

ORDINANCE NO. _____

An ordinance establishing the South Los Angeles Community Plan Implementation Overlay District for the South 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 South Los Angeles Community Plan Implementation Overlay District (South LA CPIO District) to read in whole as shown in the attached document. The South LA CPIO District's boundaries are identical to the boundaries of the South LA Community Plan, adopted on November 22, 2017 (Council File No. 17-1054). The City Council establishes 15 South LA CPIO District Subarea types 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 South Los Angeles CPIO District are consistent with, and necessary to implement, the programs, policies and design guidelines of the South Los Angeles Community Plan.

Sec. 3. This ordinance shall not apply to the use and development of the property identified as Assessor Parcel No. 5058015005, provided this property is developed pursuant to Ordinance No. 182,355 and the City Planning Case No. CPC-2010-760-GPA-VZC-HD-SPR (Council File No. 12-1737). Development that is not consistent with Ordinance No. 182,355 and the entitlements found in City Planning Case No. CPC-2010-760-GPA-VZC-HD-SPR shall comply with the South LA CPIO District, including the Neighborhood Serving Corridor Subarea (Subarea A) regulations.

Sec. 4. This ordinance shall not apply to the use and development of the property identified as Assessor Parcel No. 5036031036, provided the property is developed pursuant to Ordinance No. 165,363 and the entitlements found in City Planning Case No. CPC 89-0212-2C-GPA (Council File No. 89-2151-S3). The established building line is on portions of Normandie Avenue. Development that is not consistent with Ordinance No. 165,363 and the entitlements found in City Planning Case No. CPC 89-0212-2C-GPA shall comply with the South LA CPIO District, including the General Corridor Subarea (Subarea C) regulations.

Sec. 5. This ordinance shall not apply to the use and development of the property identified as Assessor Parcel Nos. 5019001034 and 501902563, provided the property is developed pursuant to Ordinance No. 184,947 and the entitlements found in City Planning Case No. CPC-2016-1032-GPA-ZC-HD-BL-ZAD-SPR (Council File No. 16-0960). Development that is not consistent with Ordinance No. 184,947 and the entitlements found in City Planning Case No. CPC-2016-1032-GPA-ZC-HD-BL-ZAD-

SPR shall comply with the South LA CPIO District, including the General Corridor Subarea (Subarea C) regulations.

Sec. 6. This ordinance shall not apply to the use and development of the property identified as Assessor Parcel No. 5017026046, provided the property is developed pursuant to Ordinance No. 168,598 and the entitlements found in City Planning Case Nos. CPC-92-0215-ZC and CPC-92-0216-HD (Council File No. 92-1762). Development that is not consistent with Ordinance No. 168,598 and the entitlements found in City Planning Case Nos. CPC-92-0215-ZC and CPC-92-216-HD shall comply with the South LA CPIO District, including the General Corridor Subarea (Subarea C) regulations.

Sec. 7. This ordinance shall not apply to the use and development of the property identified as Assessor Parcel No. 6004009029, provided the property is developed pursuant to Ordinance No. 164,952 and the entitlements found in City Planning Case No. CPC-88-593-ZC-GPA (Council File No. 89-0441-S3). Development that is not consistent with Ordinance No. 164,952 and the entitlements found in City Planning Case No. CPC-88-593-ZC-GPA shall comply with the South LA CPIO.

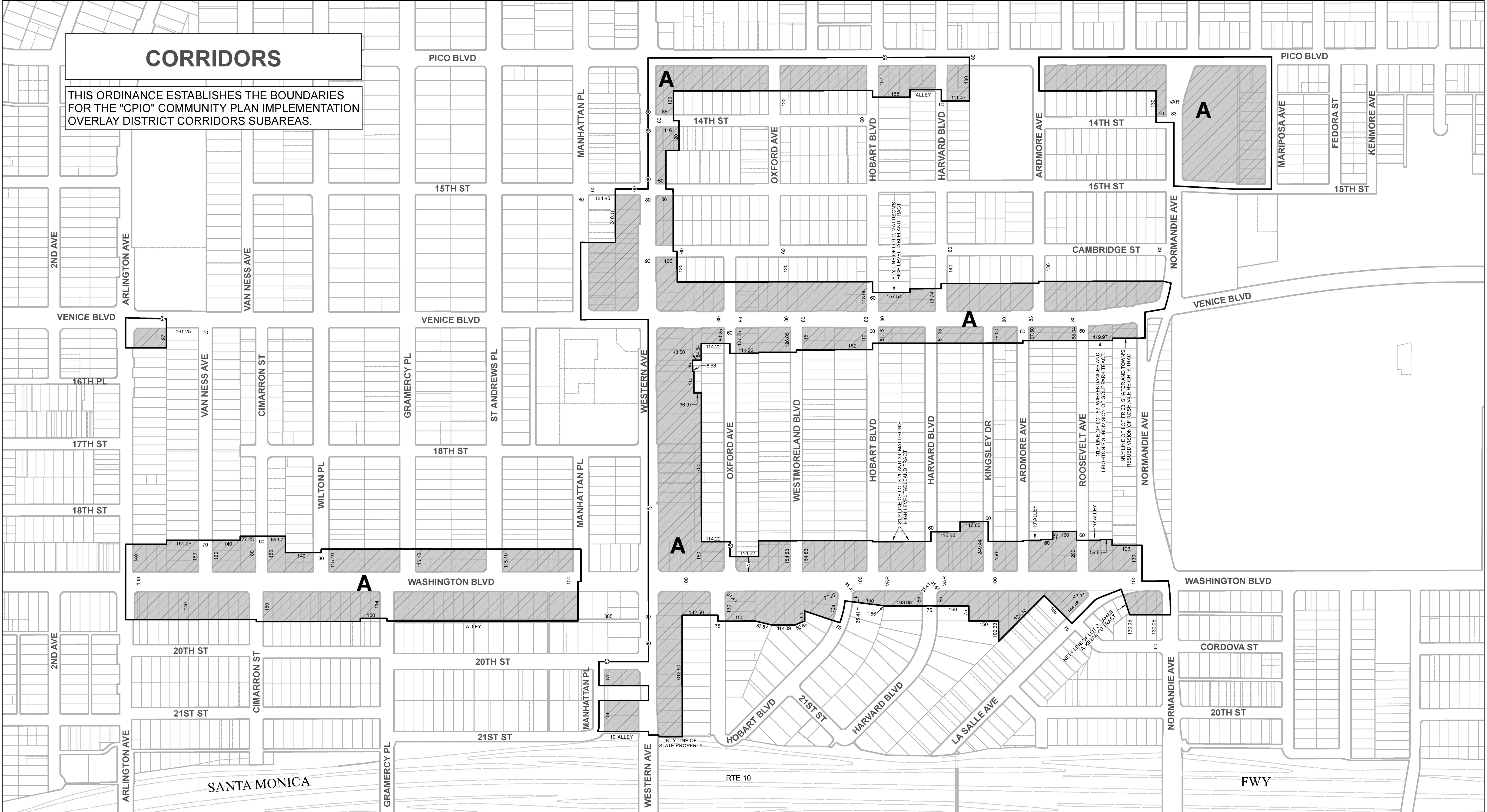
Sec. 8. This ordinance shall not apply to the use and development of the property identified as Assessor Parcel No. 6036010045, provided the property is developed pursuant to Ordinance No. 171,523 and the entitlements found in City Planning Case No. CPC-96-0173-ZC-GPA (Council File No. 96-2314). Development that is not consistent with Ordinance No. 171,523 and the entitlements found in City Planning Case No. CPC-96-0173-ZC-GPA shall comply with the South LA CPIO.

Sec. 9. This ordinance shall not apply to the use and development of the property identified as Assessor Parcel Nos. 6036010042 and 6036010043, provided the property is developed pursuant to Ordinance No. 171,523 and the entitlements found in City Planning Case No. CPC-96-0173-ZC-GPA (Council File No. 96-2314). Development that is not consistent with Ordinance No. 171,523 and the entitlements found in City Planning Case No. CPC-96-0173-ZC-GPA shall comply with the South LA CPIO.

Sec. 10. **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 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. The City of Los Angeles is already in the midst of a housing and employment crisis; any further delay in 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 South Los Angeles Community Plan Update. 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 South Los Angeles CPIO

Ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

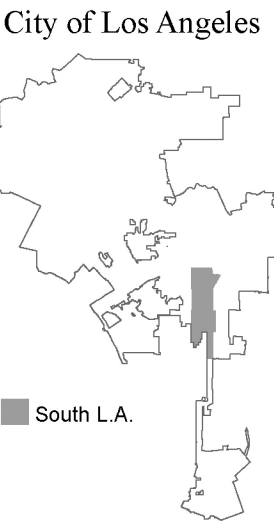
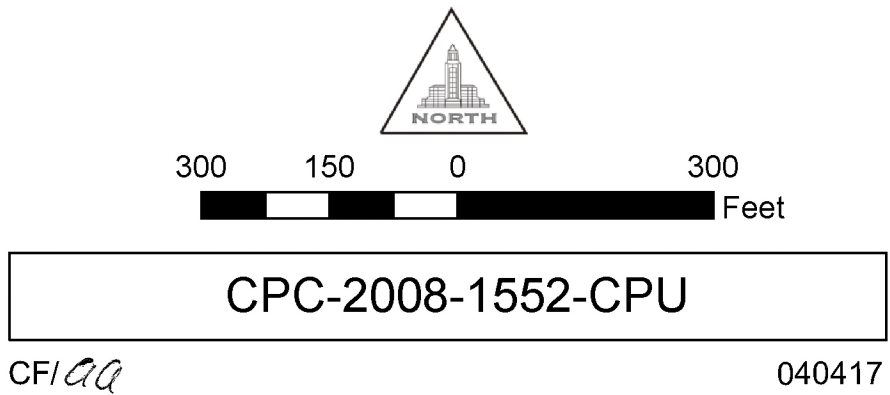
Sec. 11. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that 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.



SLA CPIO - Community Plan Implementation Overlay District Subarea

A. Neighborhood-Serving Corridor

Sheet 1 of 8



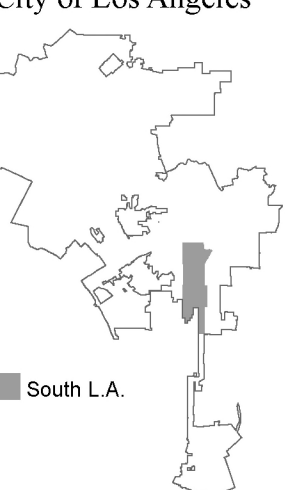
THIS ORDINANCE ESTABLISHES THE BOUNDARIES
FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION
OVERLAY DISTRICT CORRIDORS SUBAREAS.

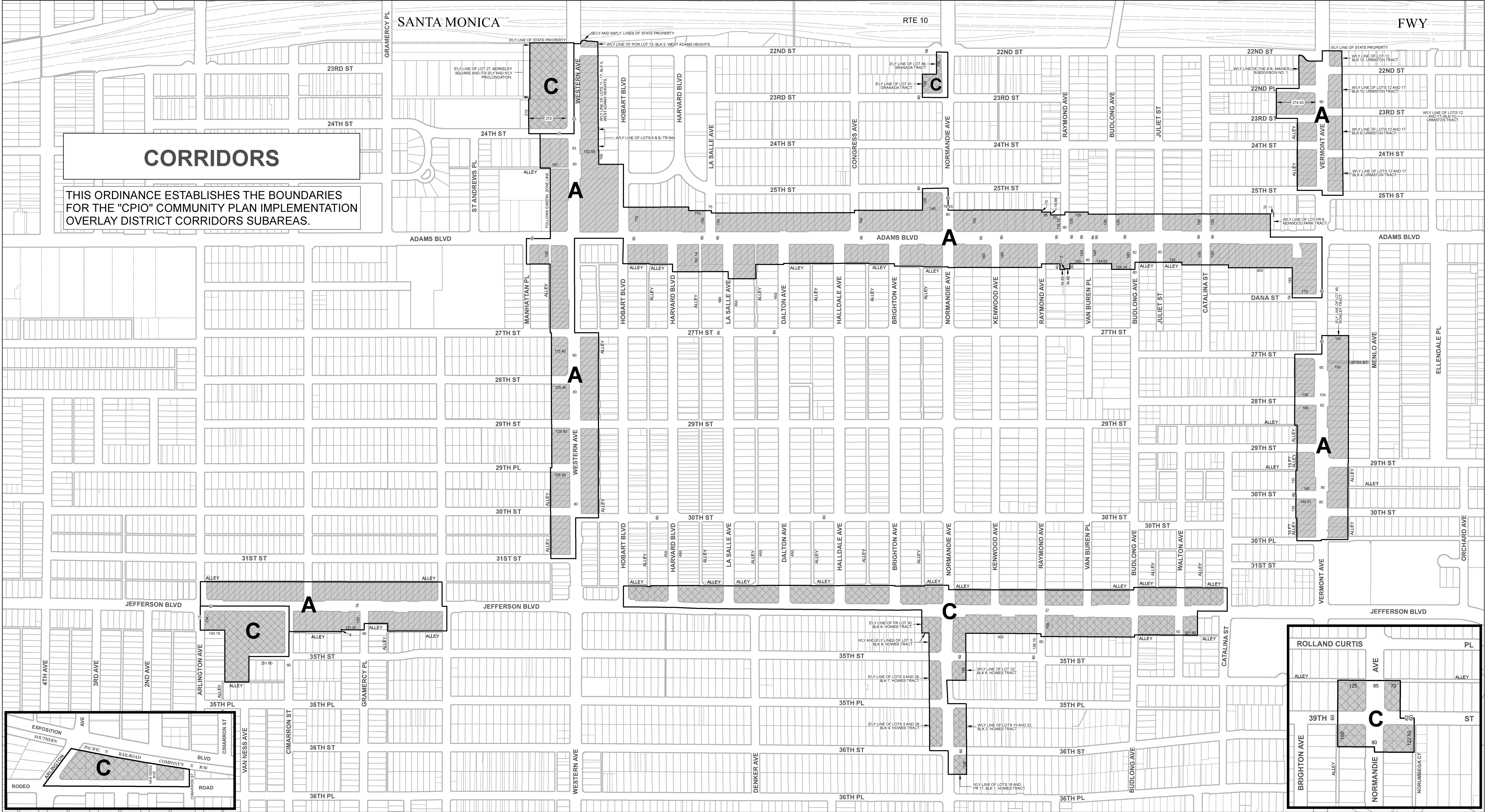


Data Sources: Department of City Planning & Bureau of Engineering



City of Los Angeles





SLA CPIO - Community Plan Implementation Overlay District Subarea

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

Data Sources: Department of City Planning & Bureau of Engineering

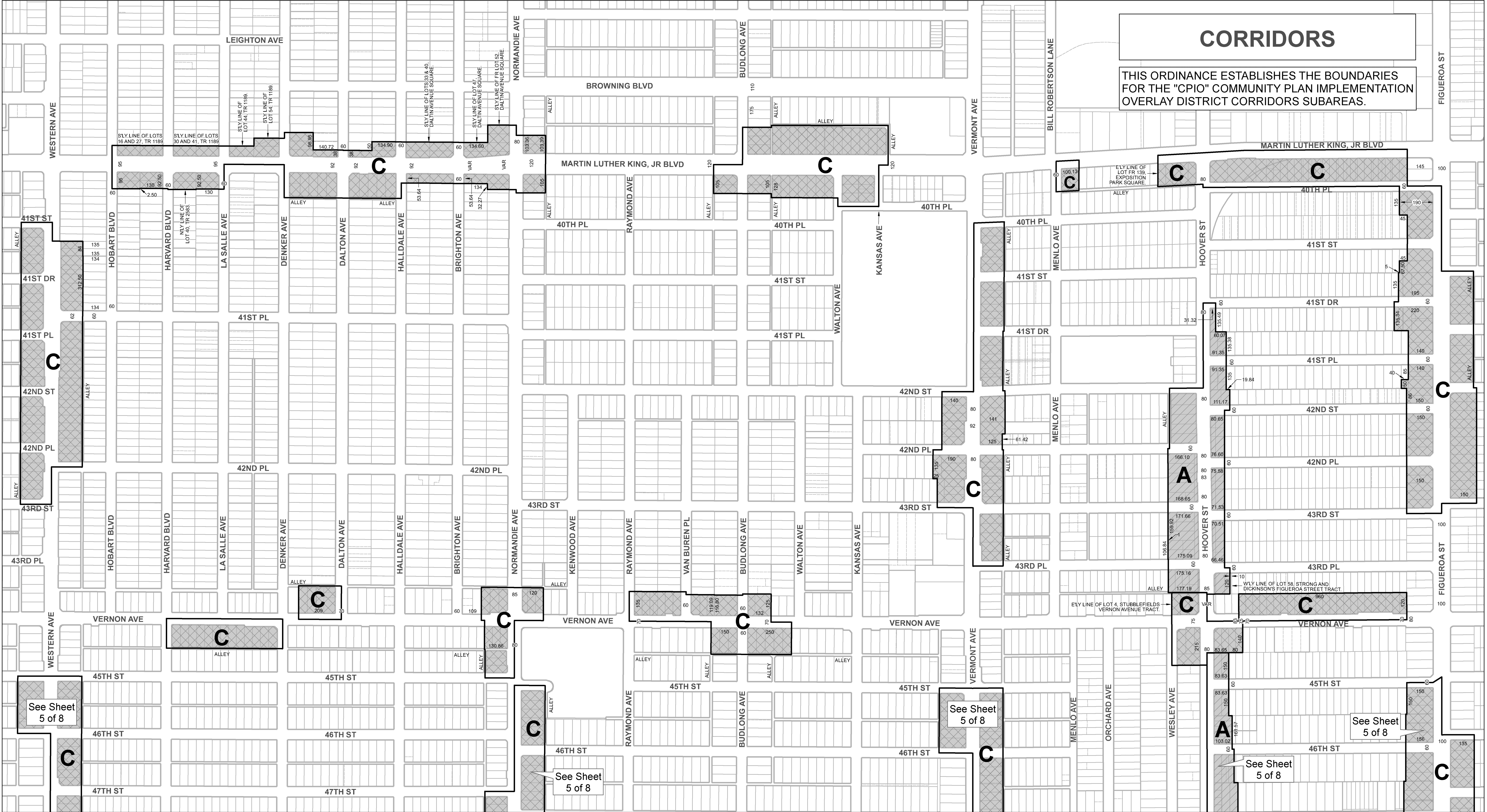
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Sheet 3 of 8

