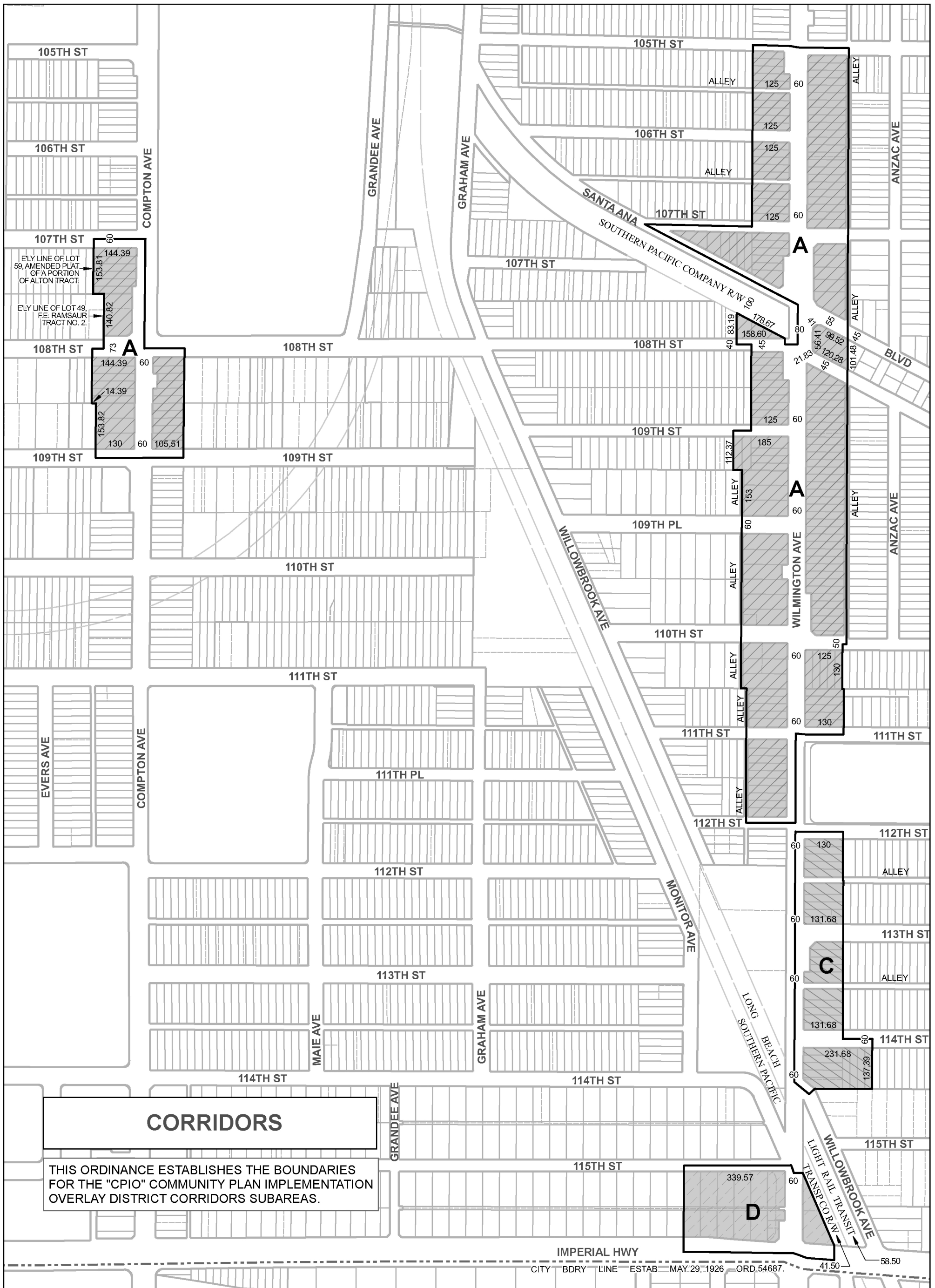
SELA CPIO - Community Plan Implementation Overlay District Subarea

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






CPC 2008-1553 CPU
CF/CA 120116





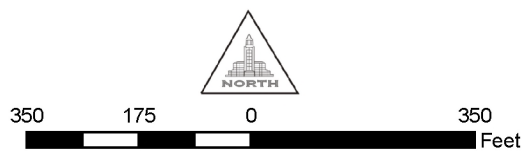
SELA CPIO - Community Plan Implementation Overlay District

Subarea

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

 City of LA Boundary
 Data Sources: Department of City Planning & Bureau of Engineering

CF/

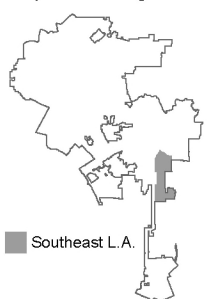


CPC 2008-1553 CPU

031517

Sheet 7 of 7

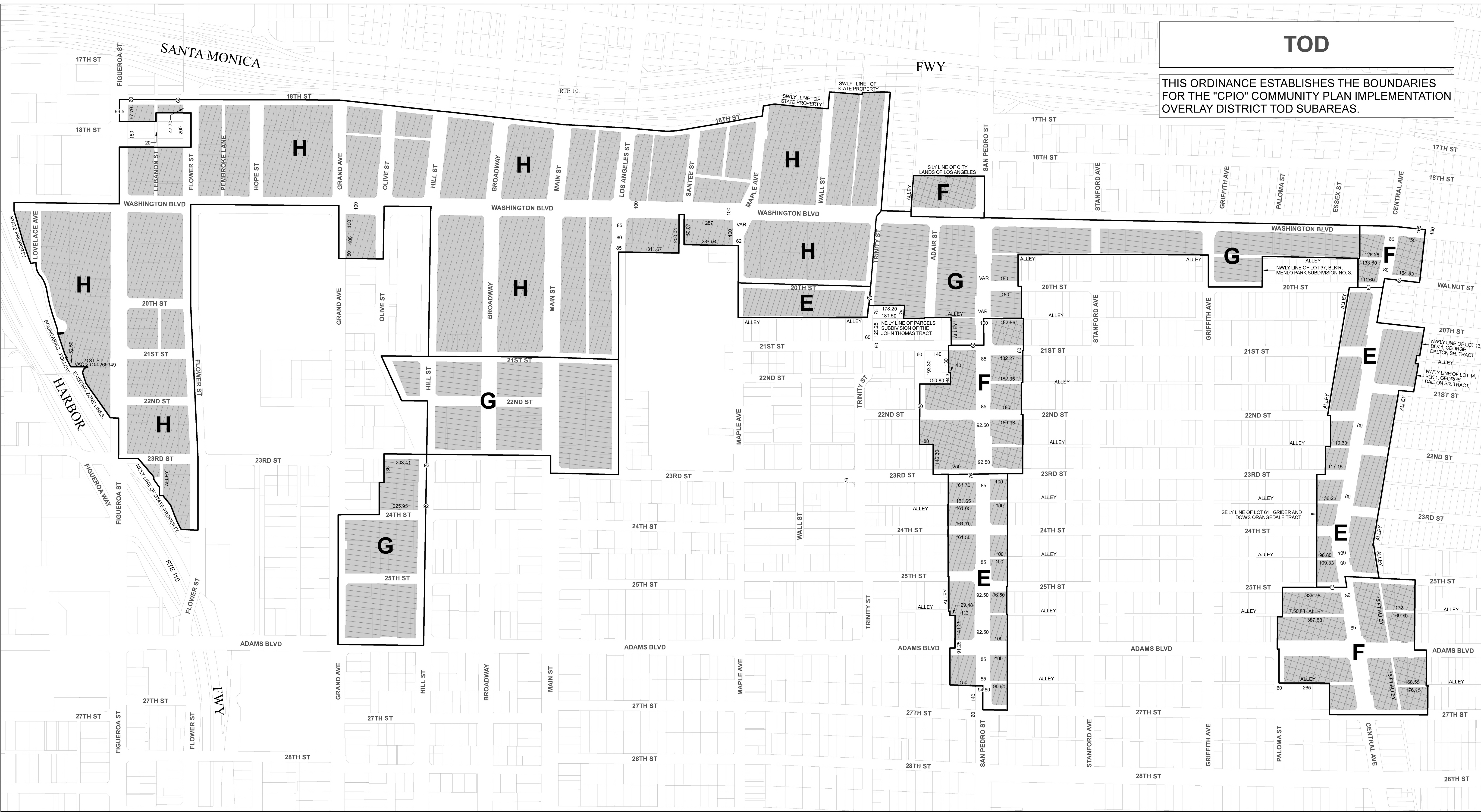
City of Los Angeles



■ Southeast L.A.

TOD

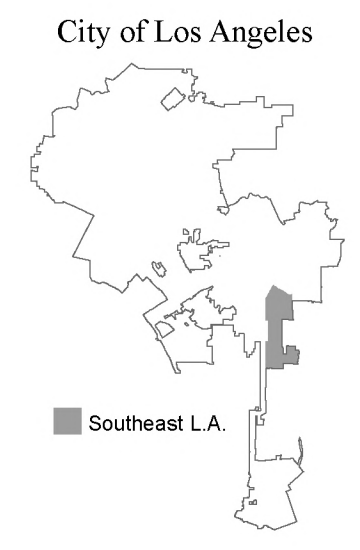
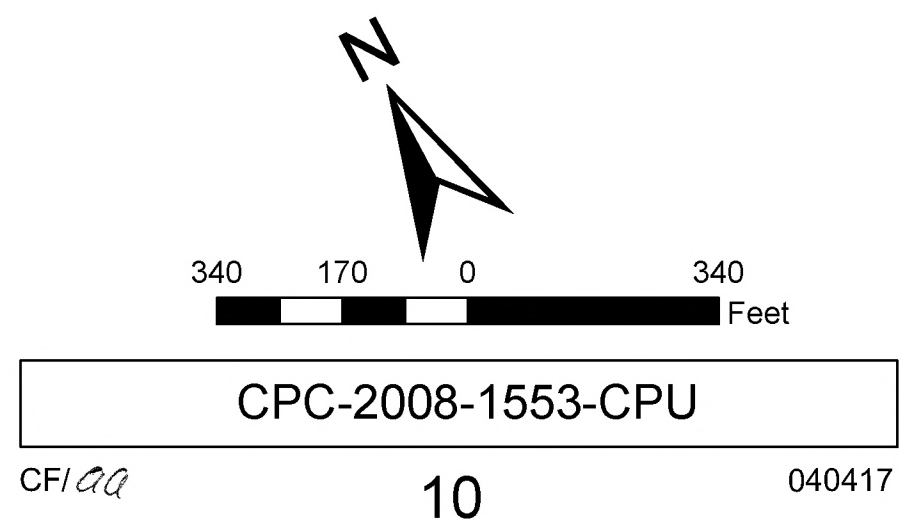
THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT TOD SUBAREAS.



