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CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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June 17, 2024

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members

Updated June 2024 Addendum for the proposed amendments to the South Los Angeles Community Plan Implementation Overlay (CPIO) District (displacement and preservation of affordable housing), CF 20-1265-S1

Background

On November 22, 2017, the Los Angeles City Council (Council) adopted the South Los Angeles and Southeast Los Angeles Community Plans (Original Project) and certified the Final Environmental Impact Report, SCH No. 2008101098 (ENV-2008-1781-EIR and ENV-2008-1780-EIR). Previously, the Department of City Planning analyzed a Modified Project, the South Los Angeles CPIO District Ordinance Amendment, Case No. CPC-2022-5432-CPIOA-ZC and prepared an Addendum, dated November 2022 to the 2017 FEIR. The amendment to the South Los Angeles CPIO District aims to:

1. Add a Protected Unit Area applicable to Residential Subareas of the CPIO that incorporates existing state law residential development requirements as set forth by the Housing Crisis Act as amended. And further strengthen dwelling unit replacement requirements
2. Expand the CPIO's Residential Subareas to include additional residential neighborhoods, thereby making them subject to the supplemental development regulations as set forth by the South Los Angeles CPIO.

3. Amend Transit-Oriented Development (TOD) Subareas to shift designations for certain nodes within the South Los Angeles CPA. The Modified Project also includes a zone change to apply the R1R3 Rear Mass Variation (limiting the floor area ratio dependent on lot size) to two R1 zoned neighborhoods (36.02 acres total) within the South Los Angeles CPA, with no change to the general plan land use designation of Low II Residential.

On January 10th, 2023, the Planning and Land Use Management (PLUM) Committee considered a motion (Harris-Dawson – Raman) relative to incorporating additional recommendations to the amendments of the South Los Angeles Community Plan Implementation Overlay (CPIO) Ordinance, which seeks to further address displacement and the preservation of affordable housing. On January 25, 2023, the Council adopted the Planning and Land Use Management Report related to that motion. Subsequently, the Housing Department worked with the City Attorney and the Planning Department to incorporate all of the PLUM Committee's instructions and City Council motions to incorporate additional tenant protections to the South LA CPIO.

Updated Environmental Analysis

As a result of the January 2023 Council Motion: The Modified Project also includes tenant notification requirements regarding the right to return, replacement units, provides additional tenant protections, and establishes a private right of action to enforce all the tenant protections as requested.

Planning has evaluated the additional modifications to the CPIO text and figures, as well as the modifications that had been requested by the CPC at its November 17, 2022 meeting. The expanded tenant protections remain limited to the new "CPIO Protected Unit Area", previously analyzed in the November 2022 addendum. The establishment of a private right of action to enforce these tenant protections and the creation of an "Anti-Harassment Violators Database", are related to the protection of tenants, preservation of affordable housing, and strengthening enforcement actions against tenant harassers.

Conclusion

The additional changes do not alter the analysis and conclusions of the Modified Project adequately assessed in the Project EIR, and in the addenda as updated for the Proposed Project and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent or supplemental EIR, or negative declaration based on changes to the project assessed in the Project EIR, changes to circumstances, or new information. As such, there are no proposed changes under the Modified Project that would require major revisions to the 2017 FEIR due to new significant impacts or substantially more severe impacts beyond what was previously analyzed in the 2017 FEIR.

If you have any additional questions, please contact Zuriel Espinosa at (213) 978-1249.

PLUM Committee
CF 20-1265-S1
CF 18-0445-S1

Sincerely,

VINCENT P. BERTONI, AICP

Director of Planning

Michelle Singh

Michelle Singh
Principal City Planner

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