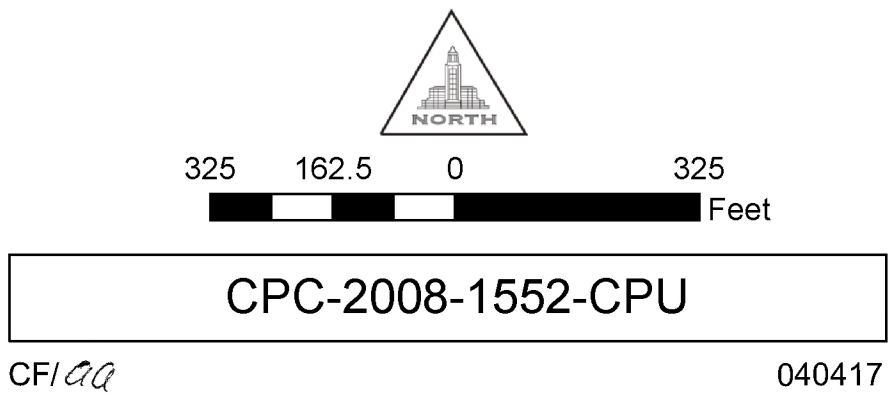




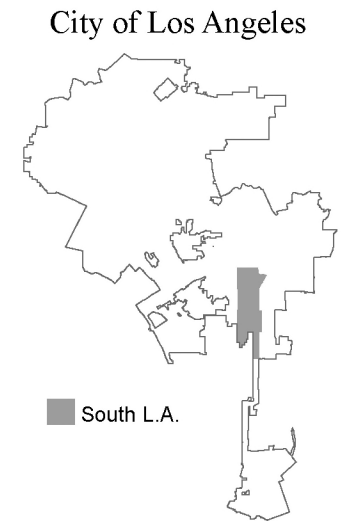
SLA CPIO - Community Plan Implementation Overlay District Subarea

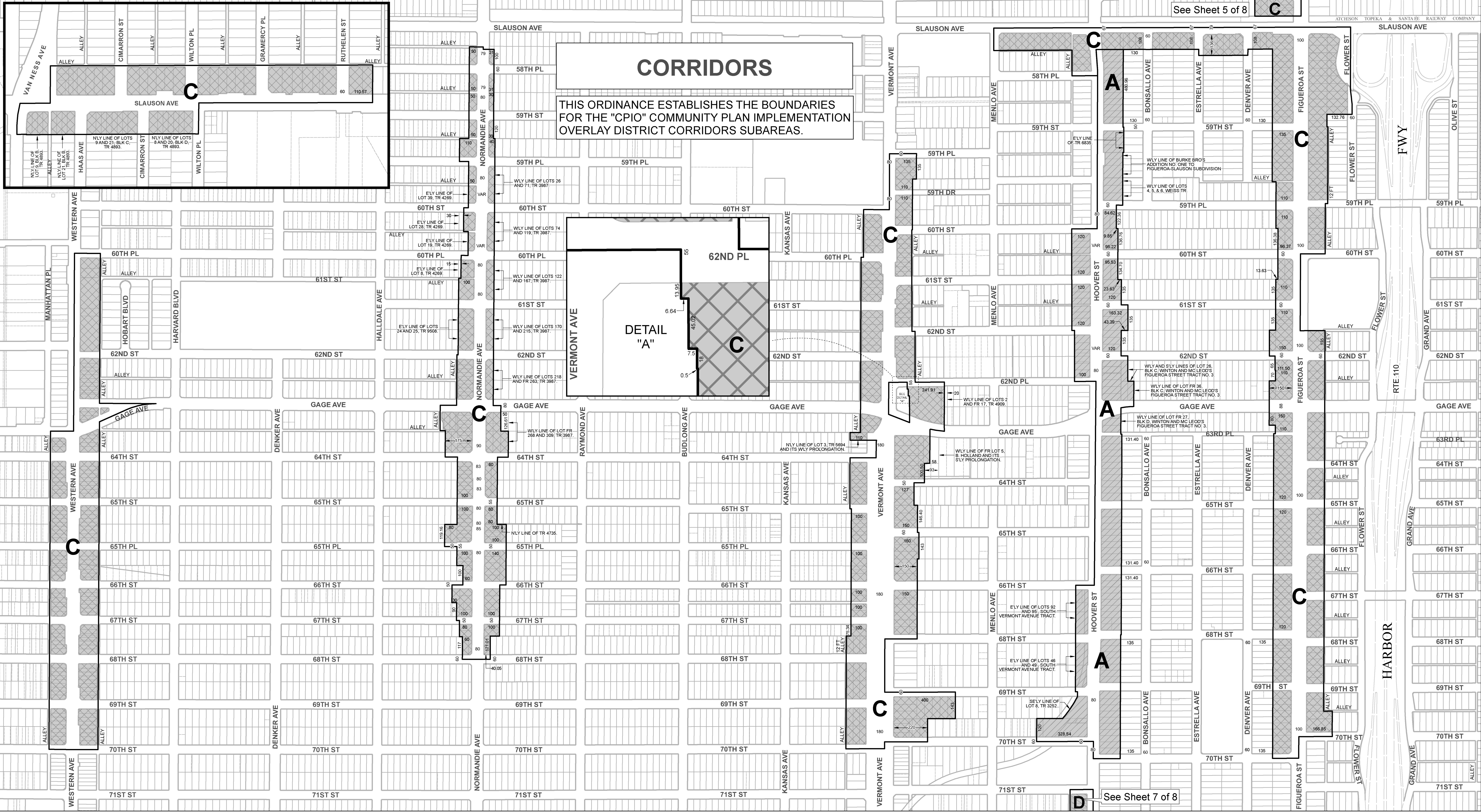
- A. Neighborhood-Serving Corridor
- C. General Corridor

Data Sources: Department of City Planning & Bureau of Engineering

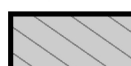


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SLA CPIO - Community Plan Implementation Overlay District Subarea

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

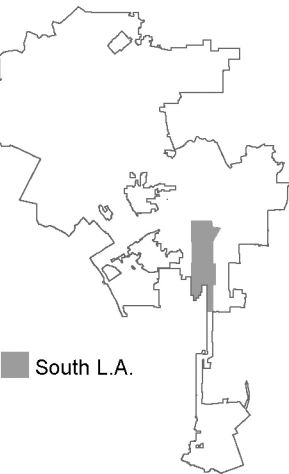


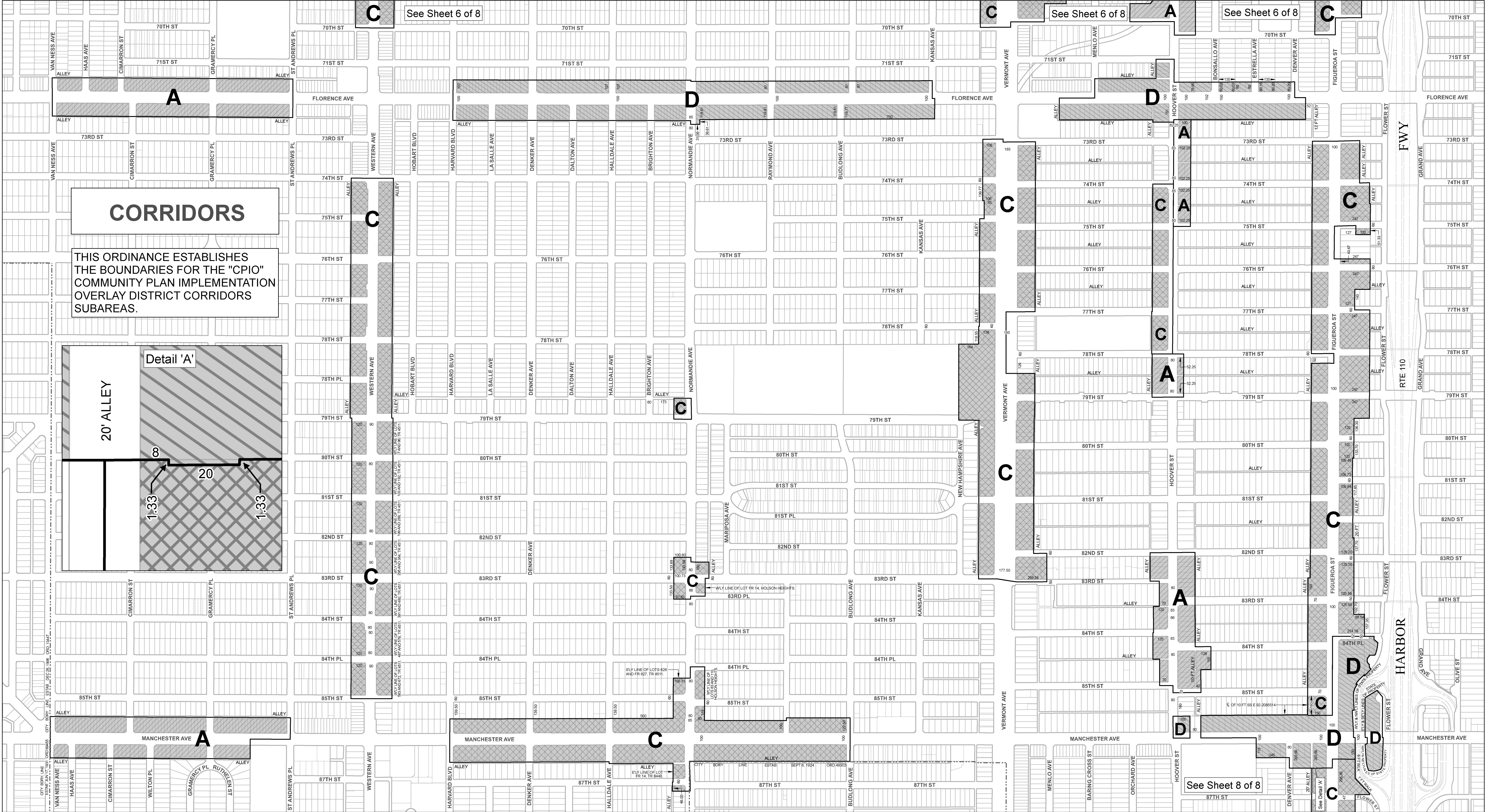
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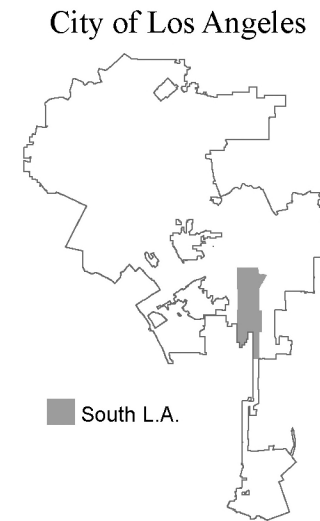
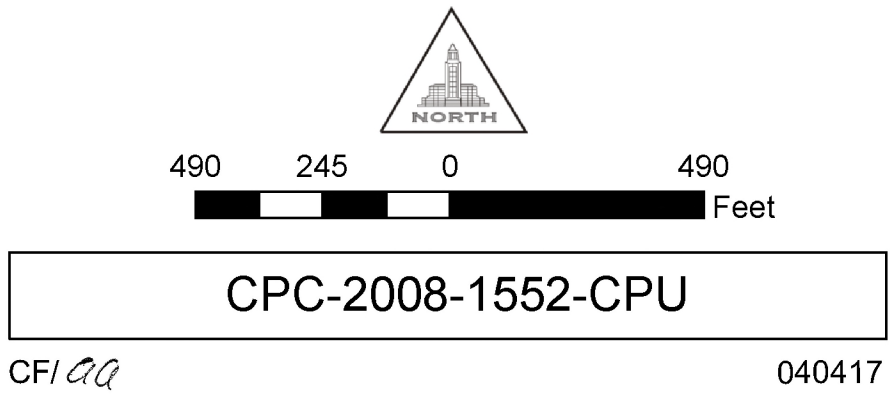