SELA CPIO - Community Plan Implementation Overlay District

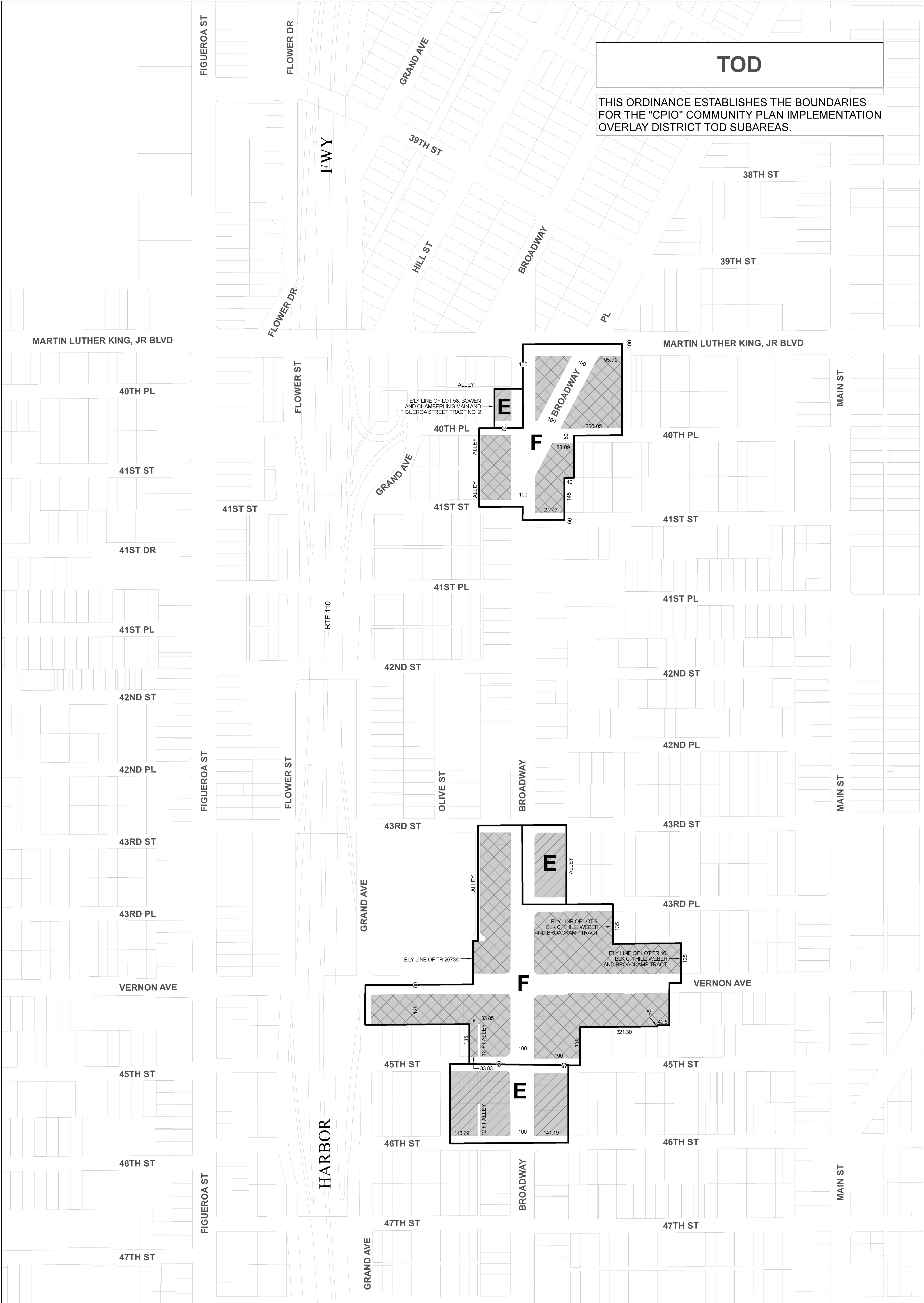
- Subarea**
- E. TOD Low
 - F. TOD Medium
 - G. TOD High
 - H. TOD Regional

Data Sources: Department of City Planning & Bureau of Engineering

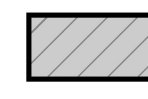
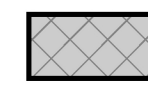


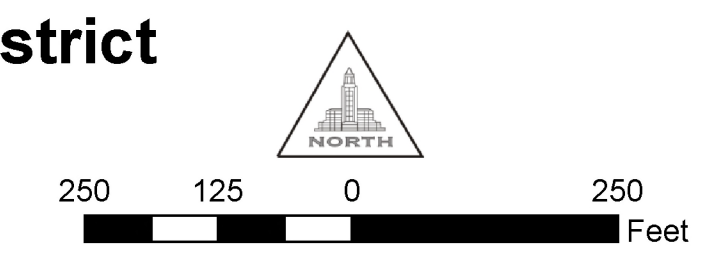
TOD

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



SELA CPIO - Community Plan Implementation Overlay District Subarea

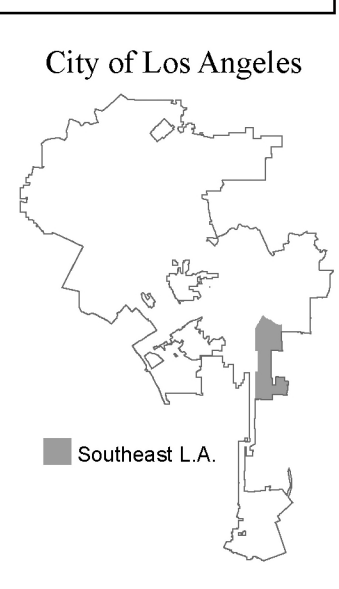
-  E.TOD Low
-  F.TOD Medium



CPC-2008-1553-CPU

CF100 040417

Sheet 2 of 6



TOD

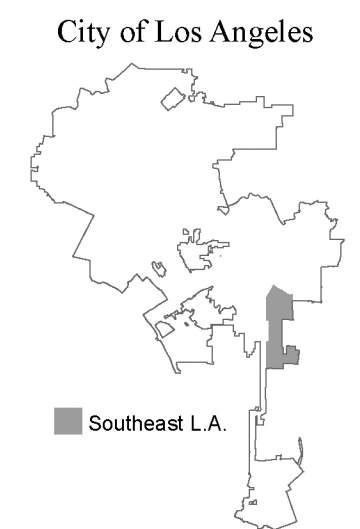
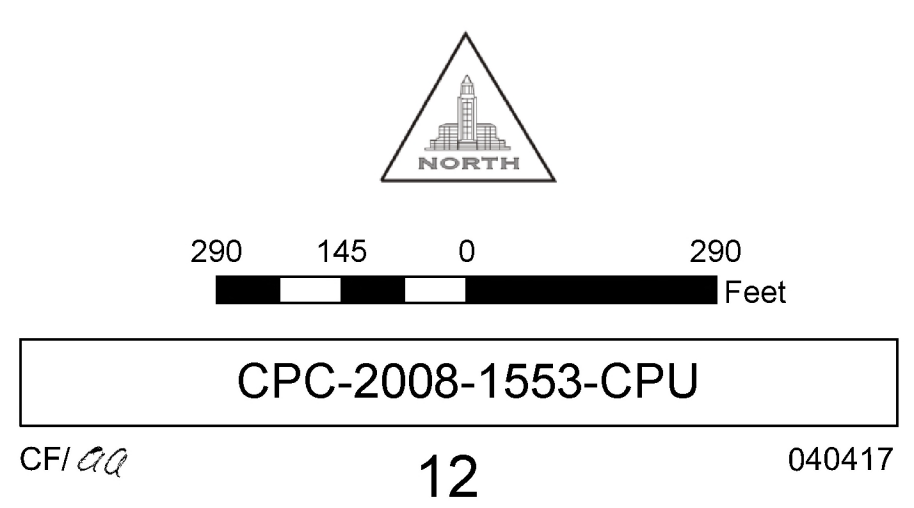
THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT TOD SUBAREAS.