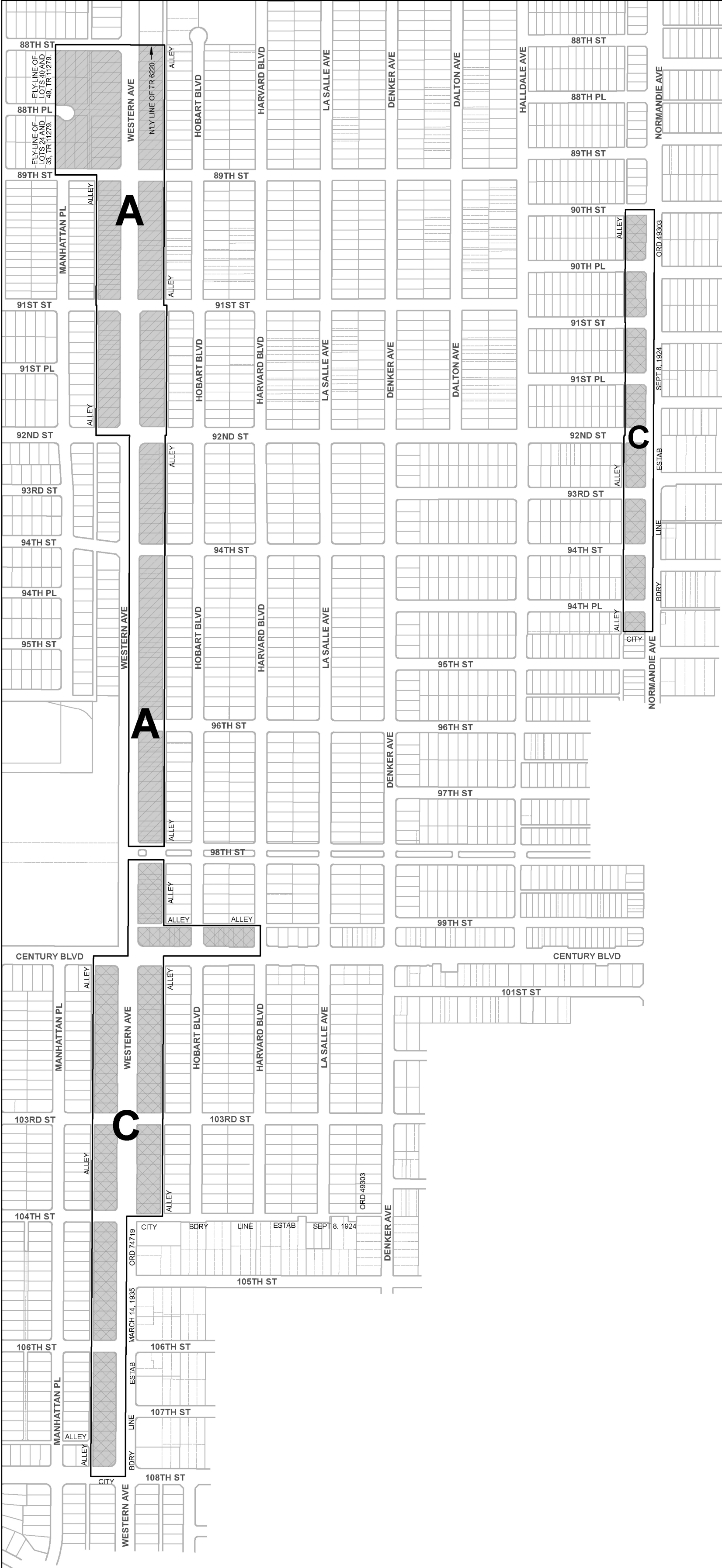


SLA CPIO - Community Plan Implementation Overlay District Subarea

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

Data Sources: Department of City Planning & Bureau of Engineering

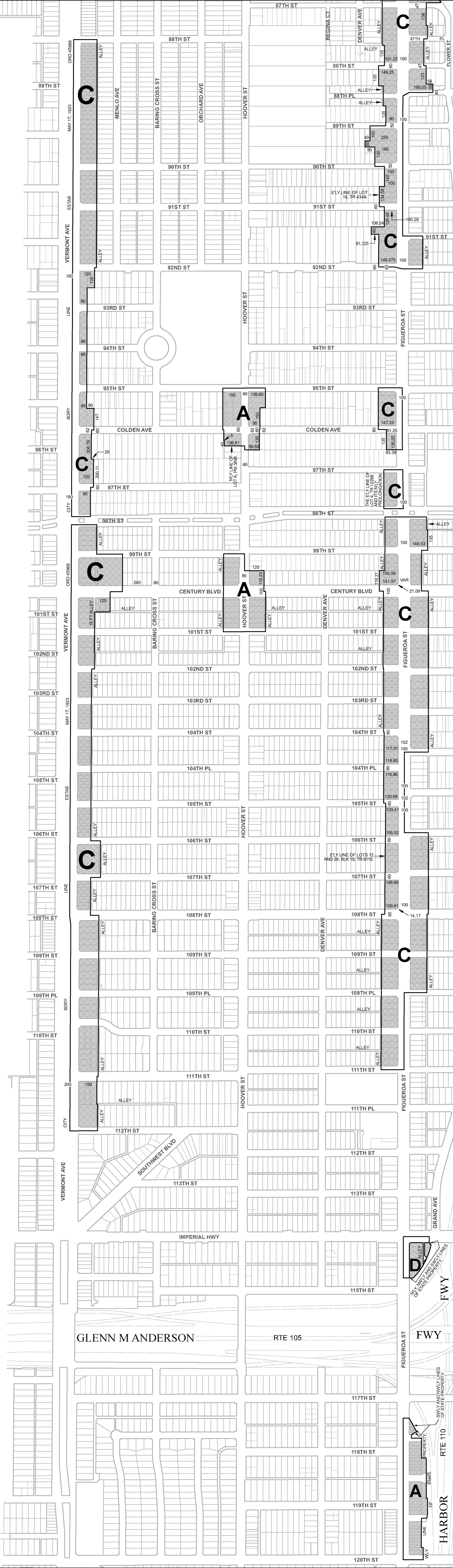




See Sheet
7 of 8

CORRIDORS

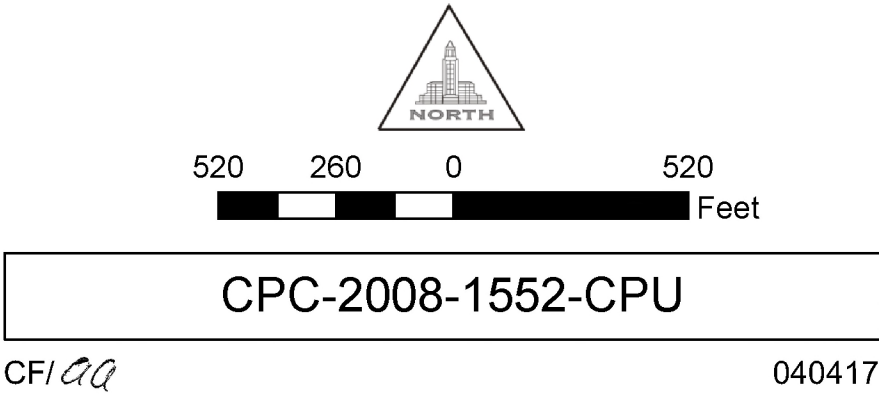
THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT CORRIDORS SUBAREAS.



SLA CPIO - Community Plan Implementation Overlay District Subarea

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

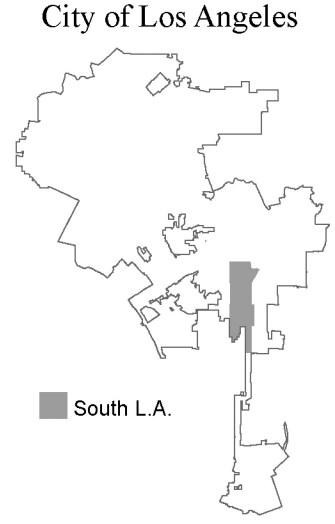
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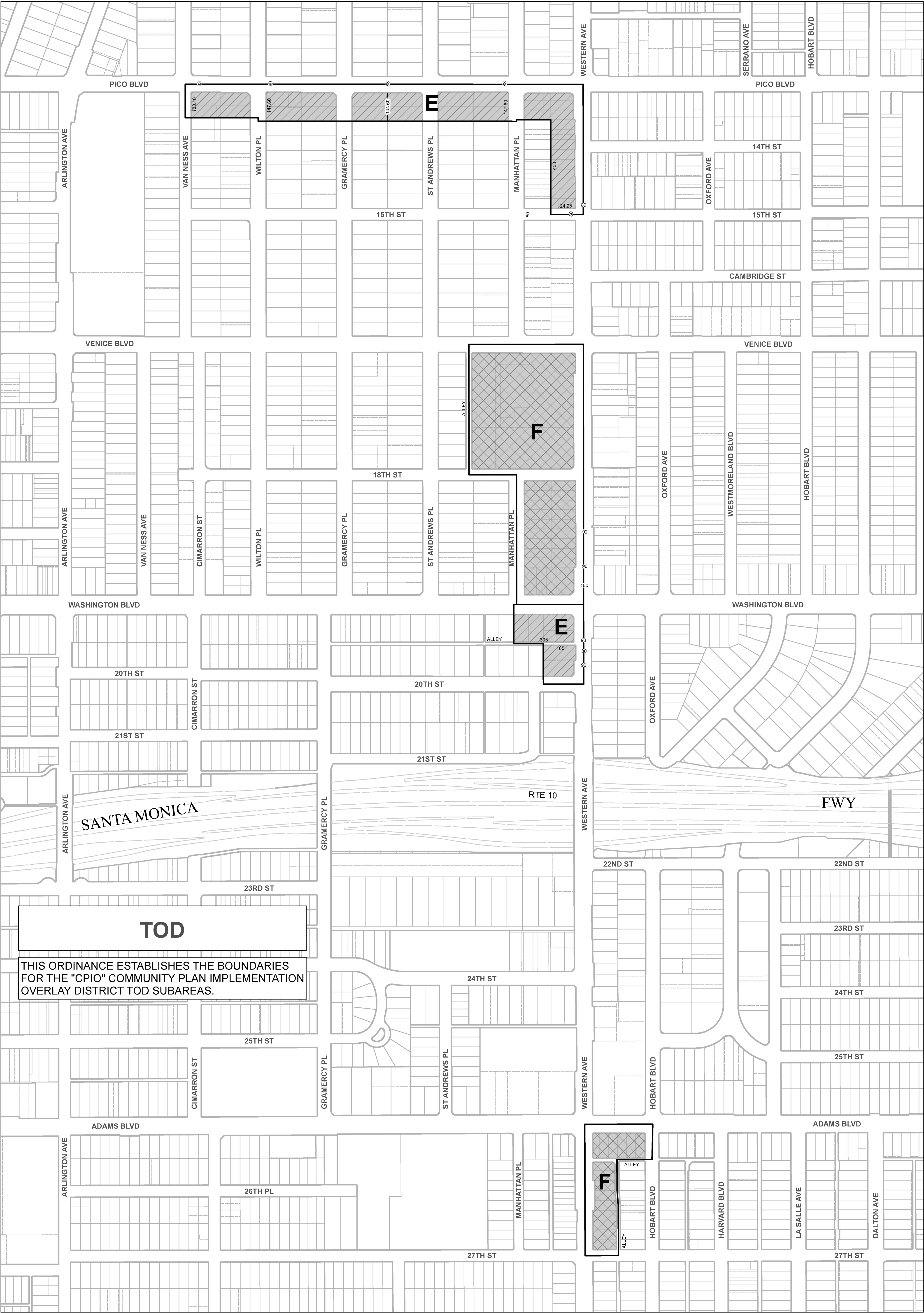


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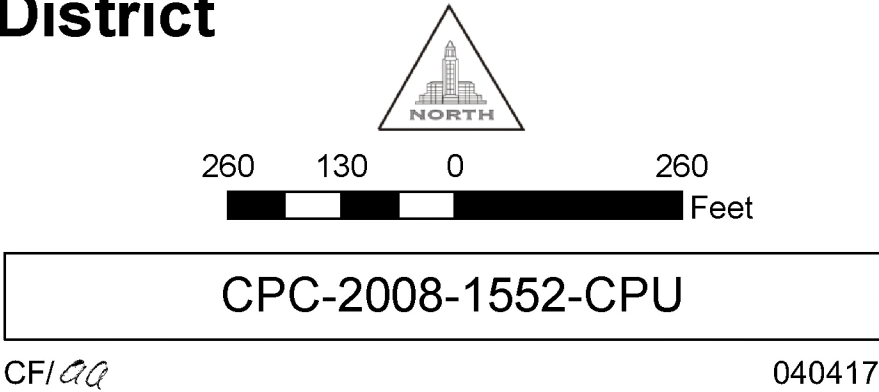
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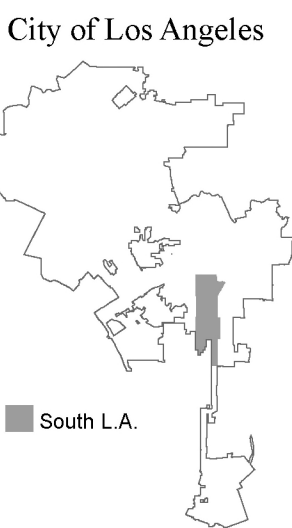


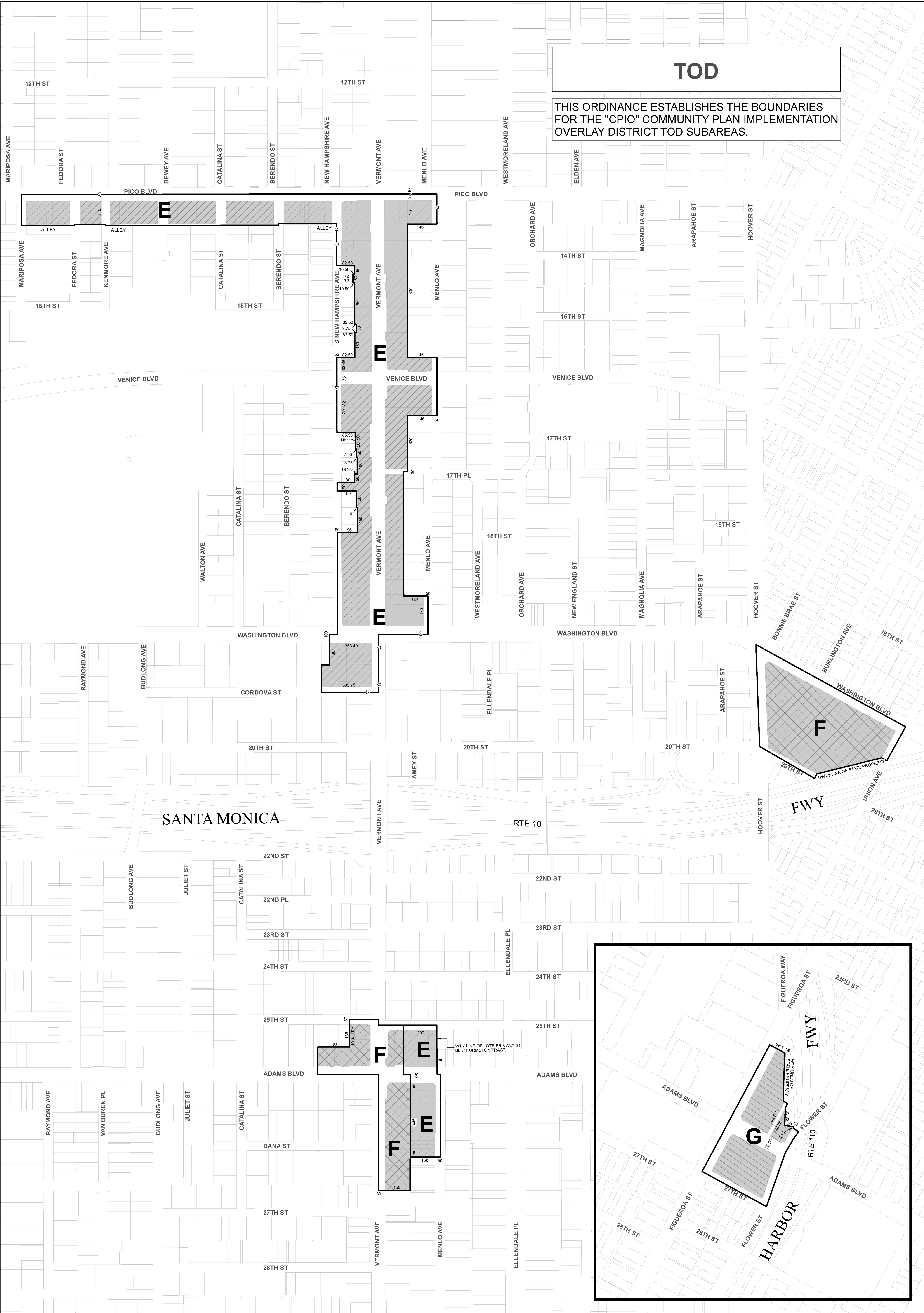
SLA CPIO - Community Plan Implementation Overlay District

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



Sheet 1 of 9



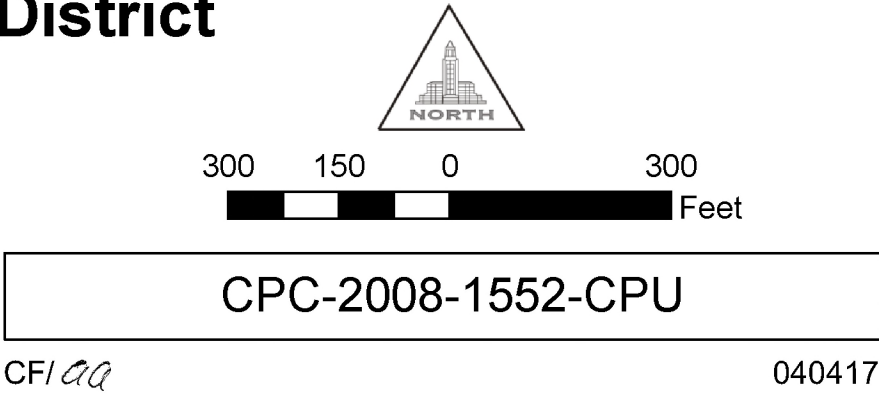


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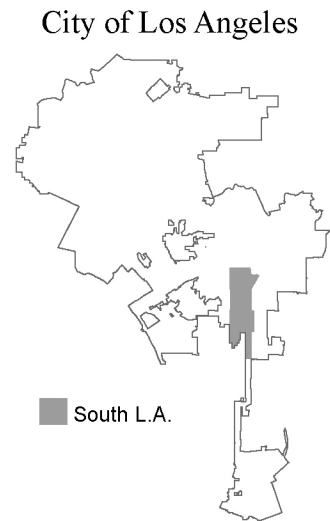
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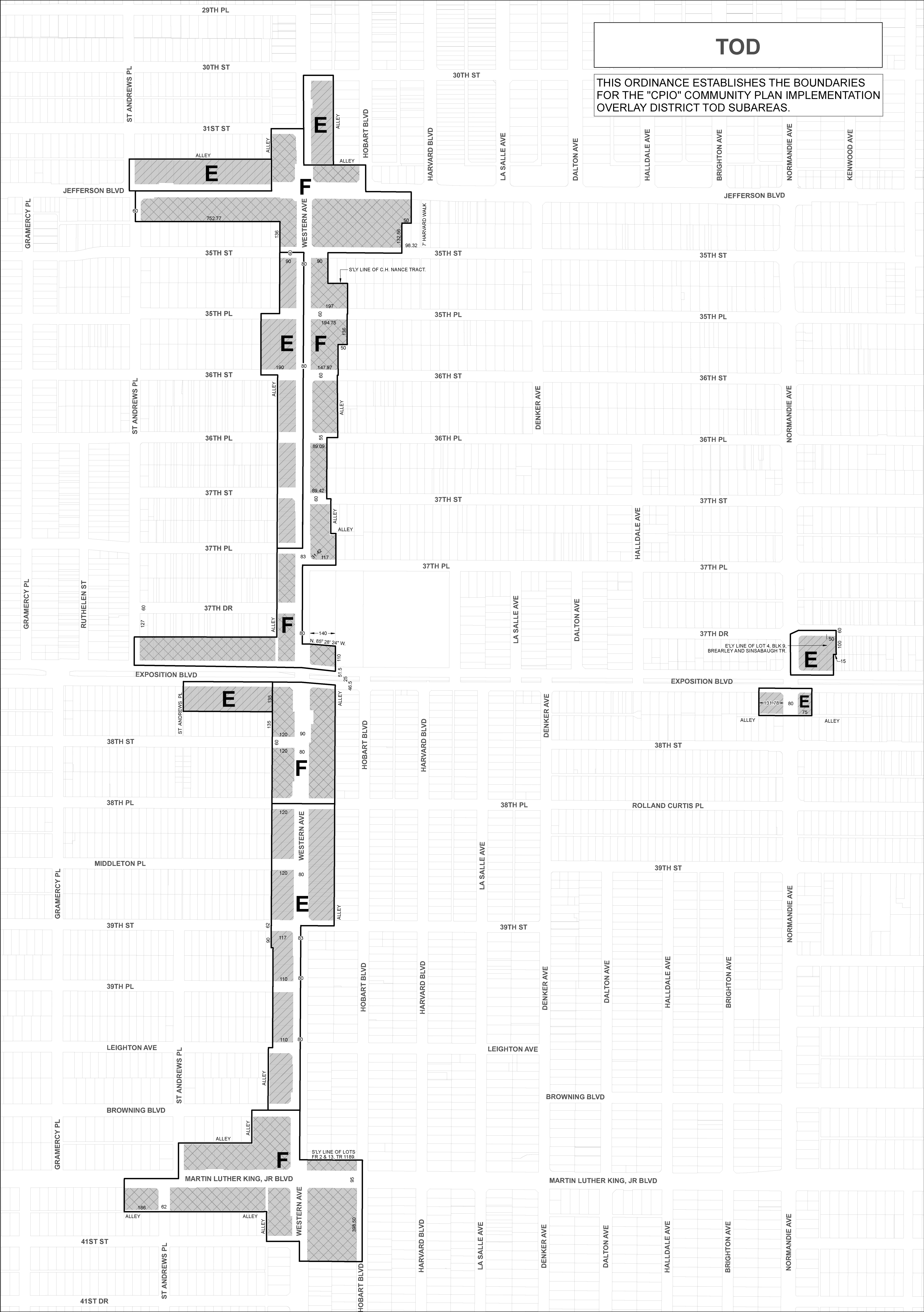
SLA CPIO - Community Plan Implementation Overlay District Subarea

- E. TOD Low**
- F. TOD Medium**
- G. TOD High**



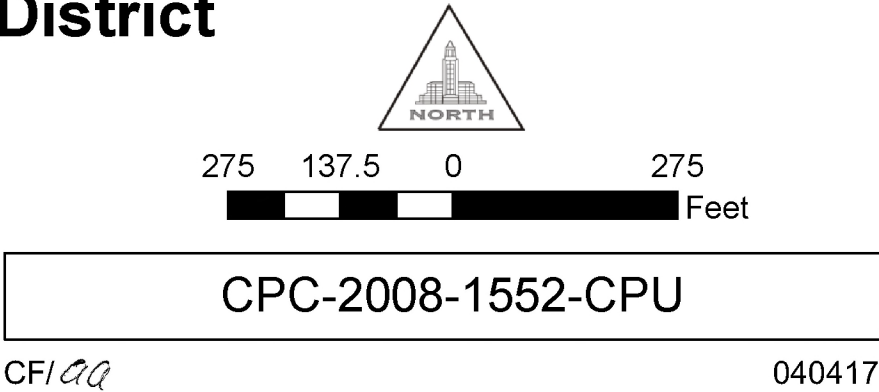
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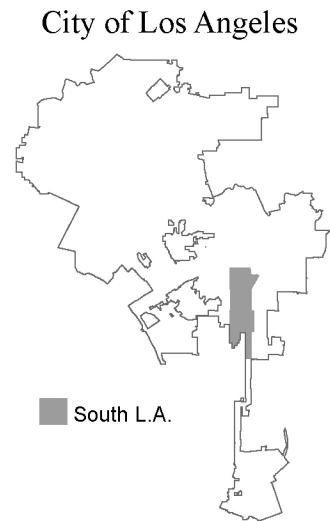


SLA CPIO - Community Plan Implementation Overlay District Subarea

- E. TOD Low
- F. TOD Medium



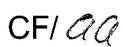
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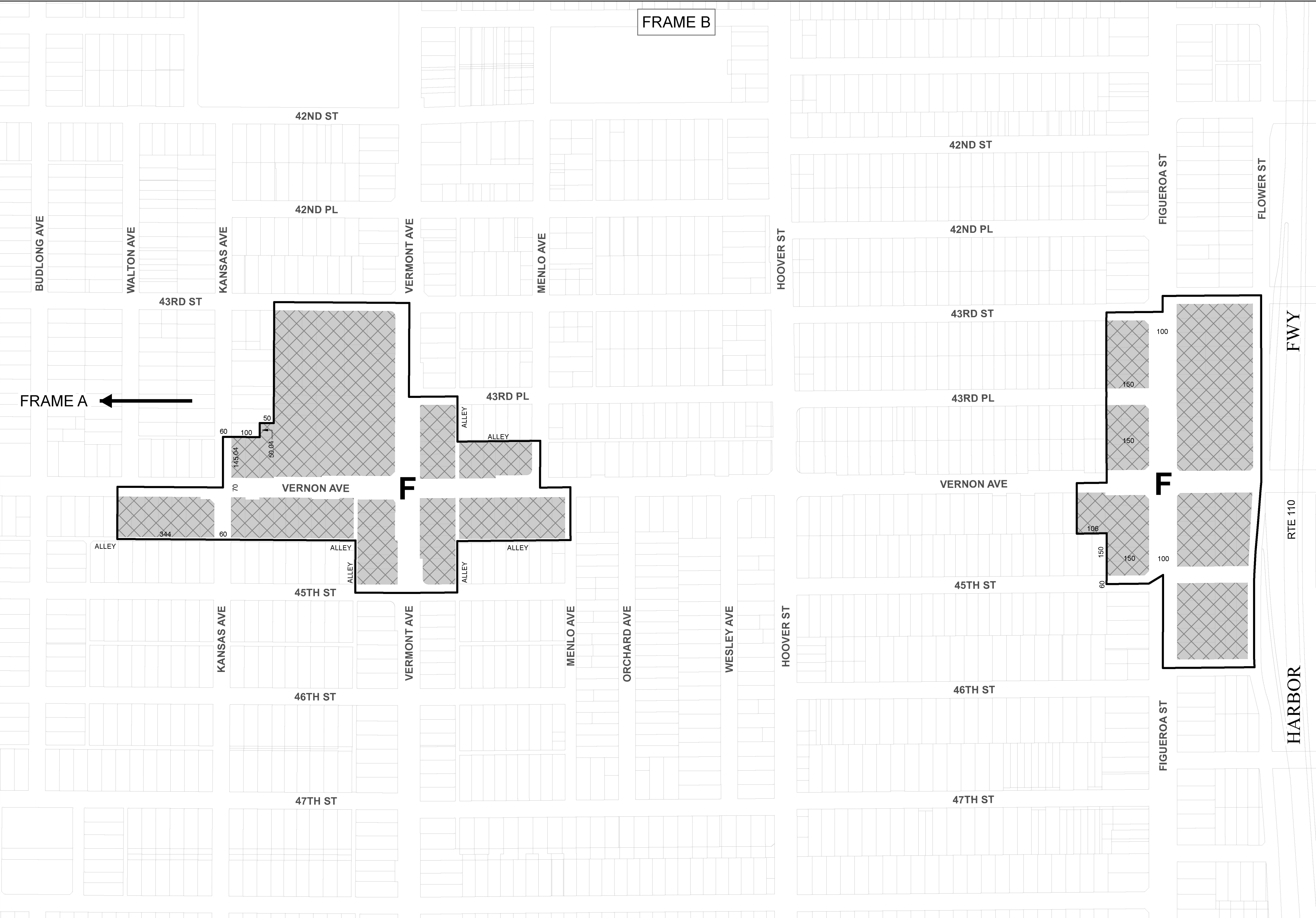
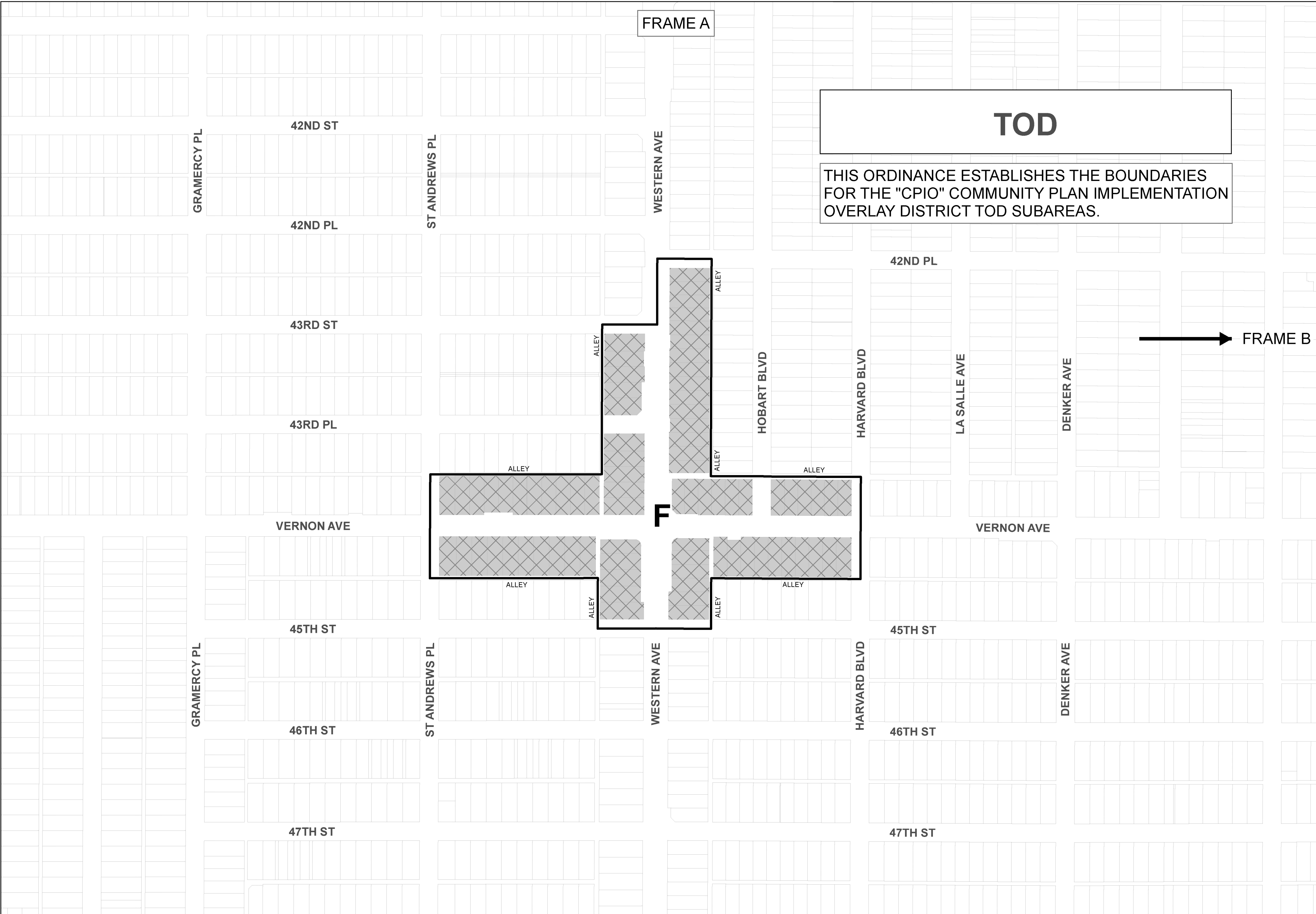




 F. TOD Medium

 G. TOD High





SLA CPIO - Community Plan Implementation Overlay District

Subarea

 F. TOD Medium



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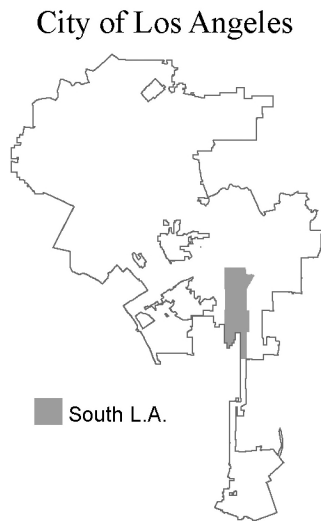
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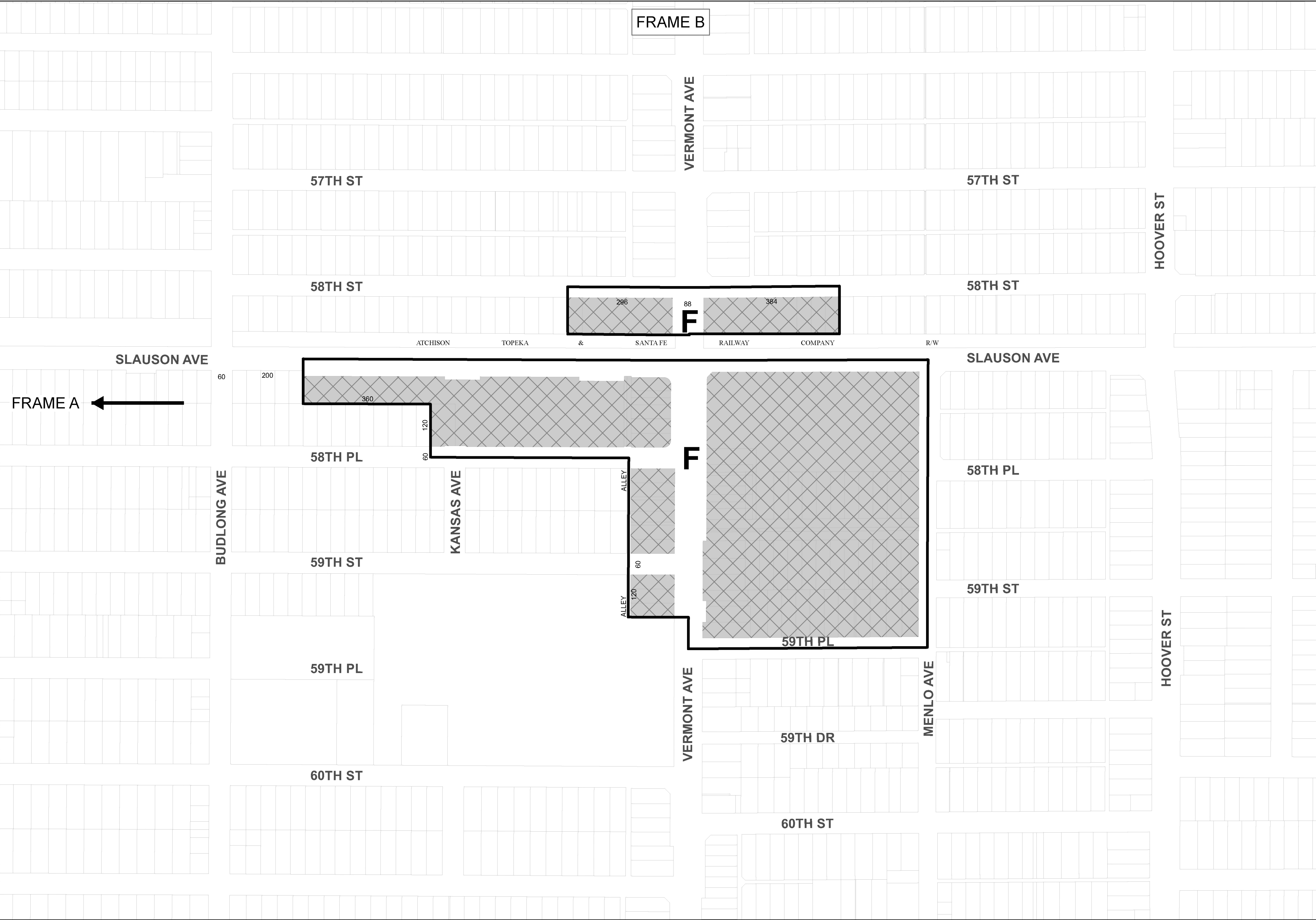
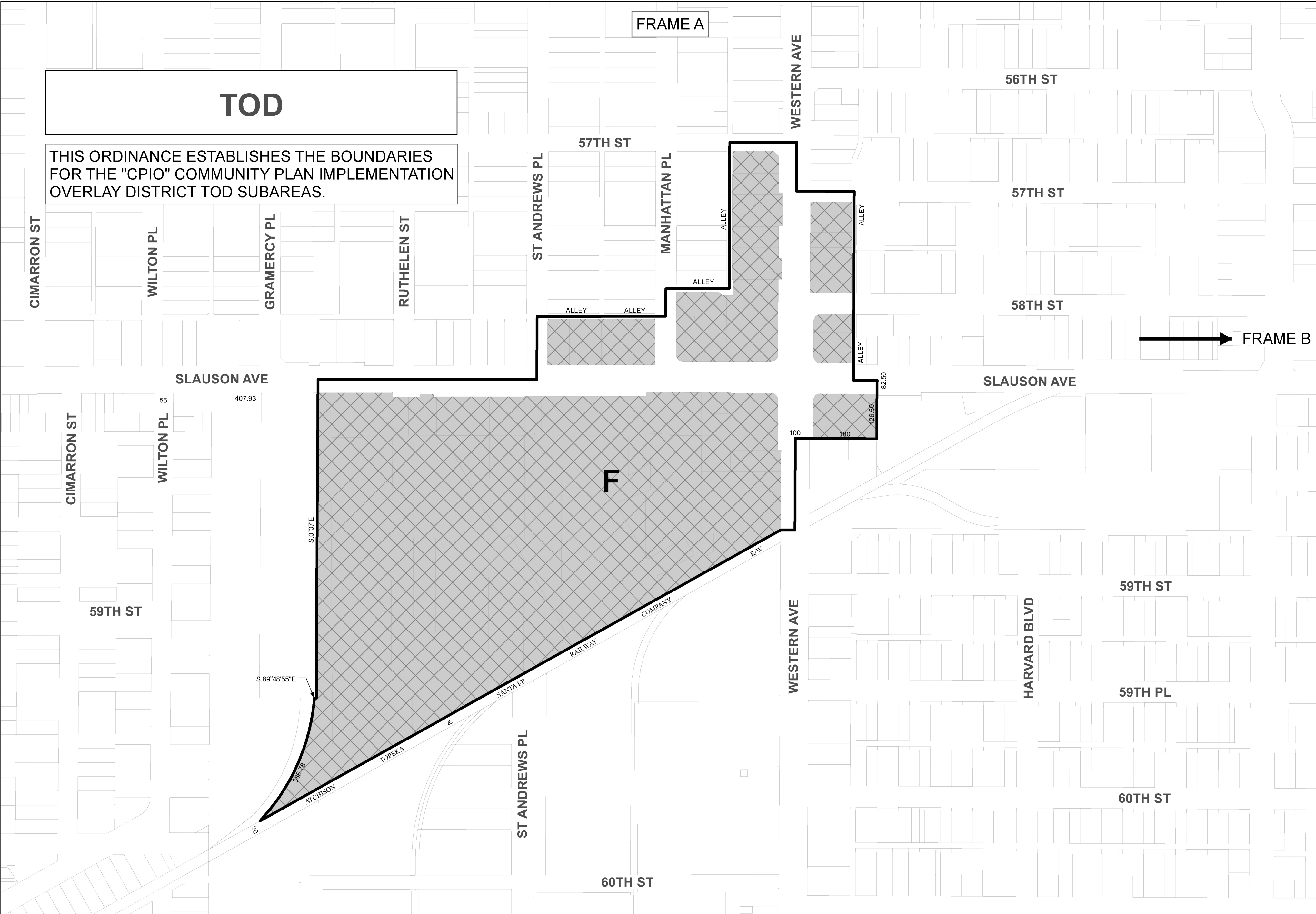
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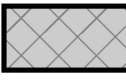
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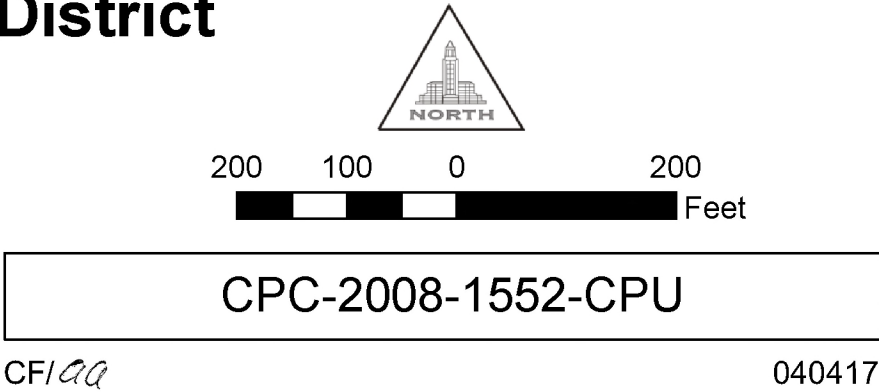
Sheet 5 of 9