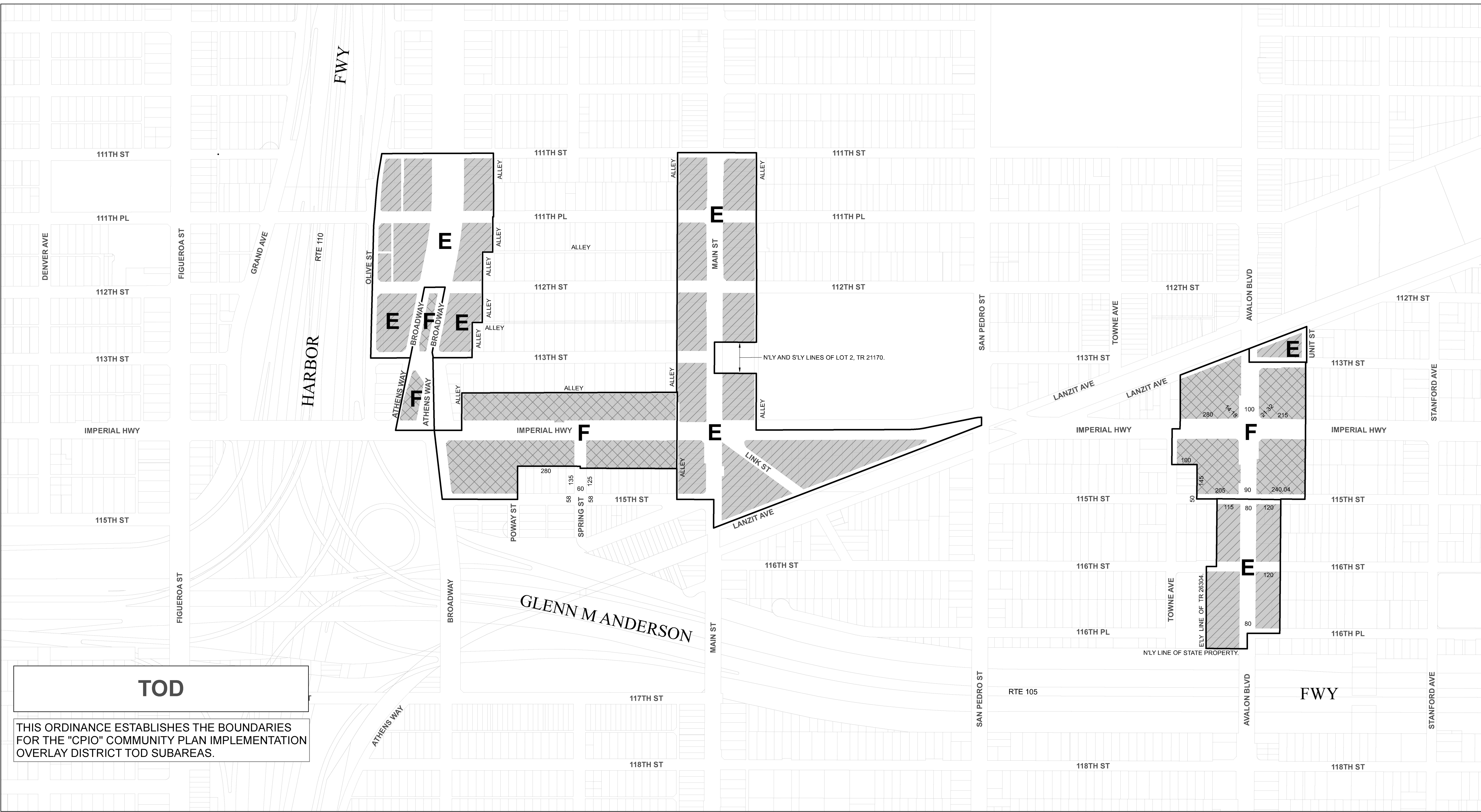


SELA CPIO - Community Plan Implementation Overlay District

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

Data Sources: Department of City Planning & Bureau of Engineering

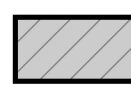





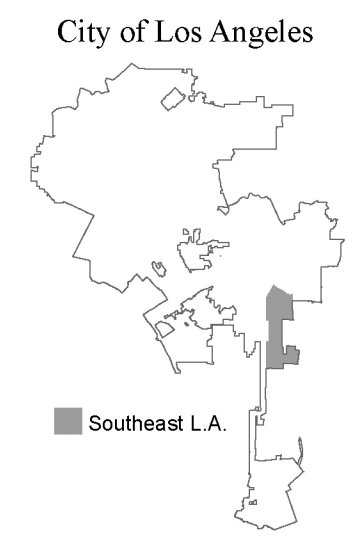
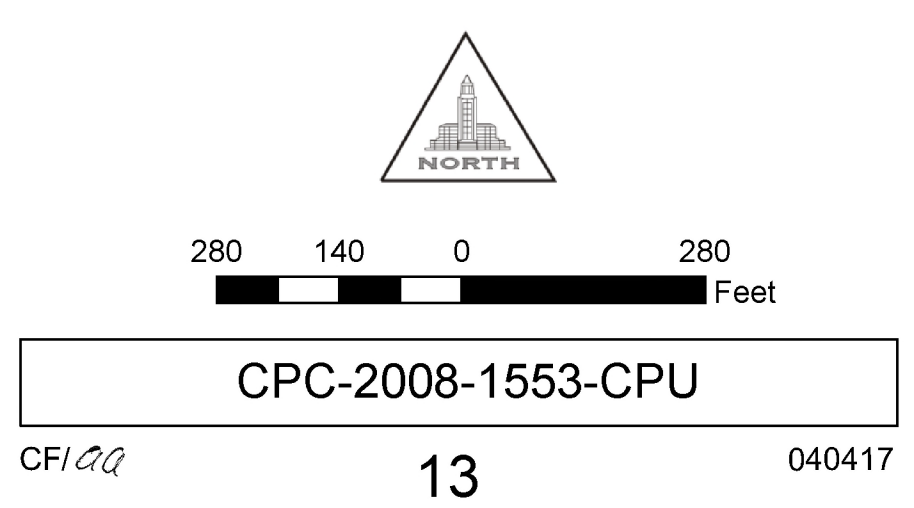
TOD

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

SELA CPIO - Community Plan Implementation Overlay District

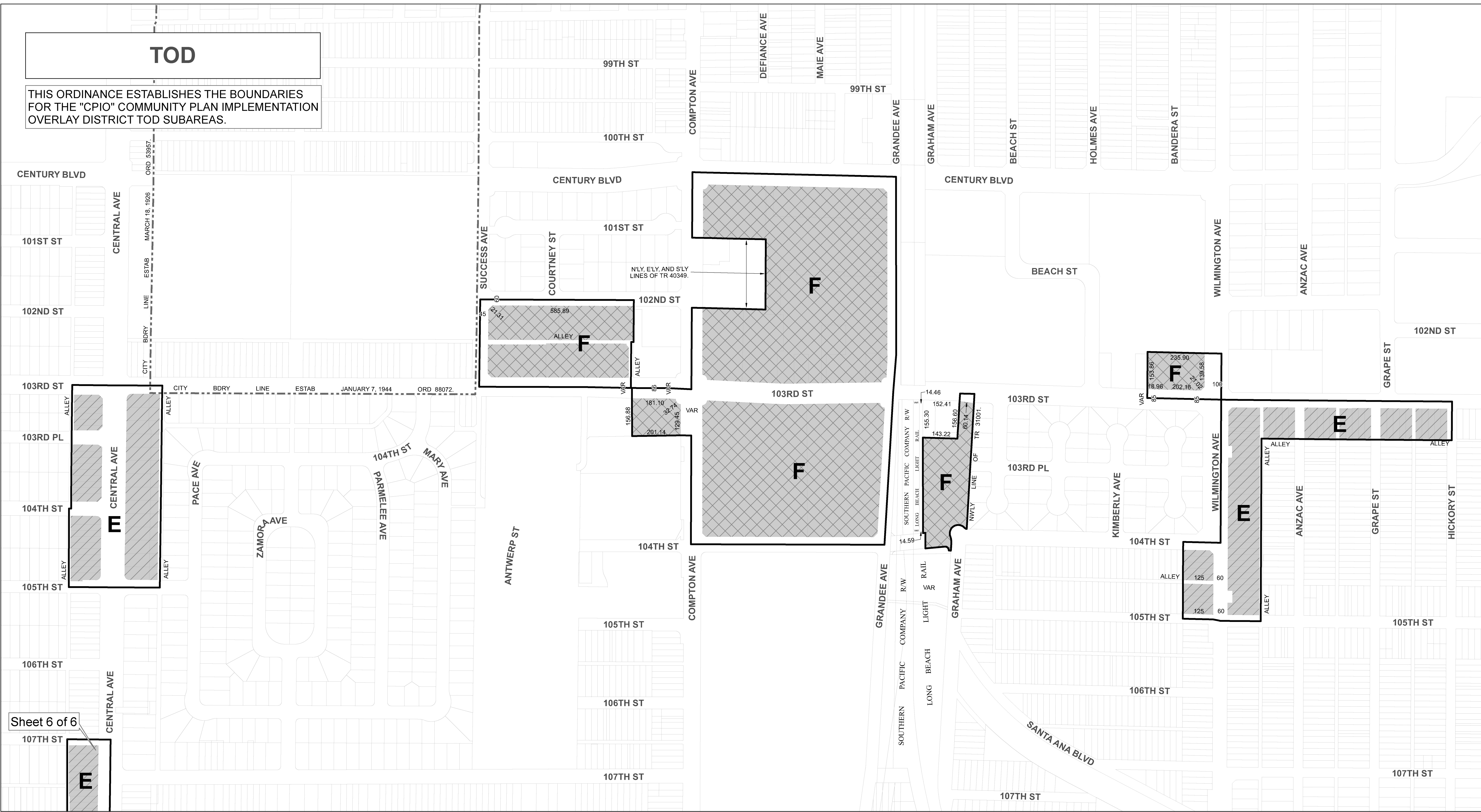
- Subarea**
-  E. TOD Low
 -  F. TOD Medium

Data Sources: Department of City Planning & Bureau of Engineering



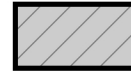


TOD

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

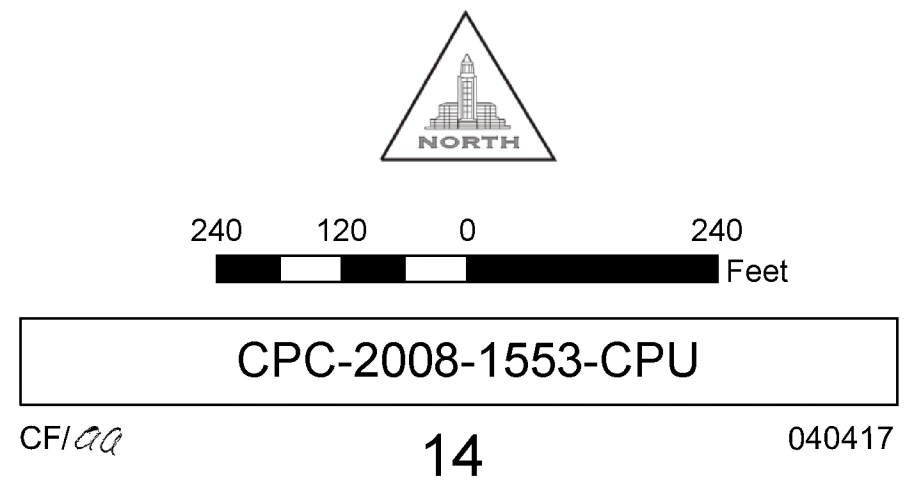


Sheet 6 of 6

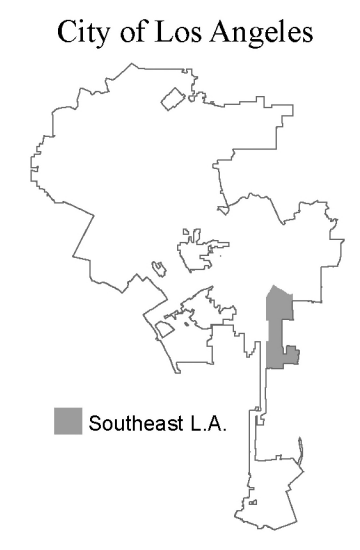
SELA CPIO - Community Plan Implementation Overlay District

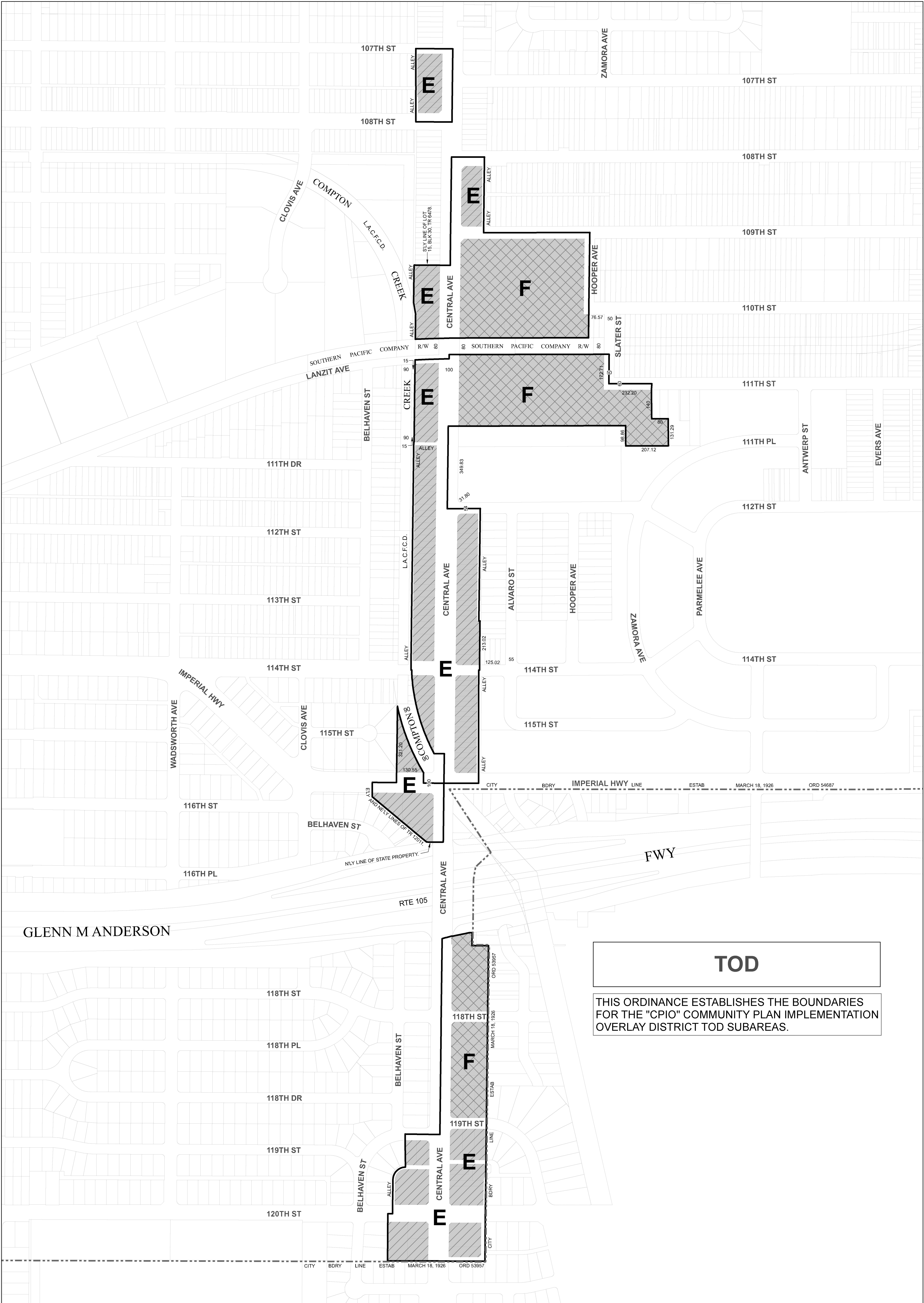
- Subarea**
-  E. TOD Low
 -  F. TOD Medium
 -  City of LA Boundary