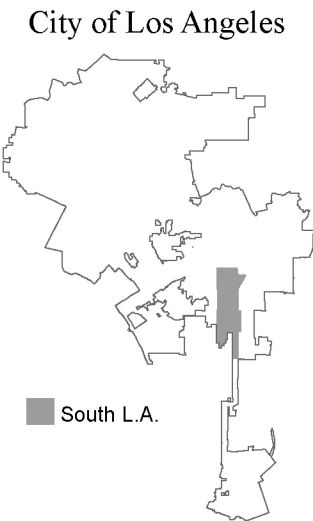


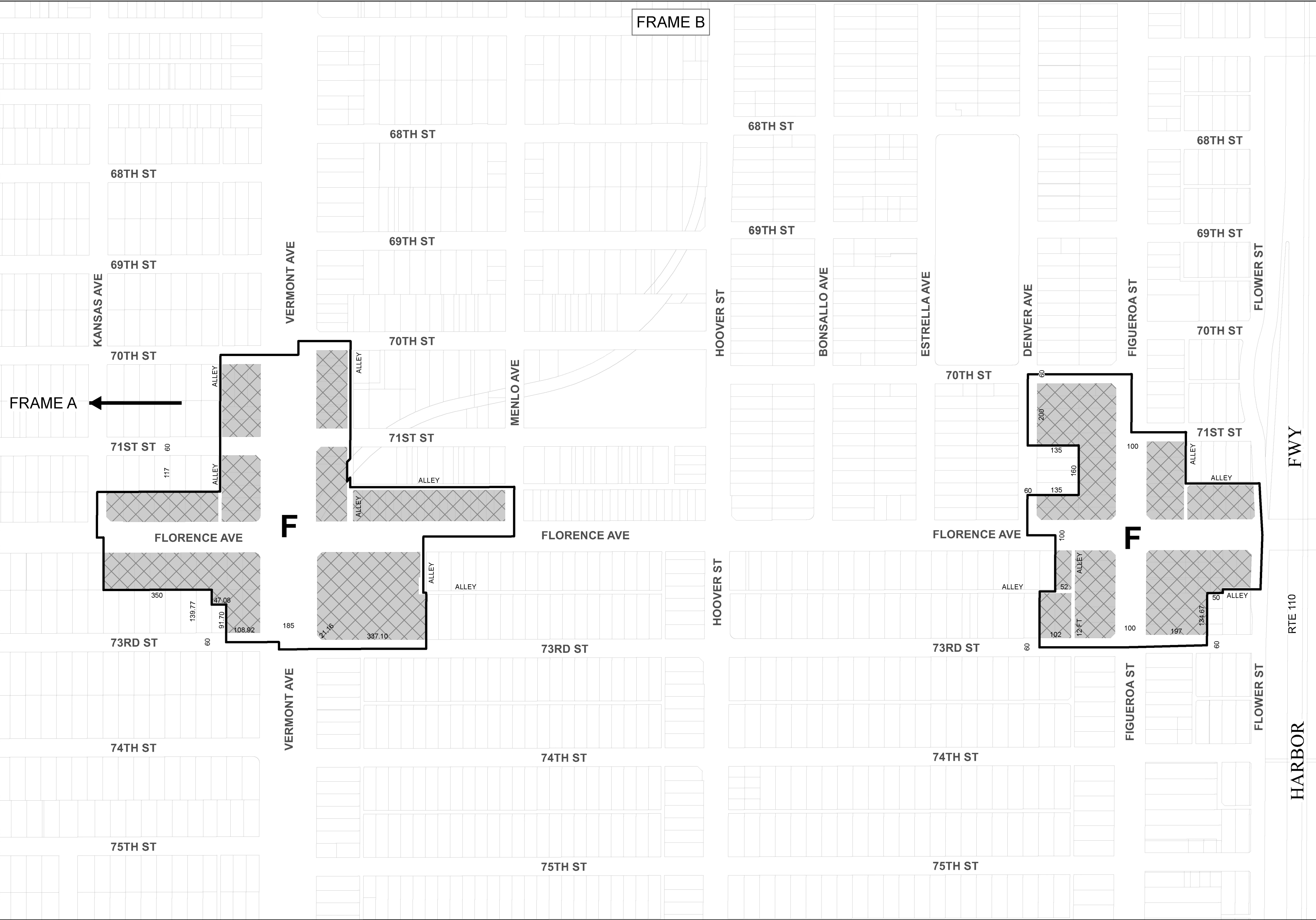
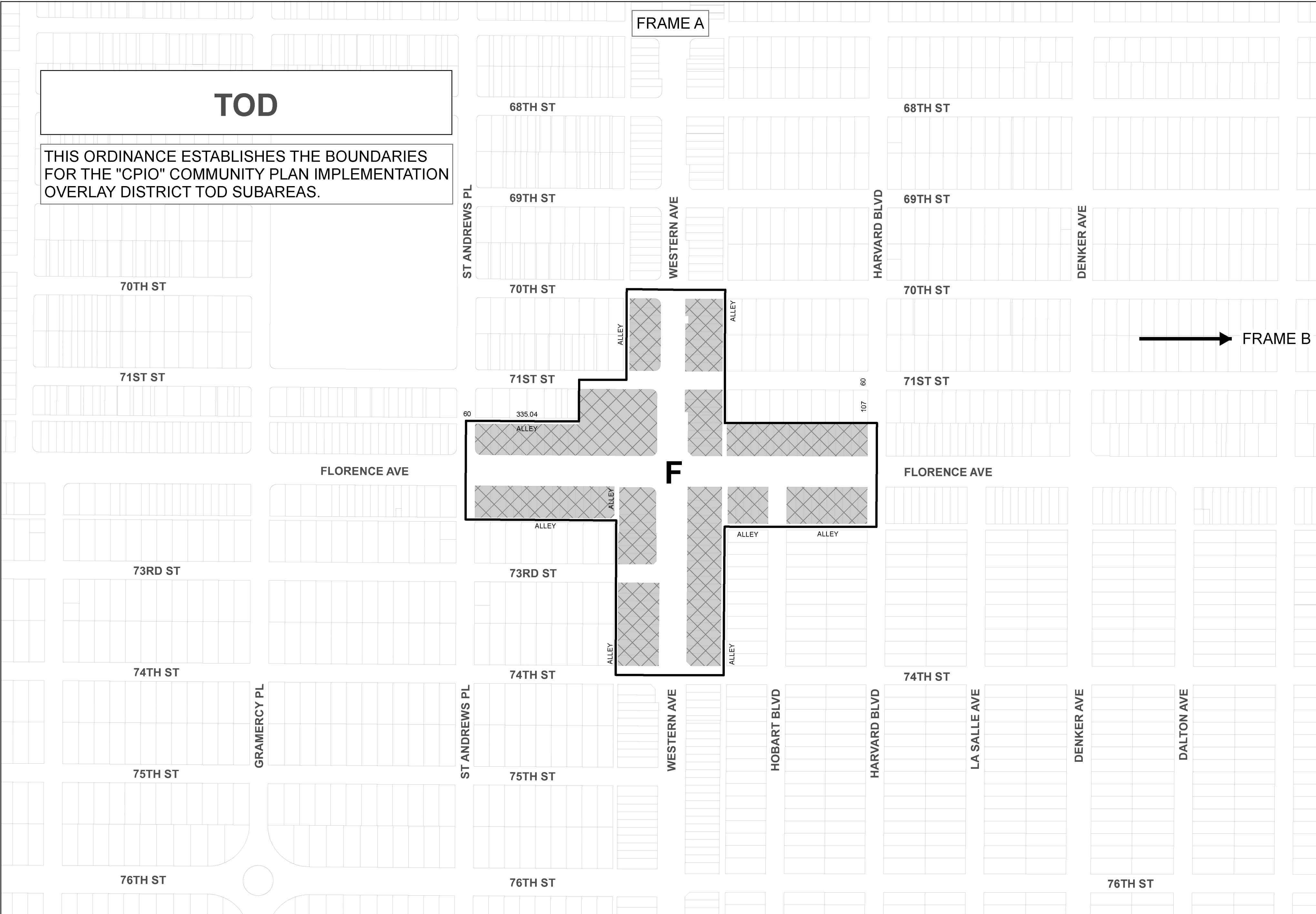
SLA CPIO - Community Plan Implementation Overlay District
Subarea

 **F. TOD Medium**



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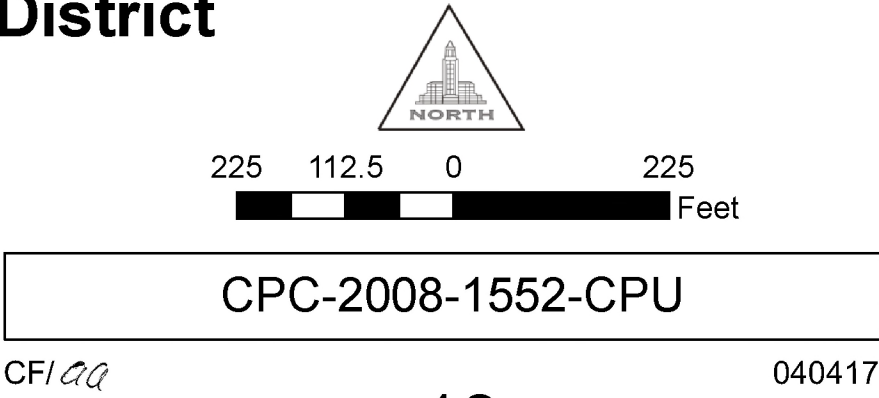




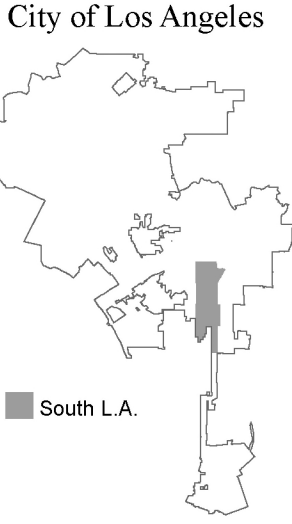
SLA CPIO - Community Plan Implementation Overlay District

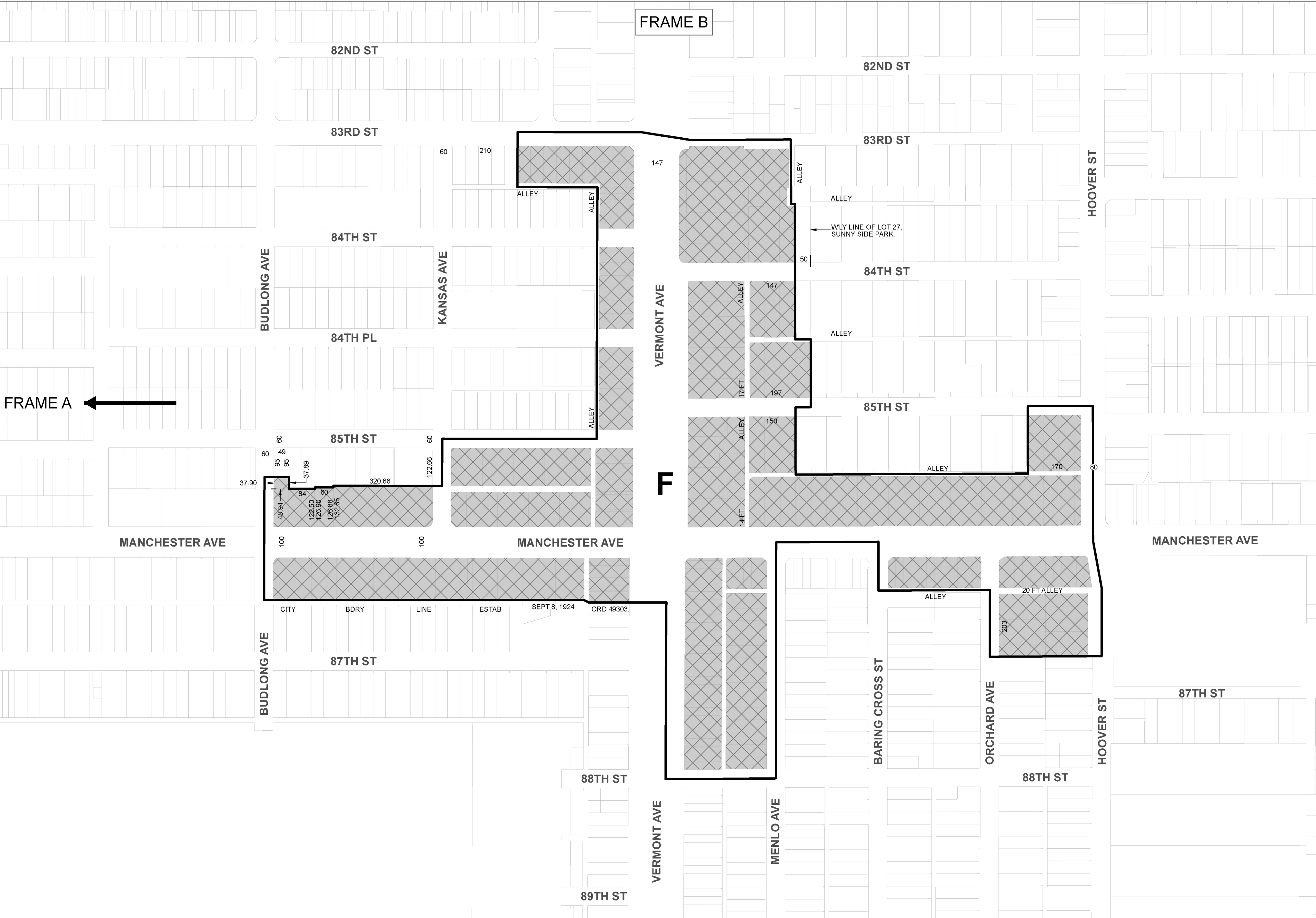
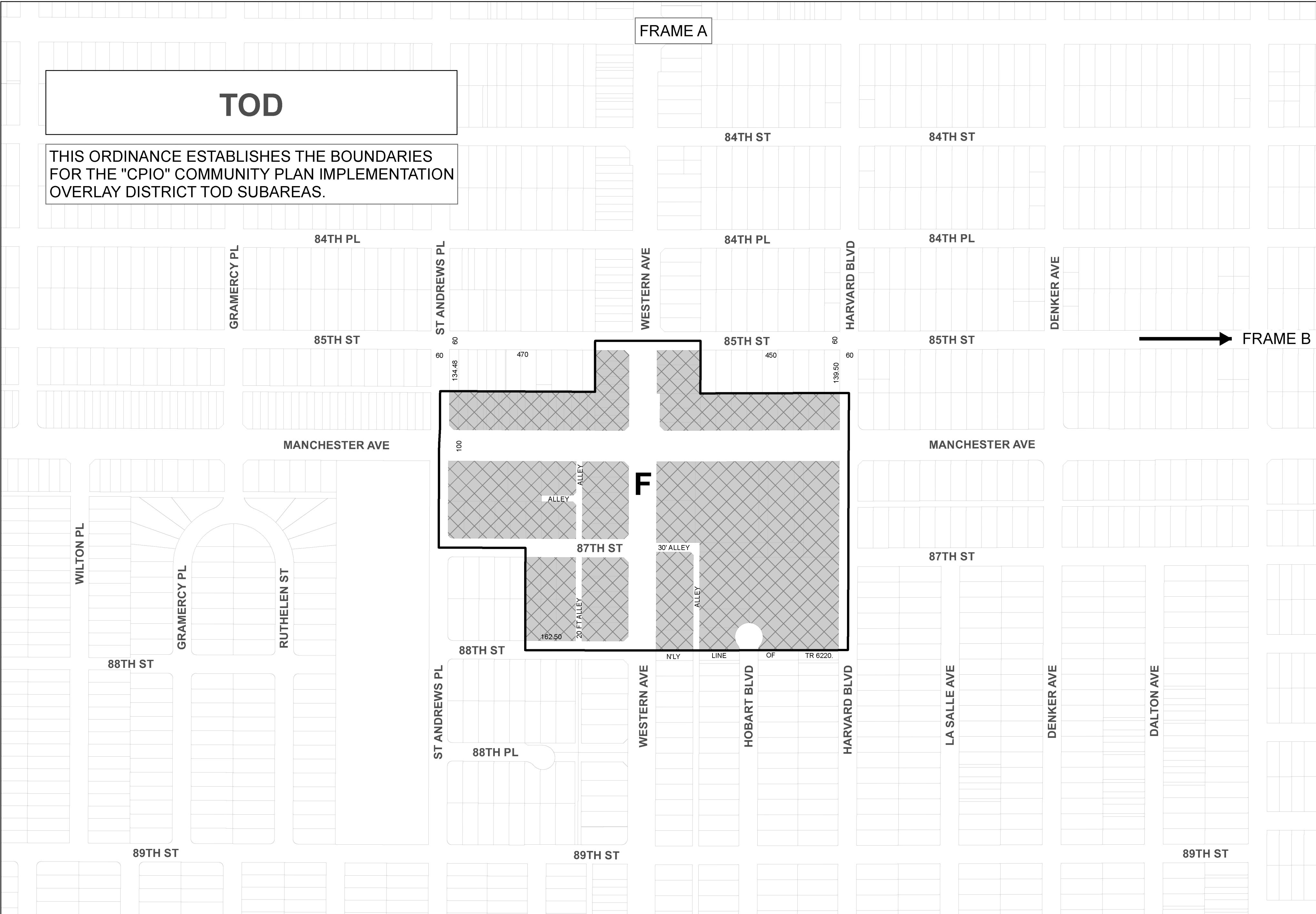
Subarea

 F. TOD Medium



Sheet 7 of 9

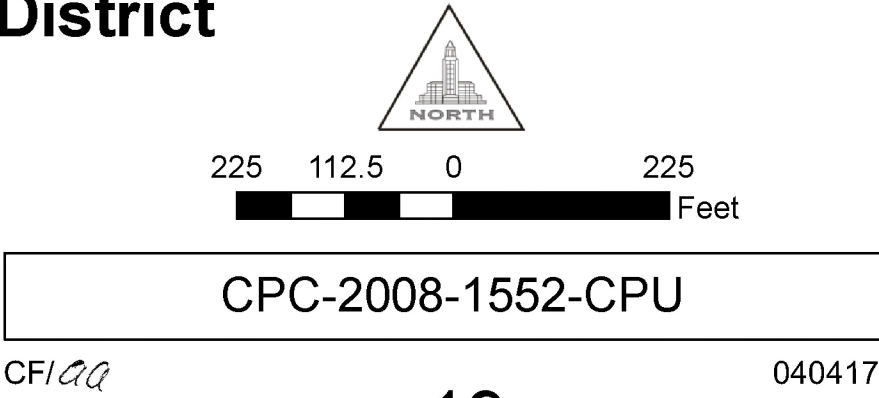




SLA CPIO - Community Plan Implementation Overlay District
Subarea

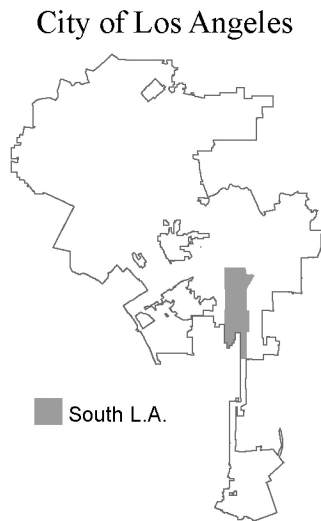
- F. TOD Medium
- City of LA Boundary

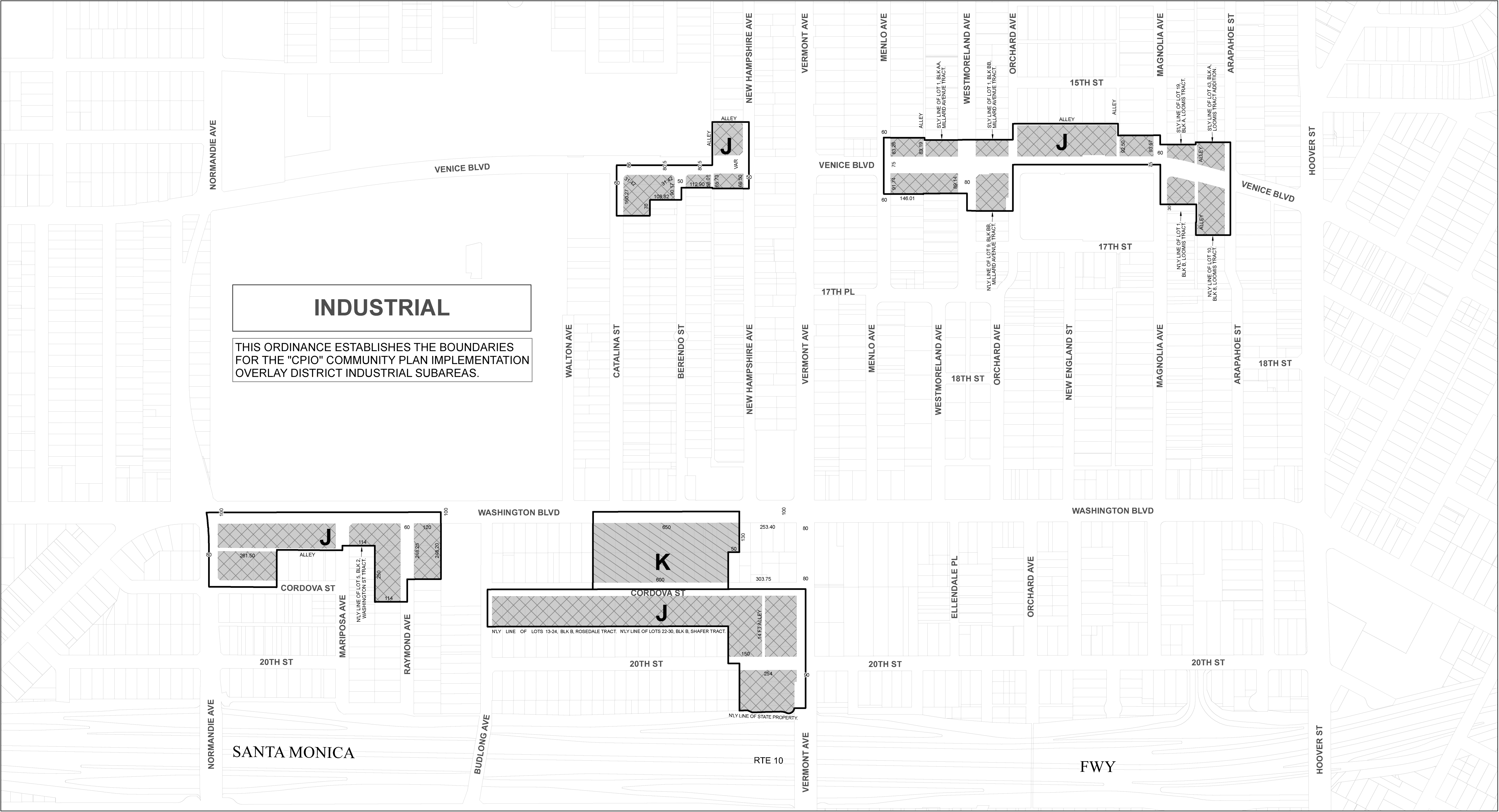
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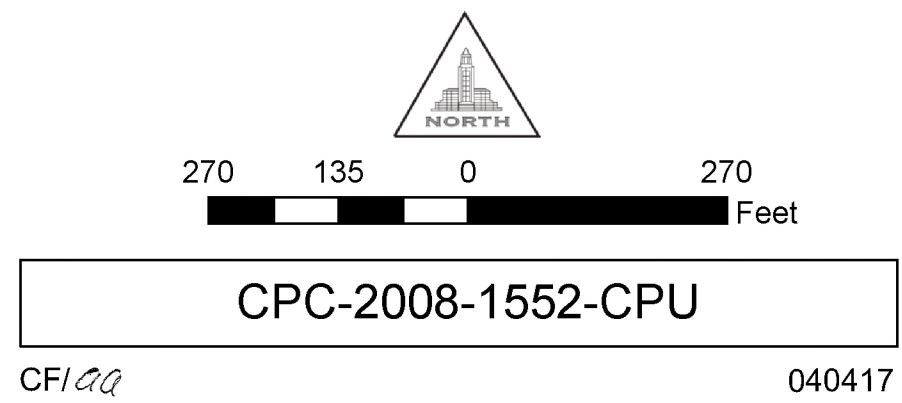




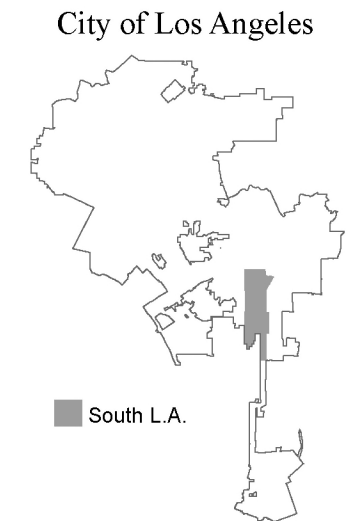
SLA CPIO - Community Plan Implementation Overlay District Subarea

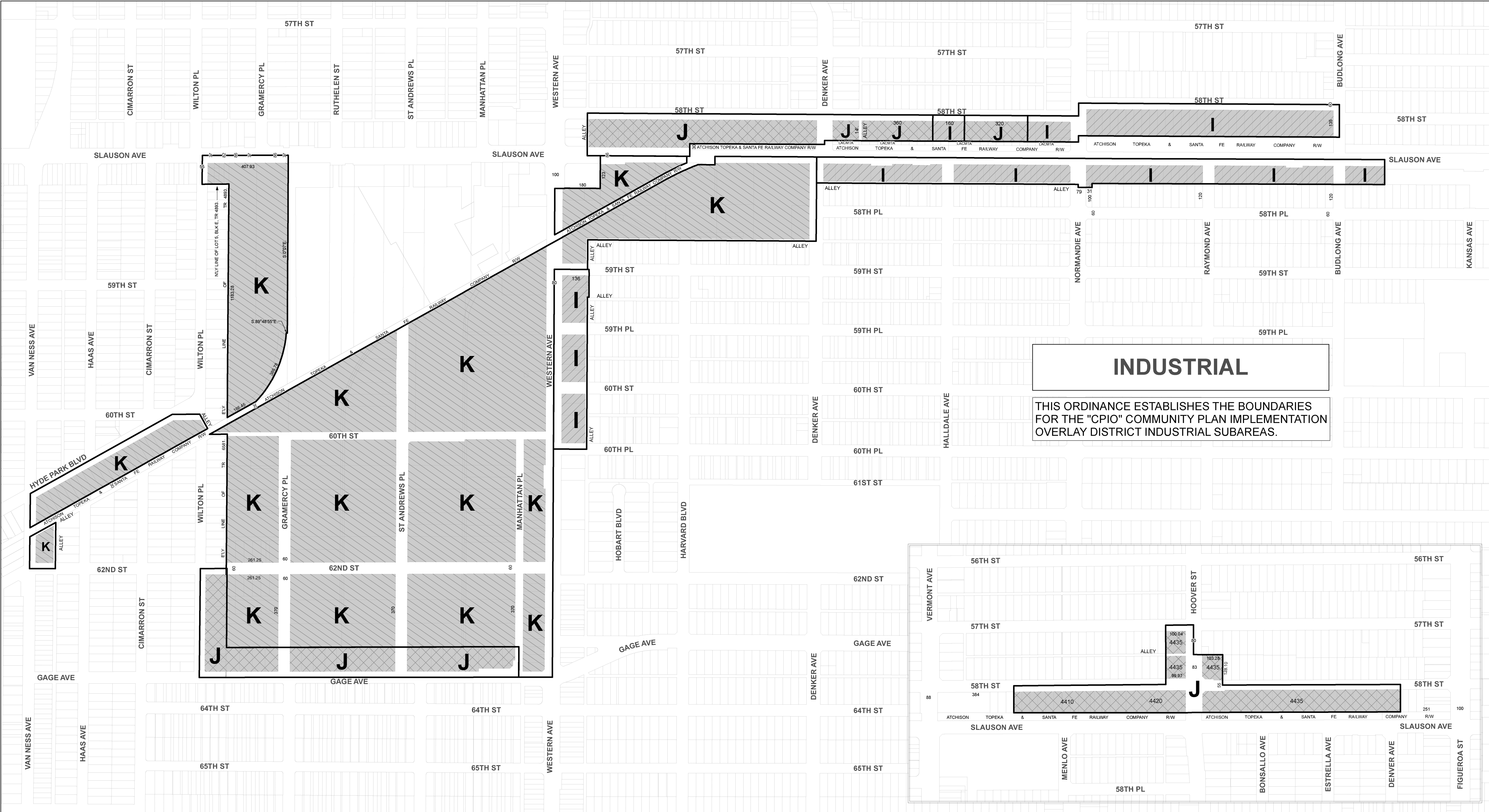
- J. Hybrid
- K. Compatible Industrial

Data Sources: Department of City Planning & Bureau of Engineering



Sheet 1 of 2

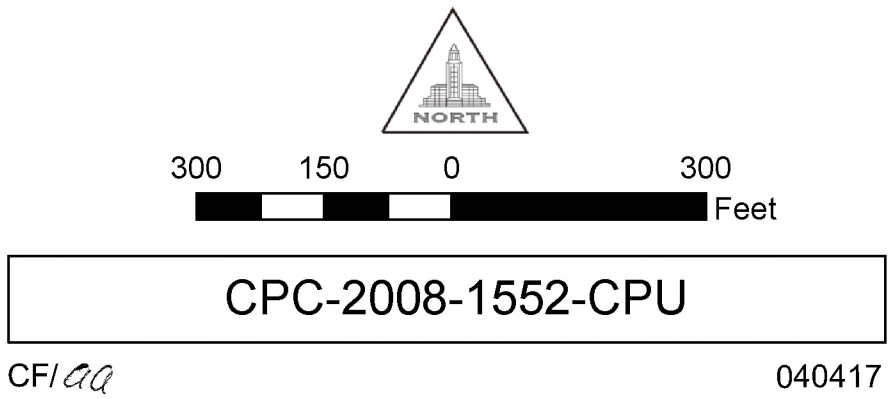




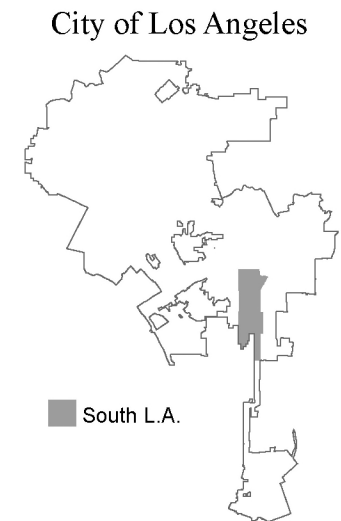
SLA CPIO - Community Plan Implementation Overlay District Subarea