Data Sources: Department of City Planning & Bureau of Engineering



Sheet 5 of 6



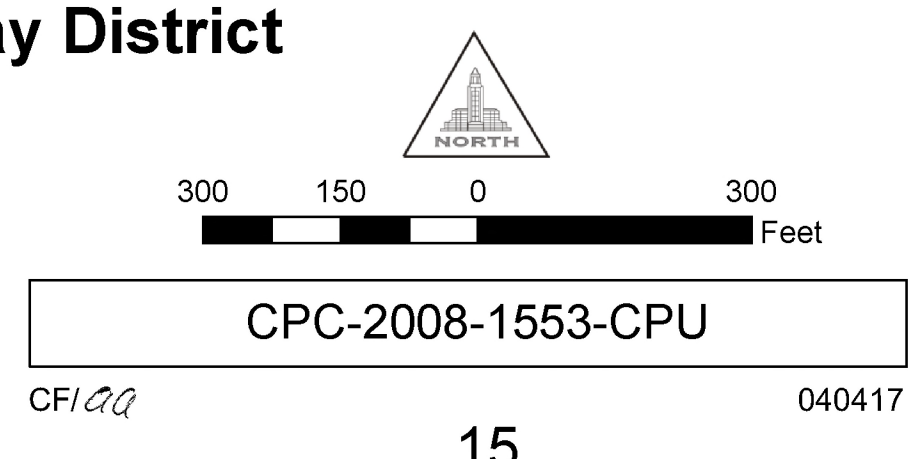


TOD

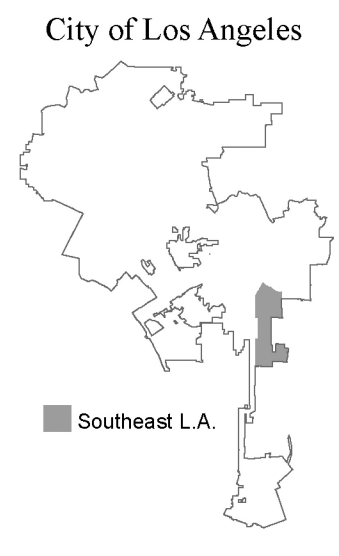
THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT TOD SUBAREAS.

SELA CPIO - Community Plan Implementation Overlay District Subarea

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



Sheet 6 of 6



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.

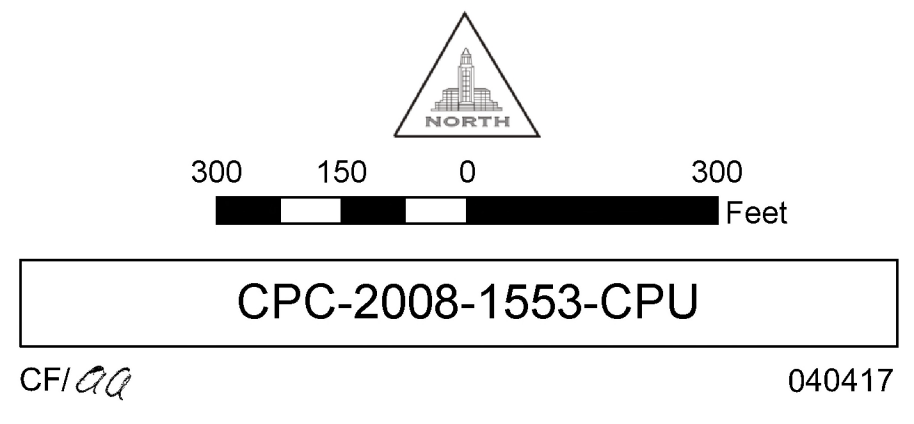


See Sheet 2 of 7

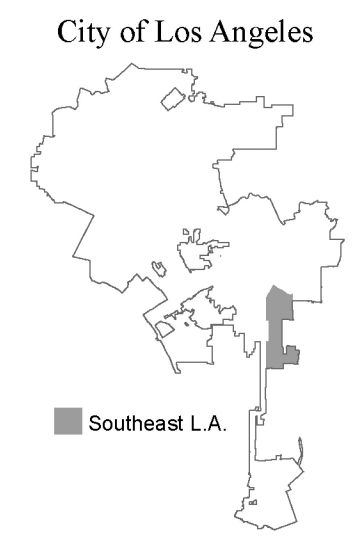
SELA CPIO - Community Plan Implementation Overlay District

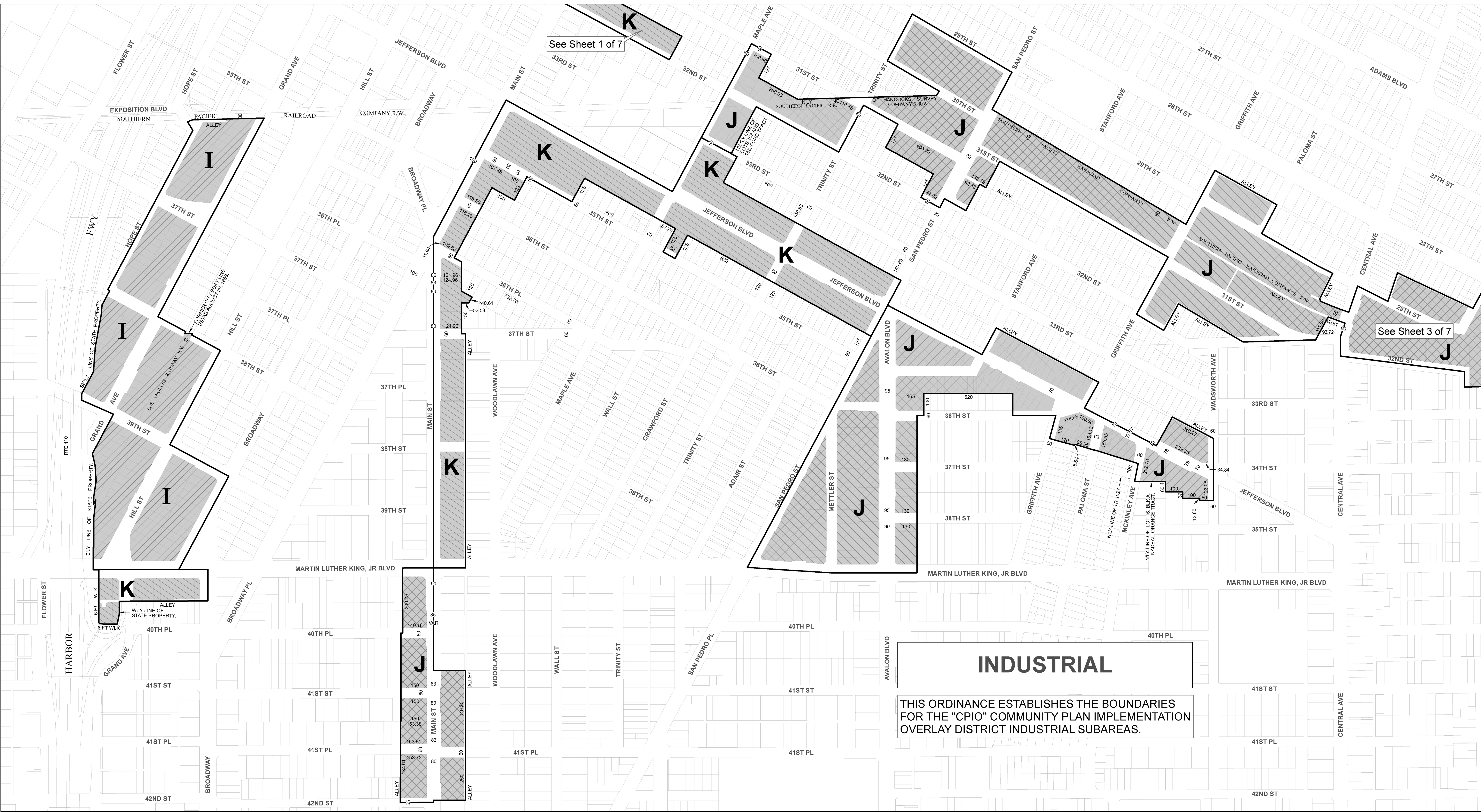
- Subarea**
-  I. Hybrid Limited
 -  J. Hybrid
 -  K. Compatible Industrial

Data Sources: Department of City Planning & Bureau of Engineering



Sheet 1 of 7








See Sheet 1 of 7

See Sheet 3 of 7

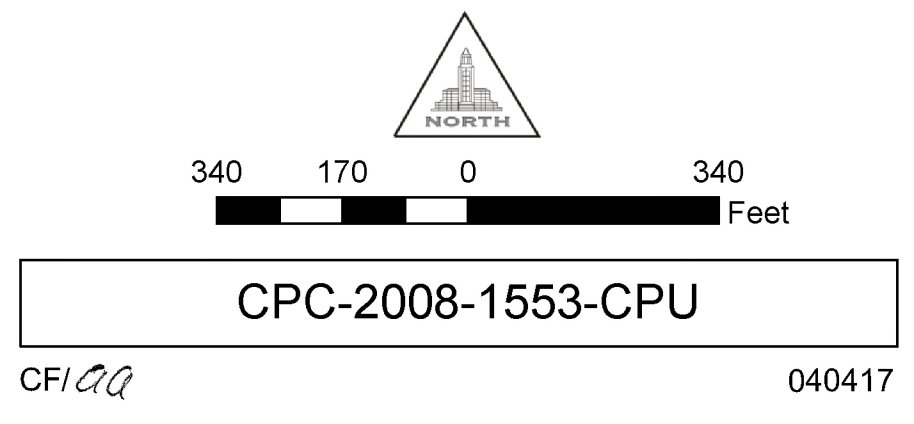
INDUSTRIAL

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

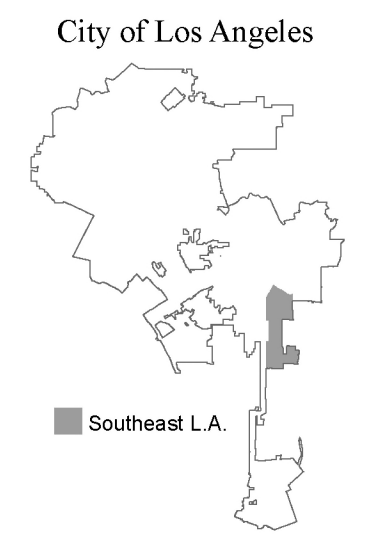
SELA PIO - Community Plan Implementation Overlay District Subarea

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

Data Sources: Department of City Planning & Bureau of Engineering



CF100 040417



INDUSTRIAL

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

See Sheet 1 of 7

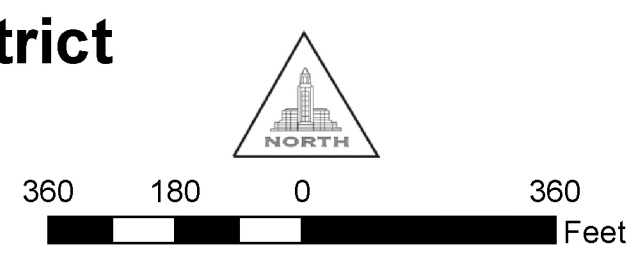
See Sheet 2 of 7

See Sheet 4 of 7



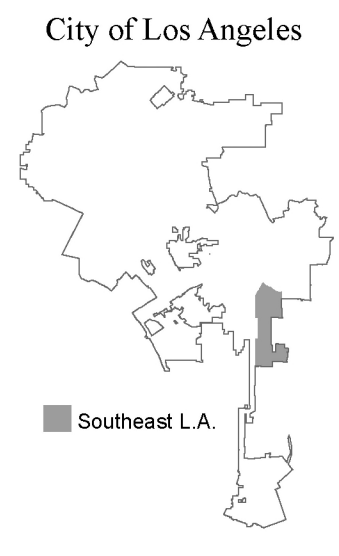
SELA CPIO - Community Plan Implementation Overlay District Subarea

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



CPC-2008-1553-CPU

CF100 040417



Data Sources: Department of City Planning & Bureau of Engineering

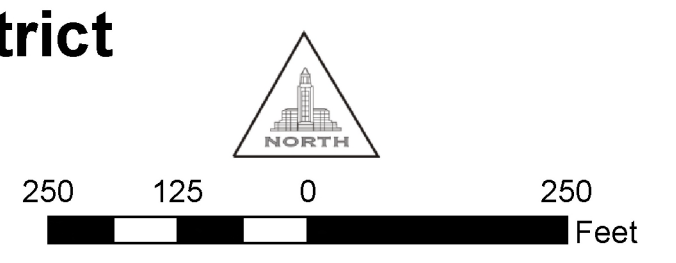
INDUSTRIAL

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



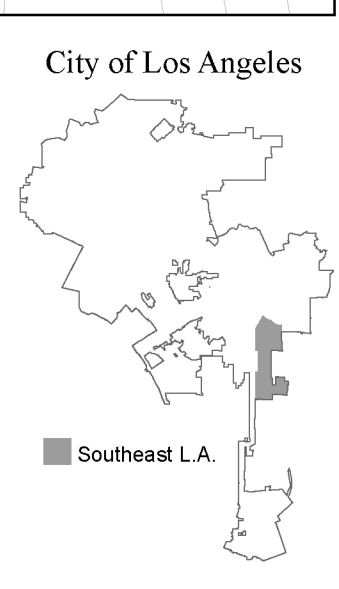
SELA CPIO - Community Plan Implementation Overlay District Subarea

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



CPC-2008-1553-CPU

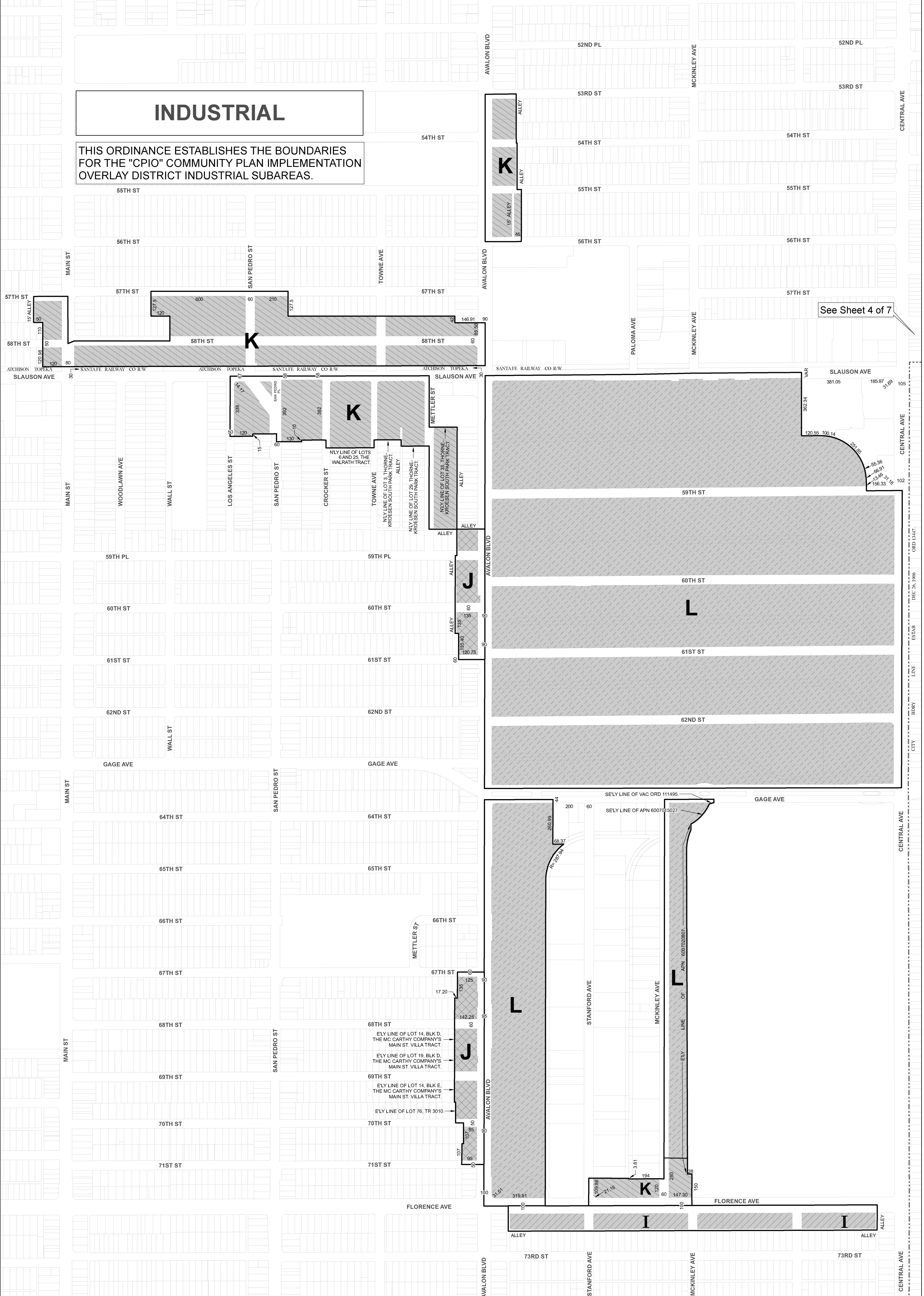
CFI 200 040417



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.