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

Data Sources: Department of City Planning & Bureau of Engineering

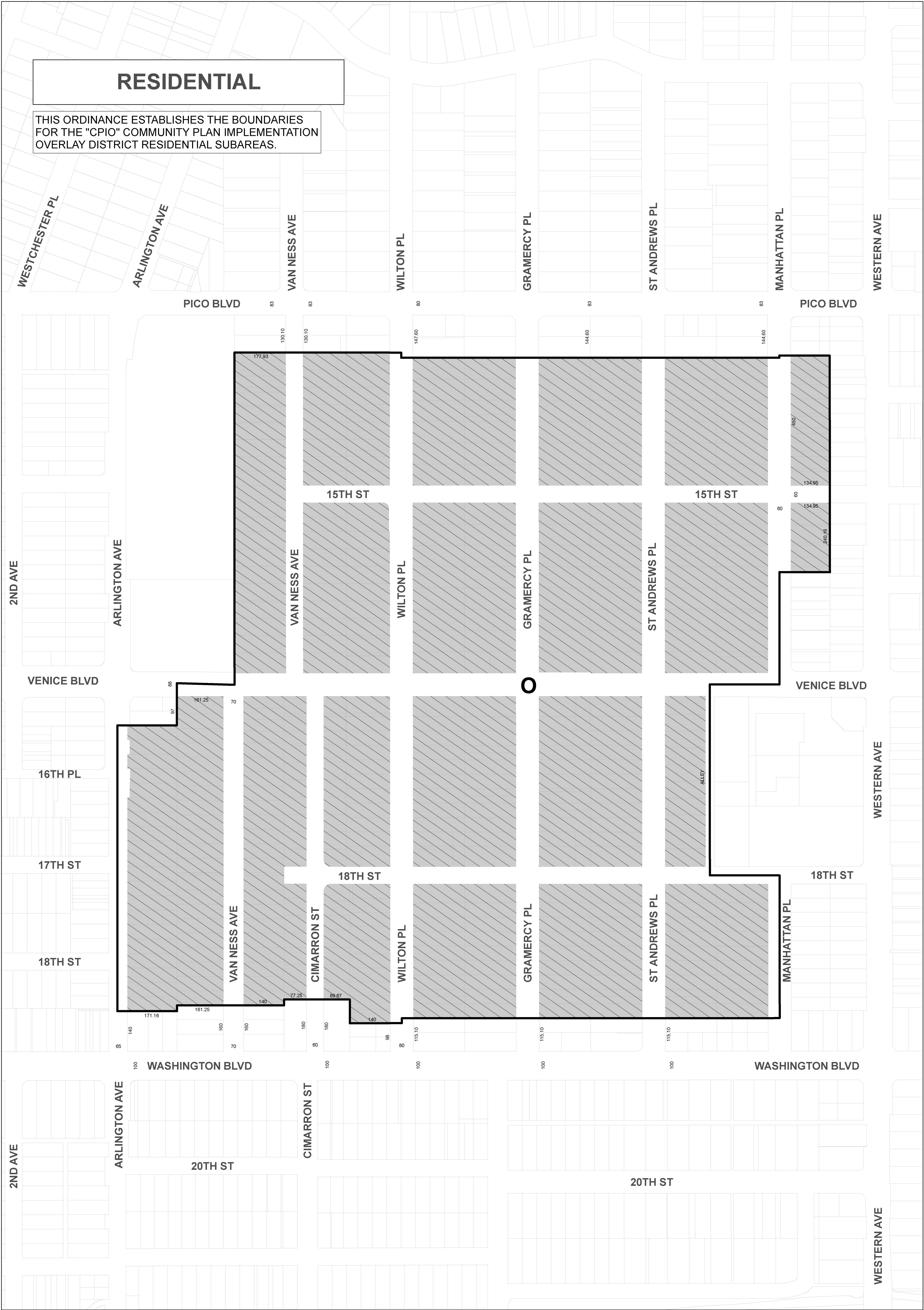


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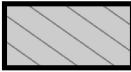


RESIDENTIAL

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



SLA CPIO - Community Plan Implementation Overlay District
Subarea

 O.Character Residential

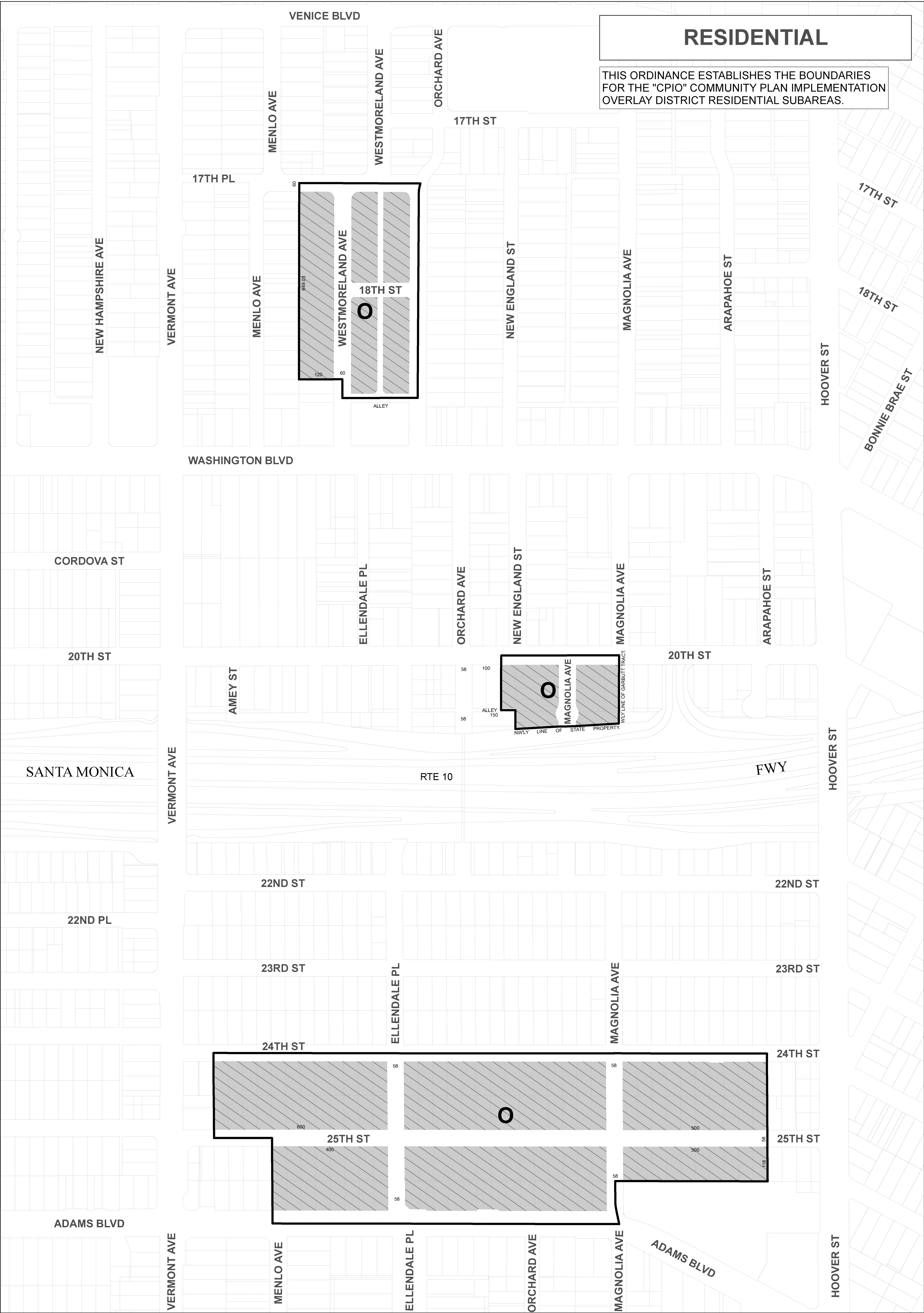

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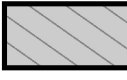


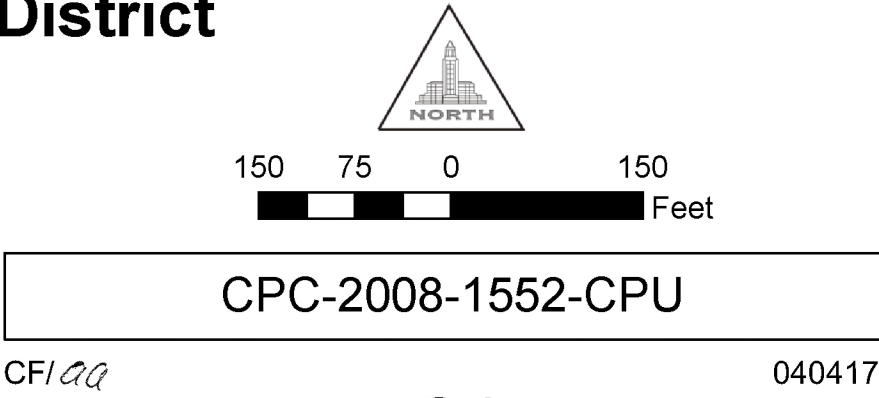


RESIDENTIAL

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

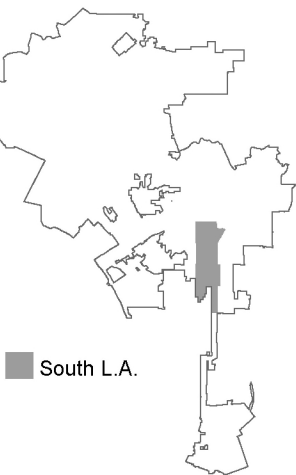
SLA CPIO - Community Plan Implementation Overlay District
Subarea

 **O.**Character Residential



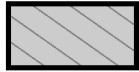
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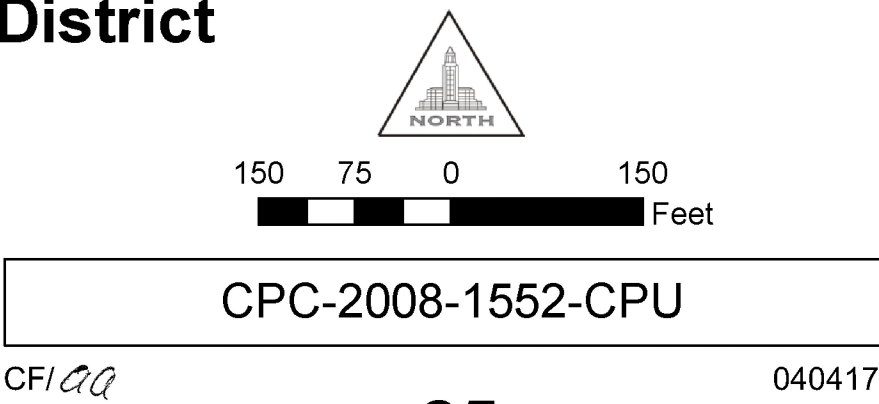
City of Los Angeles



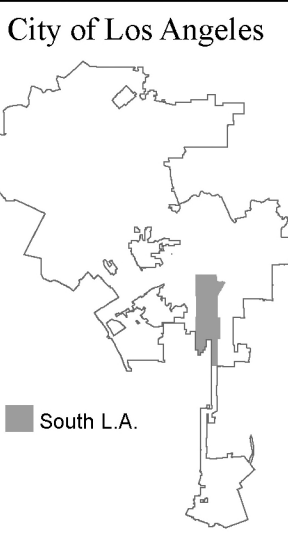


SLA CPIO - Community Plan Implementation Overlay District
Subarea

 O.Character Residential



Sheet 3 of 8



ARLINGTON AVE

RESIDENTIAL

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

GRAMERCY PL

RUTHELEN ST

ST ANDREWS PL

37TH ST

WESTERN AVE

37TH PL

37TH PL

VAN NESS AVE

CIMARRON ST

WILTON PL

N

37TH DR

EXPOSITION BLVD

EXPOSITION BLVD

EXPOSITION BLVD

RODEO ROAD

N

38TH ST

38TH ST

N

38TH PL

38TH PL

ARLINGTON AVE

VAN NESS AVE

CIMARRON ST

MIDDLETON PL

GRAMERCY PL

MIDDLETON PL

WESTERN AVE

39TH ST

39TH ST

39TH PL

39TH PL

VAN NESS AVE

WILTON PL

GRAMERCY PL

ST ANDREWS PL

LEIGHTON AVE

LEIGHTON AVE

BROWNING BLVD

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BROWNING BLVD

ARLINGTON AVE

WESTERN AVE

MARTIN LUTHER KING, JR BLVD

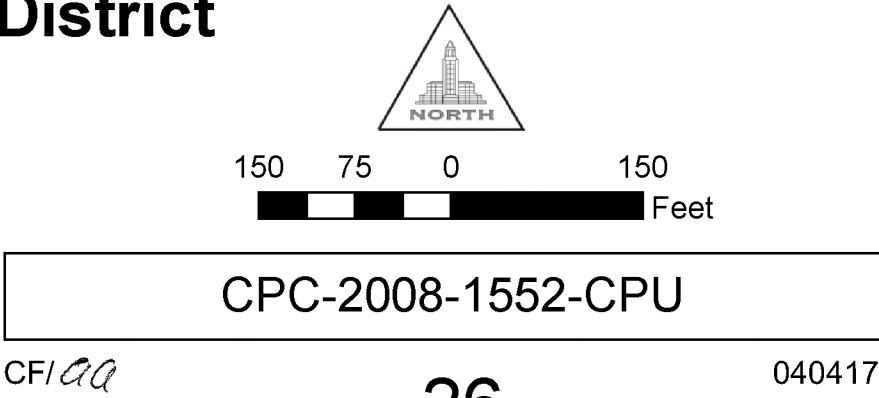
41ST ST

41ST ST

M

SLA CPIO - Community Plan Implementation Overlay District Subarea

- M.Legacy Single-Family
- N.Multi-Family
- O.Character Residential



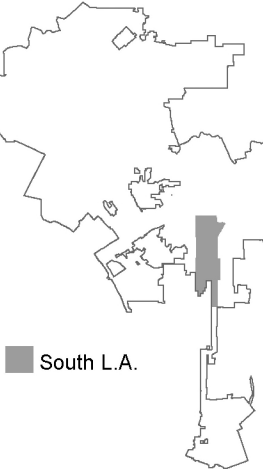
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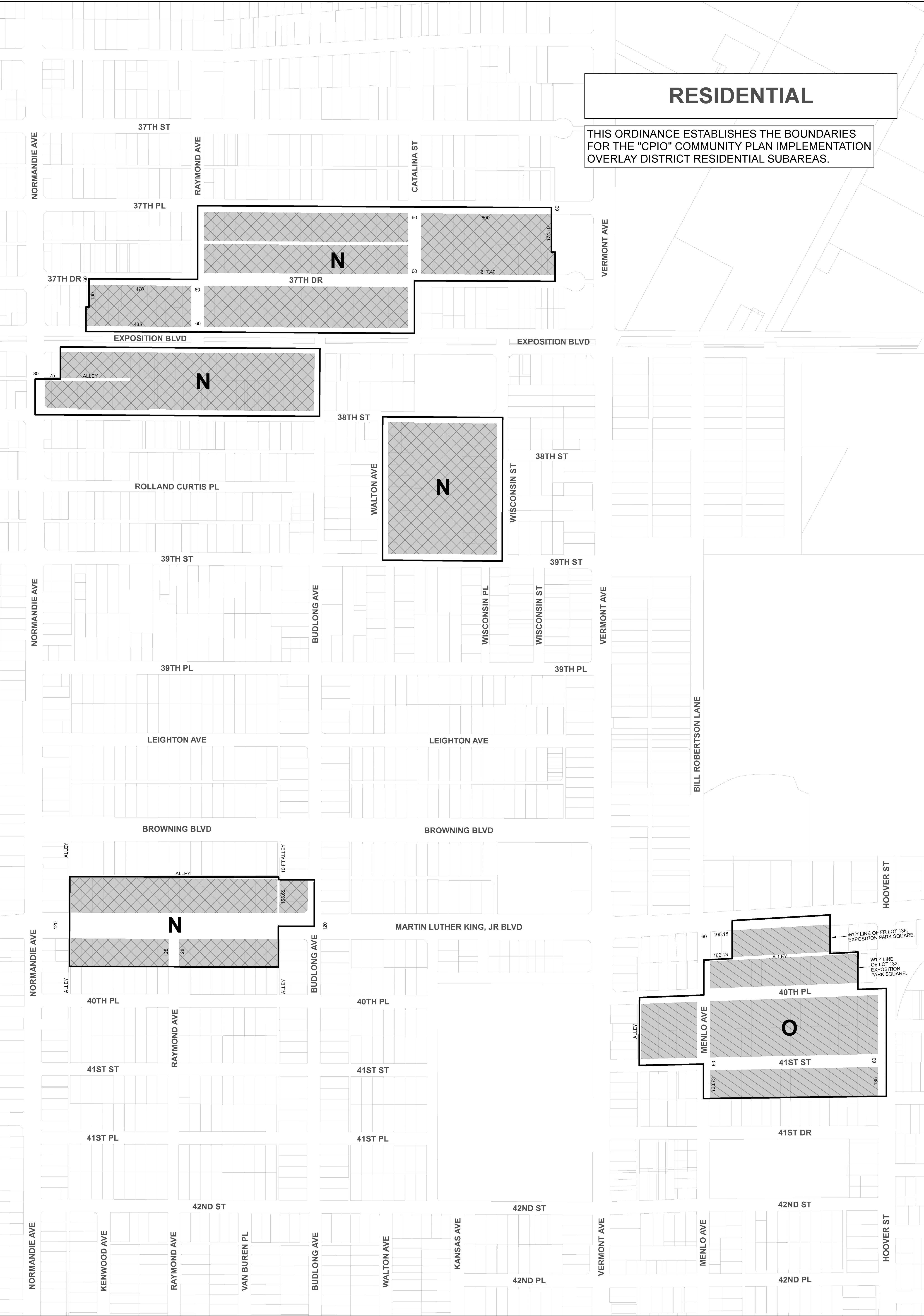
26