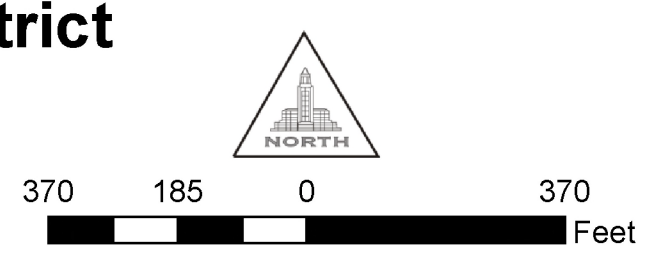


See Sheet 4 of 7

SELA CPIO - Community Plan Implementation Overlay District Subarea

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

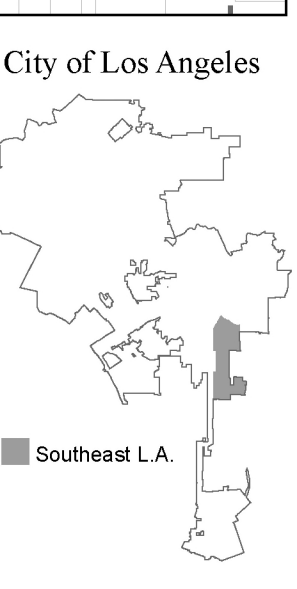
 City of LA Boundary



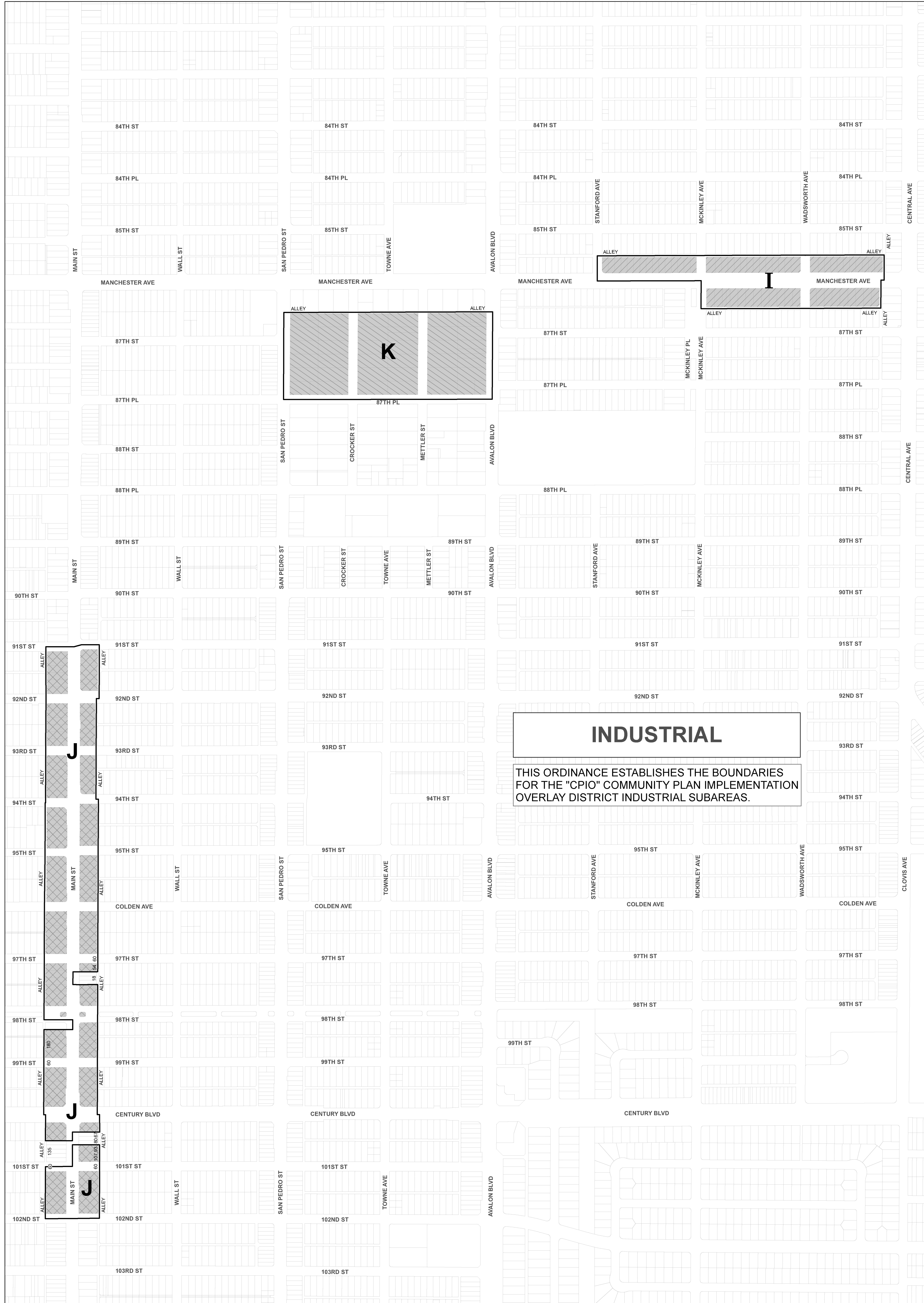
CPC-2008-1553-CPU

CF100

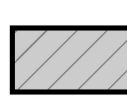

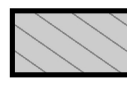
040417

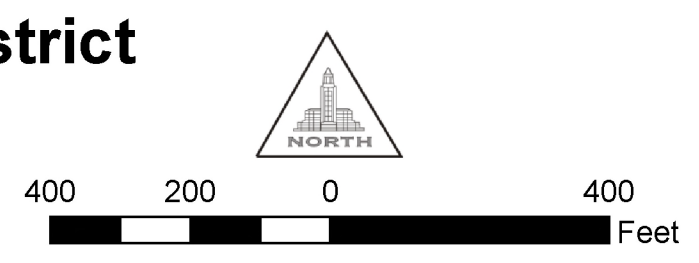


Data Sources: Department of City Planning & Bureau of Engineering



SELA CPIO - Community Plan Implementation Overlay District Subarea

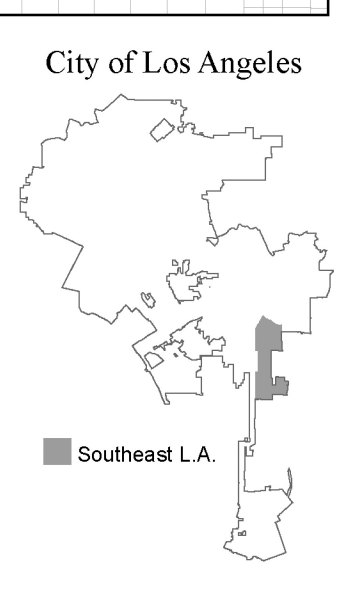
-  I. Hybrid Limited
-  J. Hybrid
-  K. Compatible Industrial



CPC-2008-1553-CPU

CF/ 040417

Sheet 6 of 7

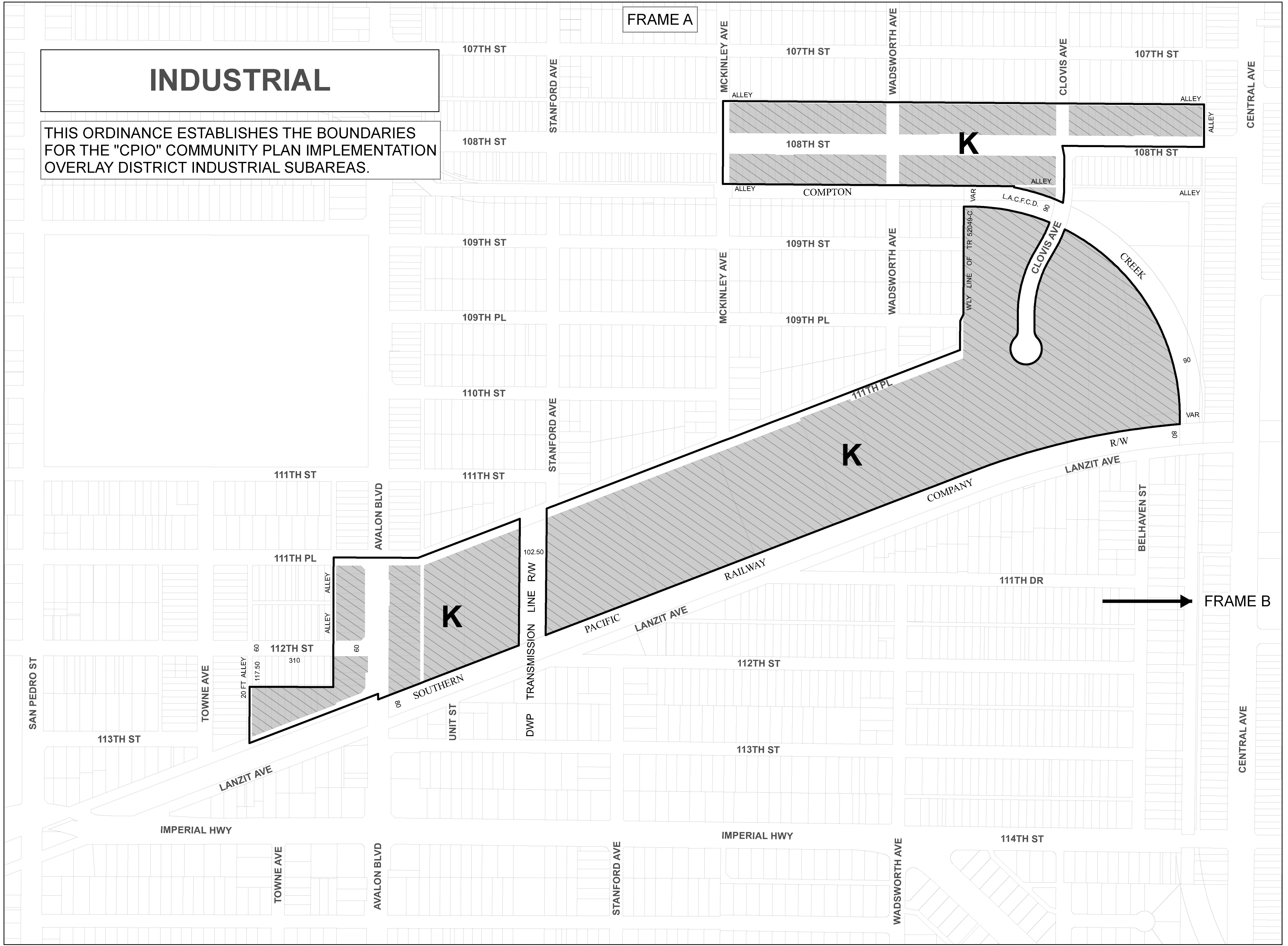


Data Sources: Department of City Planning & Bureau of Engineering

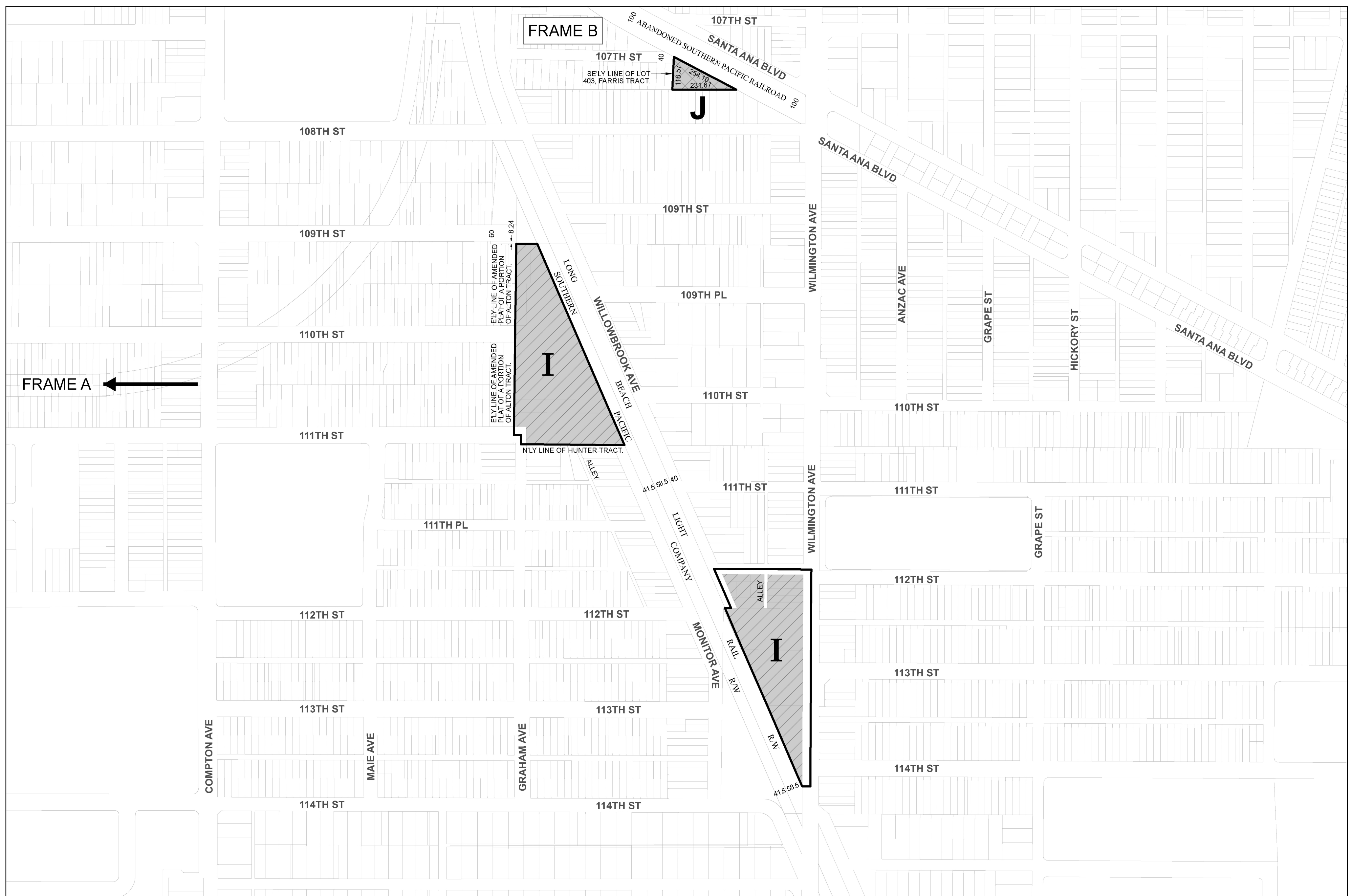
INDUSTRIAL

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




FRAME A

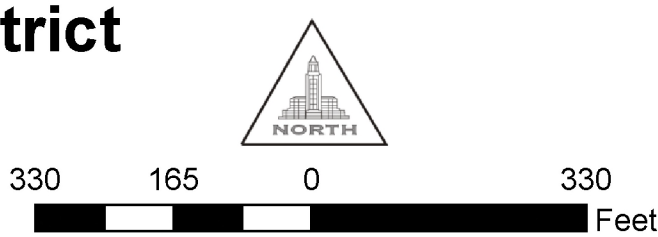


FRAME B



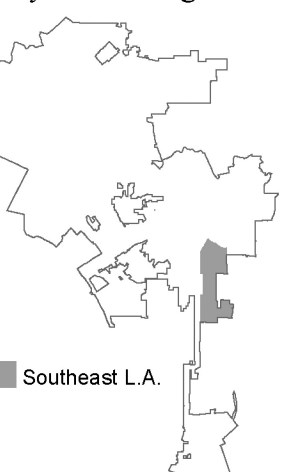
SELA CPIO - Community Plan Implementation Overlay District Subarea

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



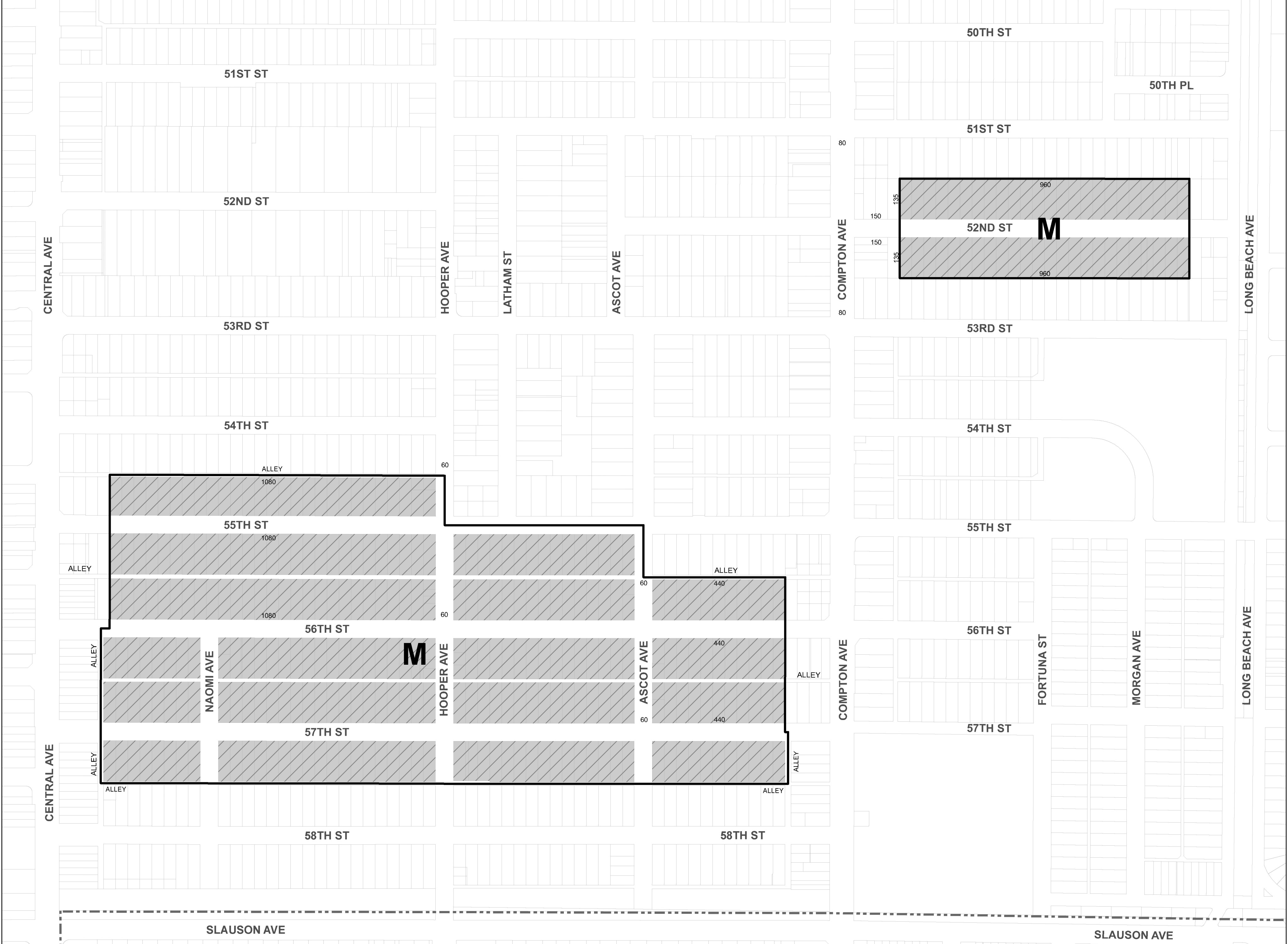
CPC-2008-1553-CPU

CF/ 040417



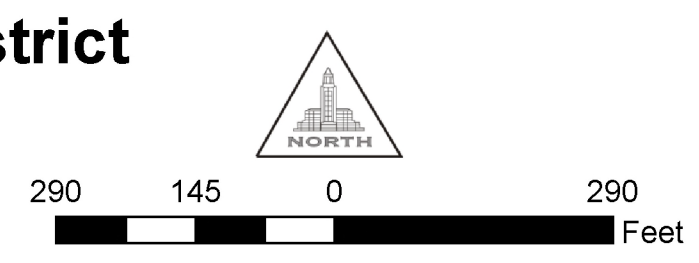
RESIDENTIAL

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

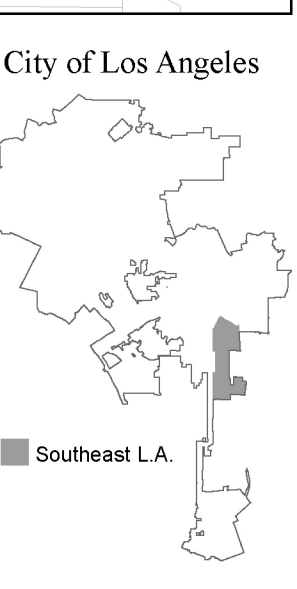


CPC-2008-1553-CPU

CF100

040417

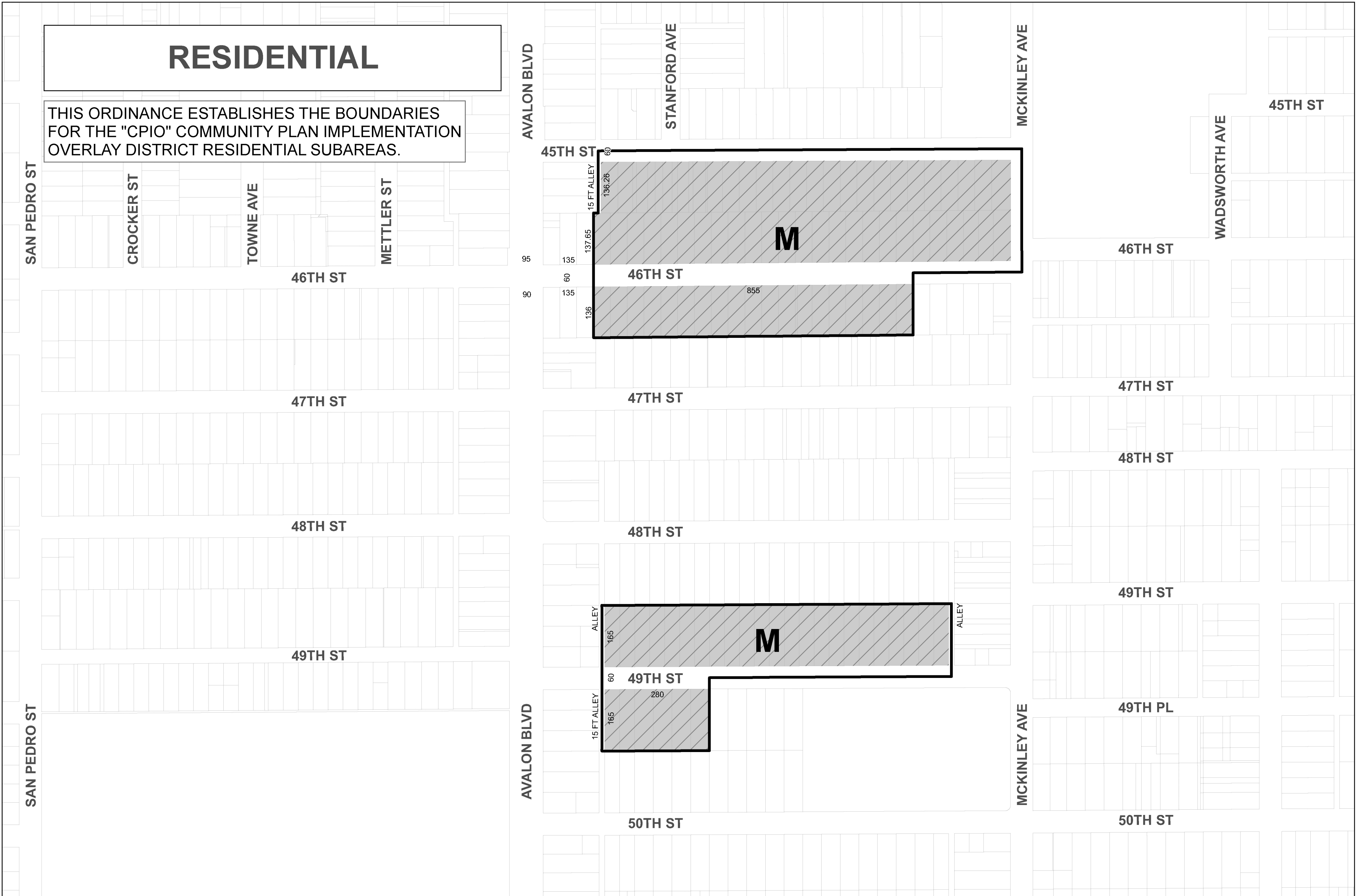
Sheet 1 of 4



Data Sources: Department of City Planning & Bureau of Engineering

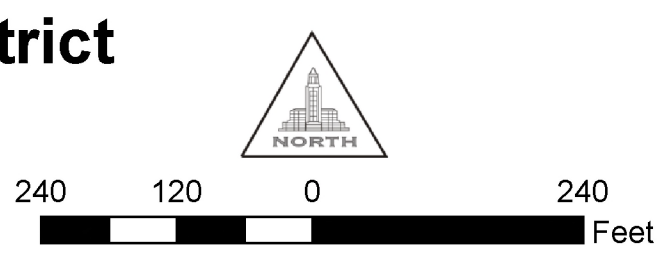
RESIDENTIAL

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



SELA CPIO - Community Plan Implementation Overlay District Subarea

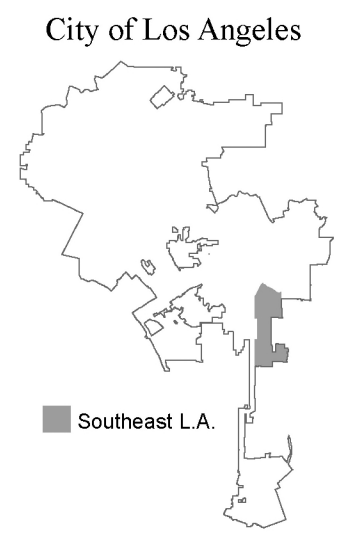
- M. Legacy Single-Family
- N. Multi-Family