040417

Sheet 4 of 8

City of Los Angeles

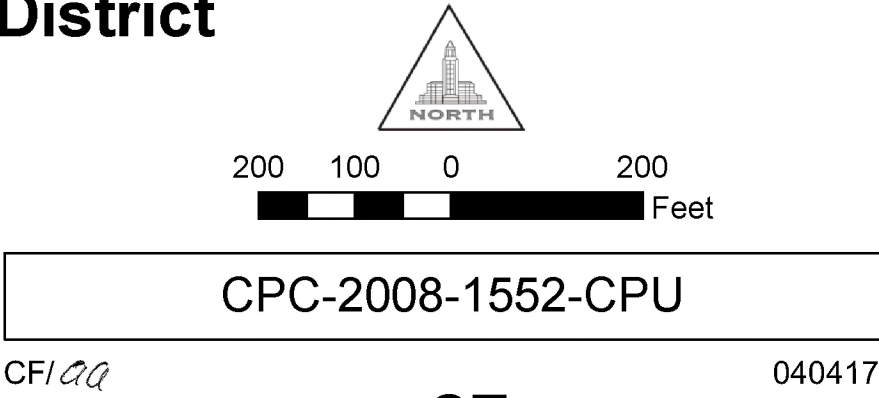




SLA CPIO - Community Plan Implementation Overlay District
Subarea

-  N. Multi-Family
-  O. Character Residential

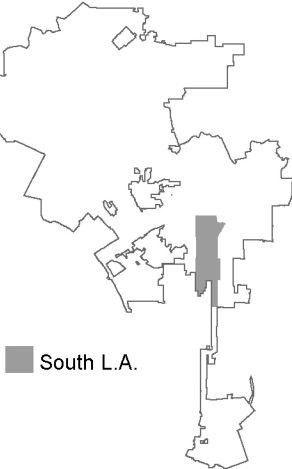
Data Sources: Department of City Planning & Bureau of Engineering



CF100

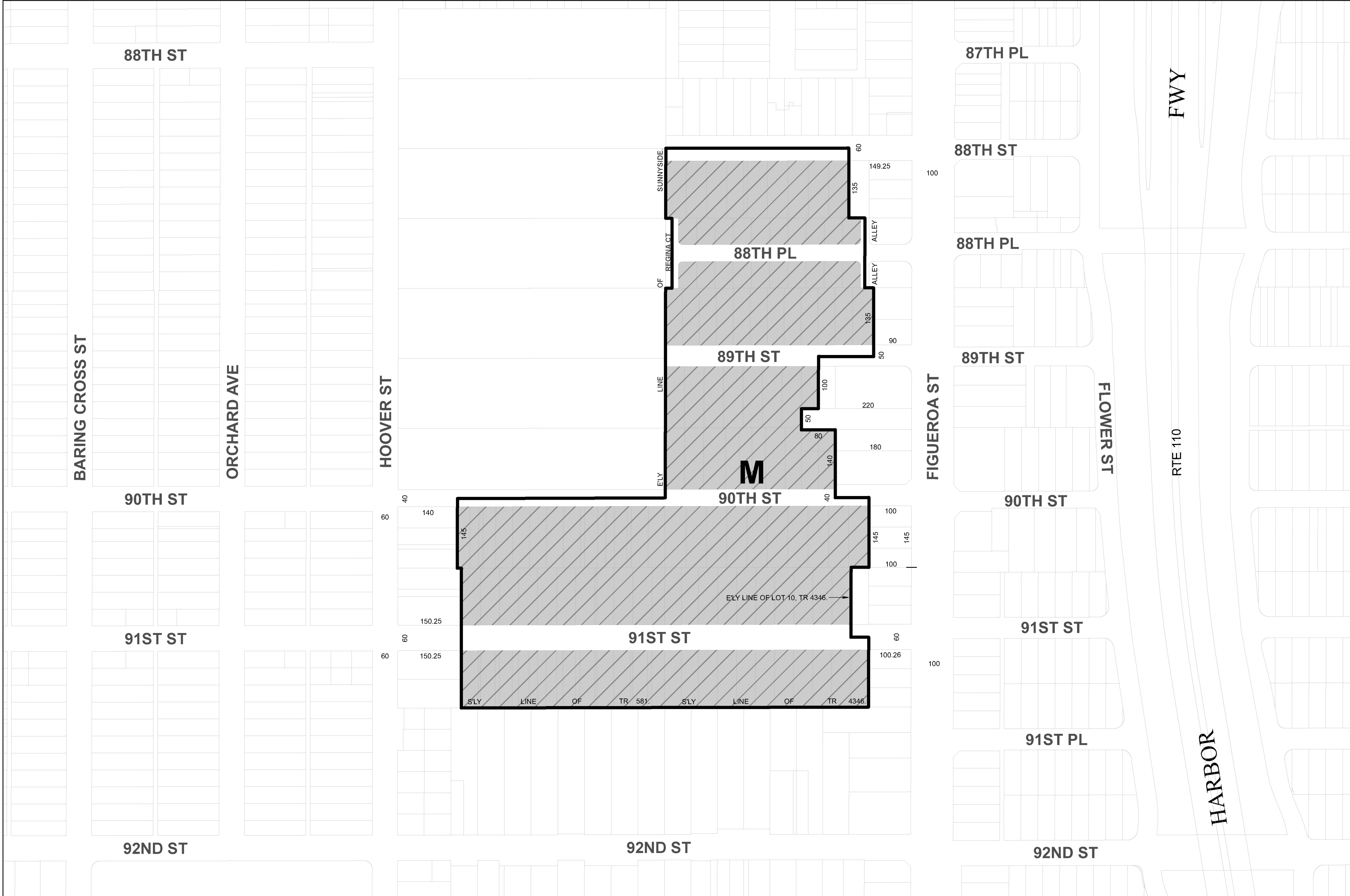
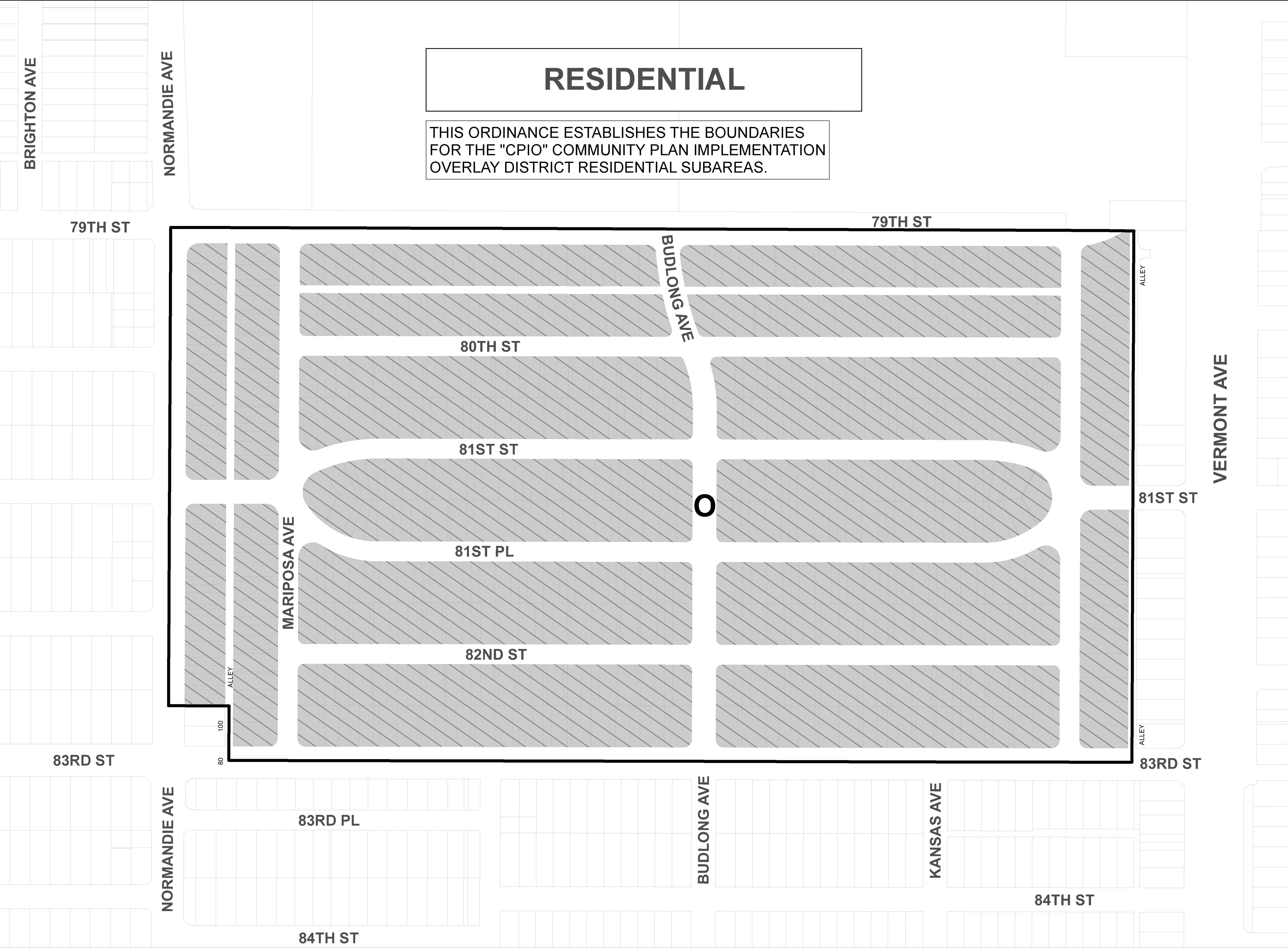
040417

City of Los Angeles



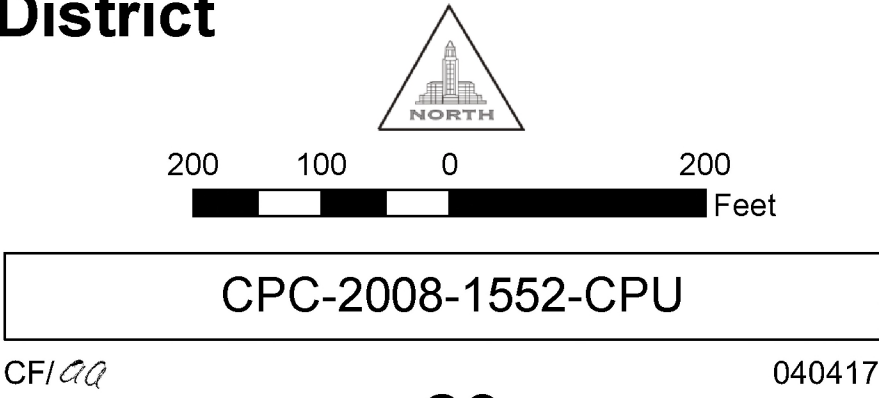
THIS ORDINANCE ESTABLISHES THE BOUNDARIES
FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION
OVERLAY DISTRICT RESIDENTIAL SUBAREAS.



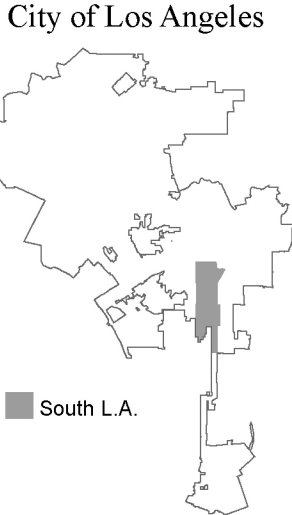


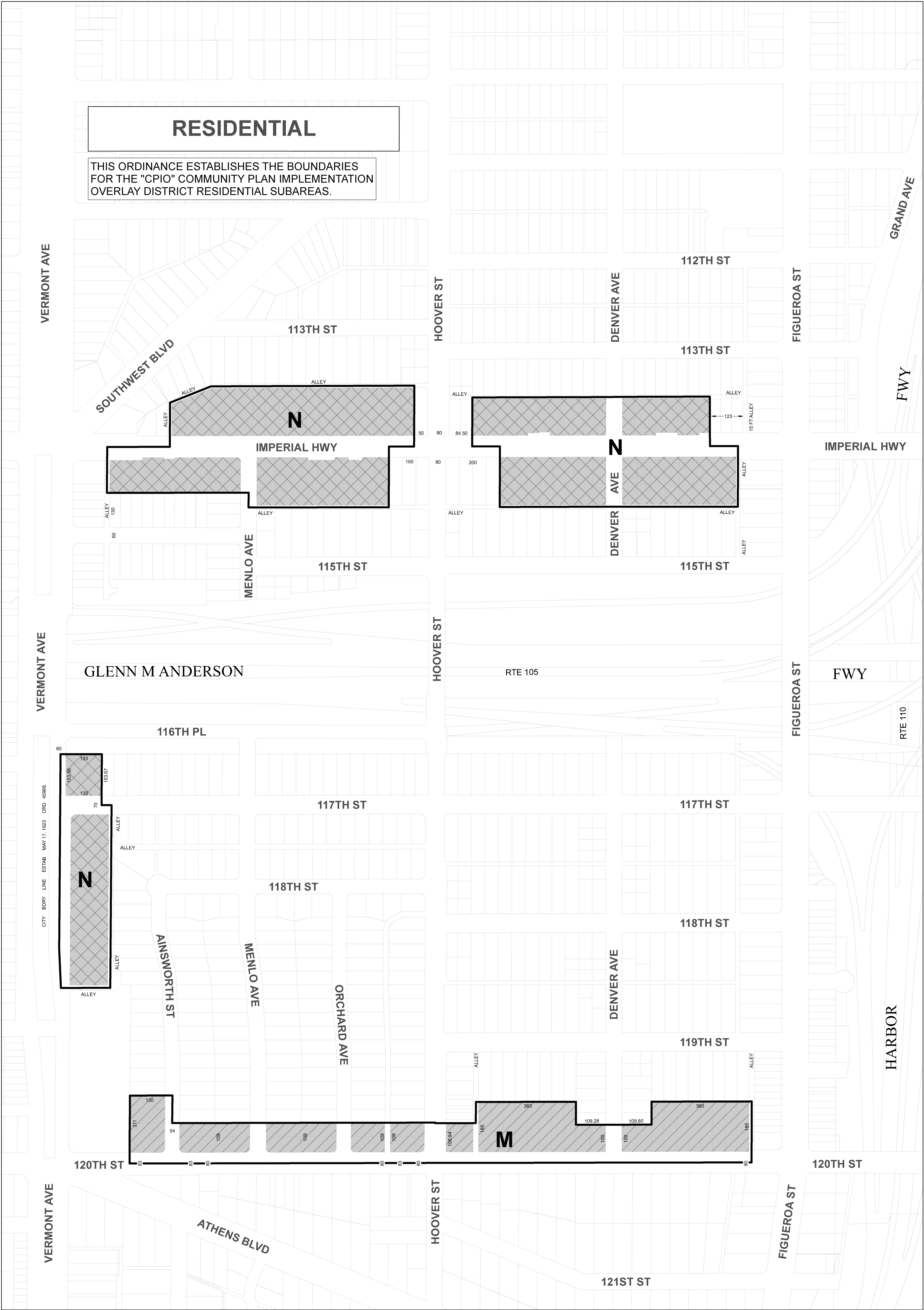
SLA CPIO - Community Plan Implementation Overlay District
Subarea

- M.Legacy Single-Family
- O.Character Residential



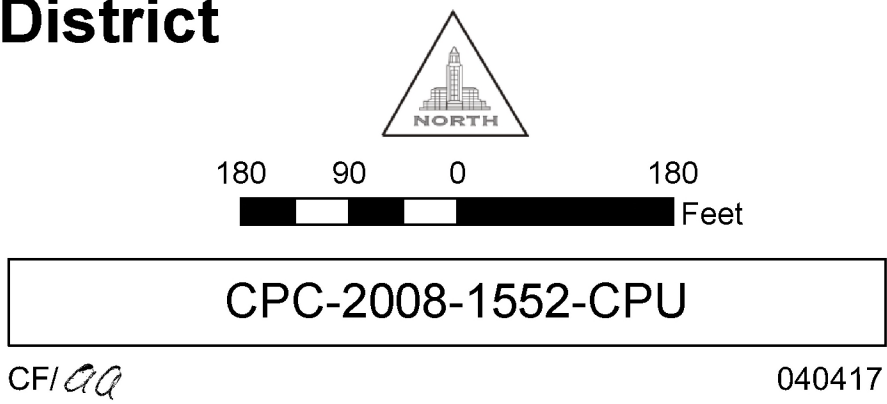
Sheet 7 of 8



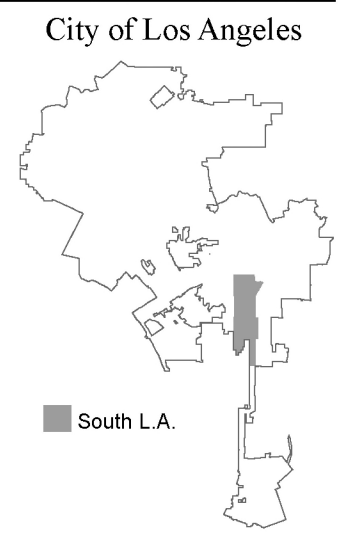


SLA CPIO - Community Plan Implementation Overlay District
Subarea

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



Sheet 8 of 8

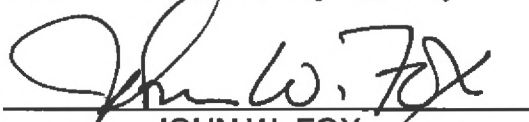


Sec. 12. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board 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

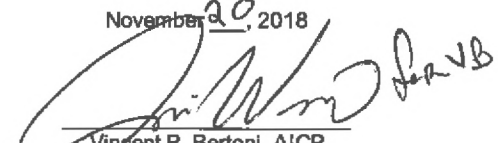
Date

11/20/2018

File No. 17-1054

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\south los angeles cpio-
various documents for finalization\20181114 sla 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 _____