CPC-2008-1553-CPU

CF100 040417

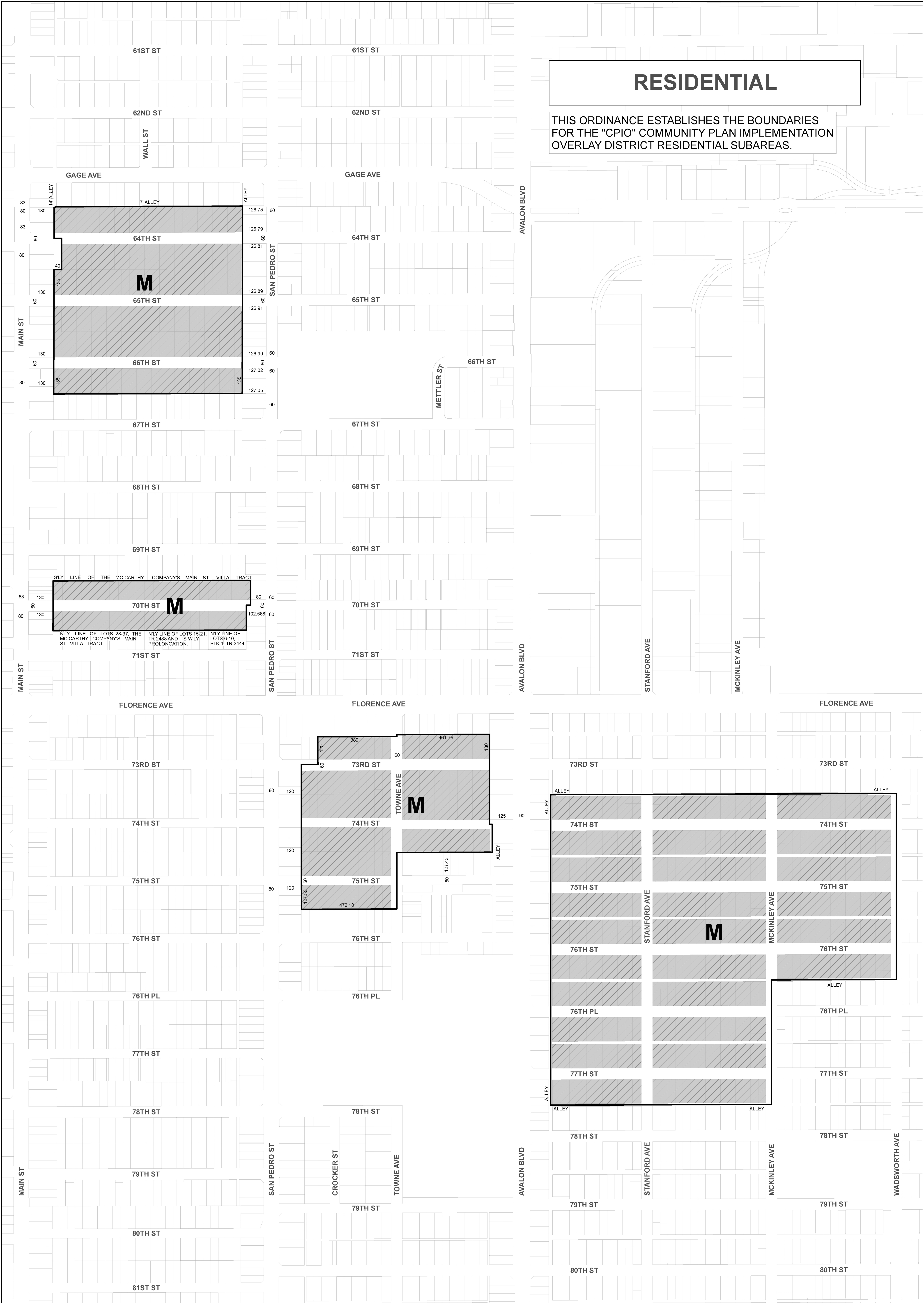
Sheet 2 of 4



Data Sources: Department of City Planning & Bureau of Engineering

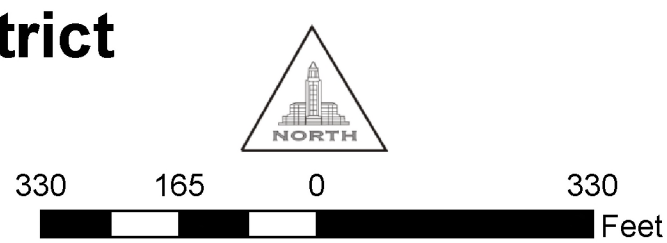
RESIDENTIAL

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



SELA CPIO - Community Plan Implementation Overlay District Subarea

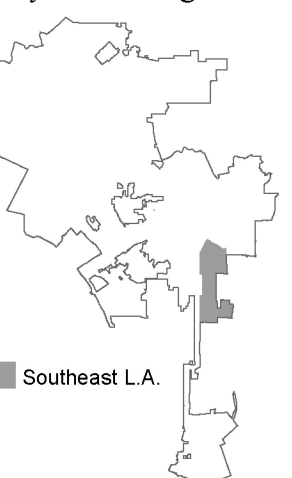
M.Legacy Single-Family

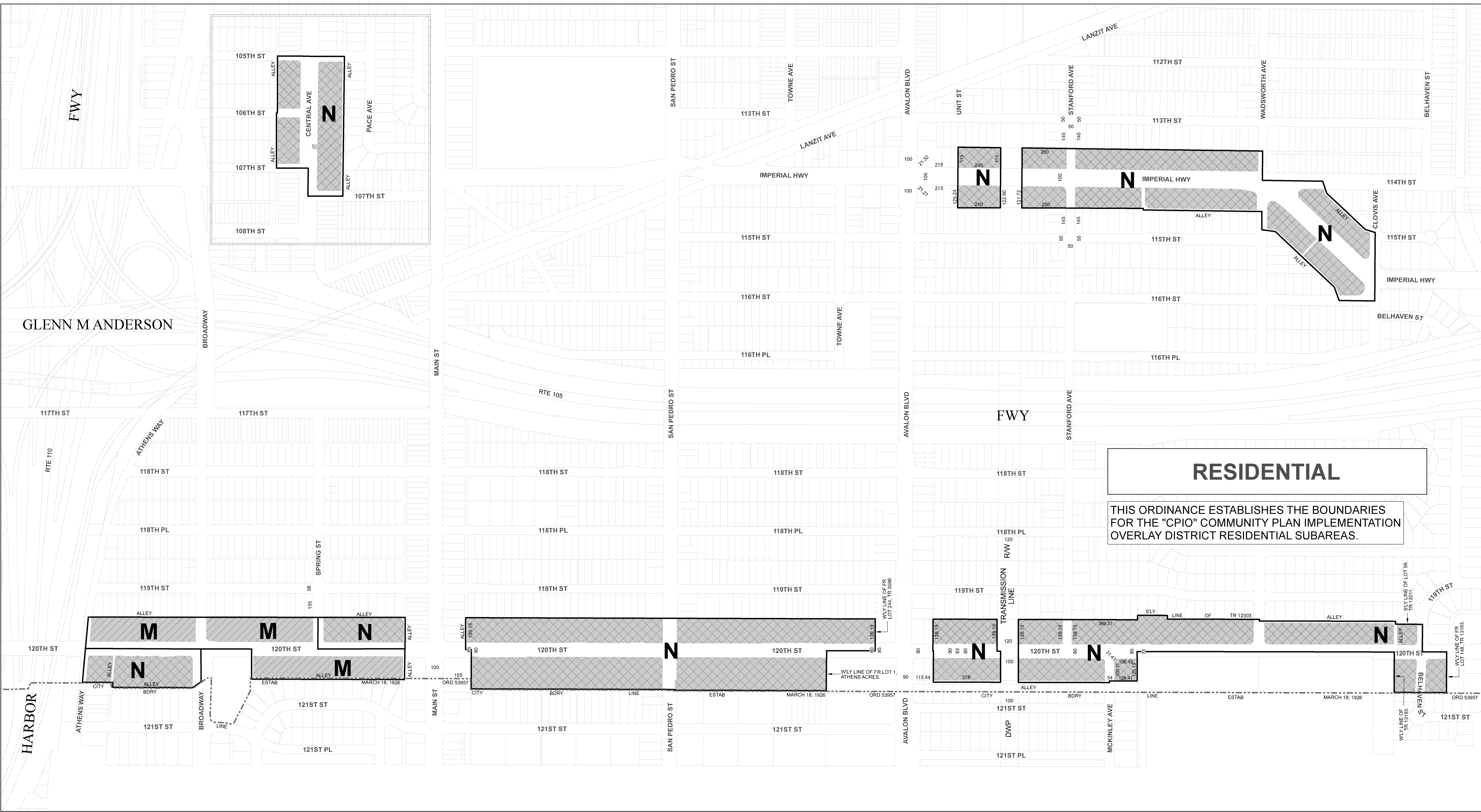


CPC-2008-1553-CPU

CFIAA

040417





RESIDENTIAL

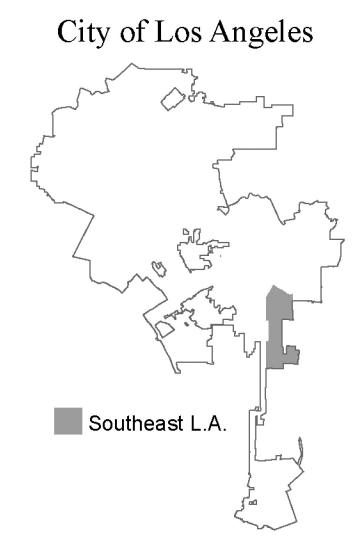
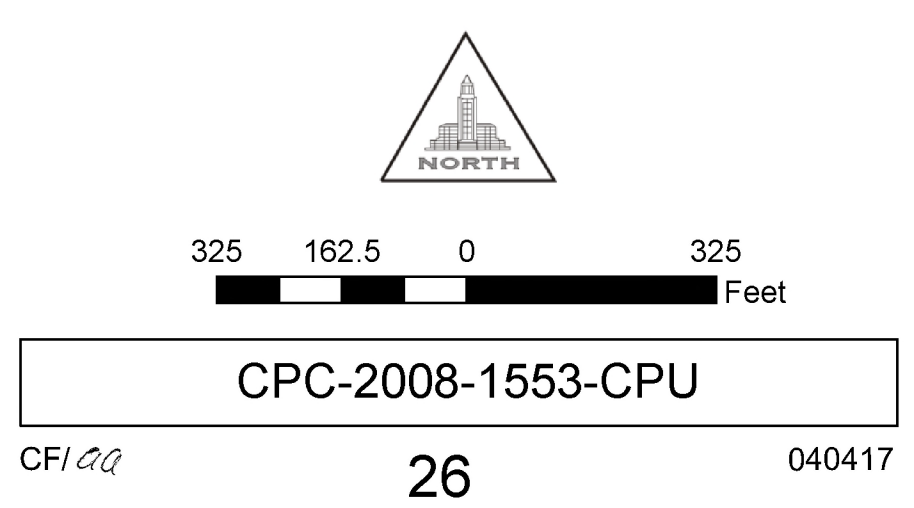
THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT RESIDENTIAL SUBAREAS.

SELA CPIO - Community Plan Implementation Overlay District

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

City of LA Boundary

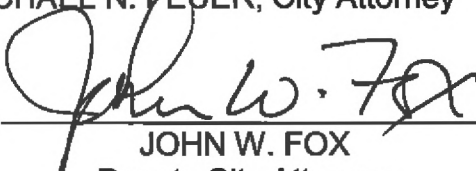
Data Sources: Department of City Planning & Bureau of Engineering



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

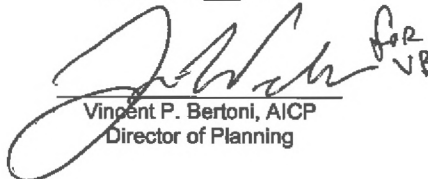
By 
JOHN W. FOX
Deputy City Attorney

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

 *for VB*
Vincent P. Berton, 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 _____

Approved _____