

PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORTS, ADDENDA AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCES FIRST CONSIDERATION relative to amending the existing South Los Angeles Community Plan Implementation Overlay (CPIO) District (Ordinance No. 185927).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, including Environmental Impact Report, SCH No. 2008101098, (ENV-20081781-EIR and ENV-2008- 1780-EIR), certified on November 22, 2017 (Project EIR), the Addendum dated October 2022, updated November 2022, and June 2024, the project was assessed in the Project EIR and Addenda; and pursuant to CEQA Guidelines, Sections 15162 and 15164, that no subsequent or supplemental EIR, or negative declaration is required for approval of the Proposed Project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated November 28, 2022 to make the zone changes as shown in the Zoning Map.
4. PRESENT and ADOPT the accompanying ORDINANCE dated June 13, 2024, amending the existing South Los Angeles Community Plan Implementation Overlay (CPIO) District (Ordinance No. 185927); that will: a) create a CPIO Protected Unit Area, to provide new tenant protections in certain Residential Subareas, b) modify the Transit Oriented Development (TOD) Subareas to increase bonus incentives for the construction of certain affordable housing projects, including moving some commercial nodes from the lower intensity to the higher intensity TOD Subarea; and, c) as part of the Slauson Corridor Transit Neighborhood Plan, add new Slauson Subareas to encourage green jobs, expanded affordable housing opportunities, and path-oriented building design.
5. APPROVE the following amendments to:

Section V.1.E.2 of the South LA CPIO Ordinance (page 27) regarding the Private Right of Action shall be corrected to read as follows:

*A tenant prevailing in court under this Section V-1 shall be awarded reasonable attorney's fees and costs for a prevailing plaintiff. A tenant prevailing in court under this Section V-1 may be awarded compensatory or punitive damages, and imposition of civil penalties up to \$10,000 per violation of this Section V-1 depending upon the severity of that violation, tenant relocation, or other appropriate relief, as adjudged by the court. Treble damages may also be awarded for willful violations. If a tenant prevailing under this article is older than 65 years or disabled, the court may impose additional civil penalties up to \$5,000 per violation depending upon the severity of the violation of this Section V-1.*

Section VI-3.E.2(a) of the South LA CPIO Ordinance (page 66) regarding Slauson Subareas SI, SJ, SK1, SK2, and SL shall be corrected to read as follows:

*(a) Non-Path Abutting Sites. For a Project that does not abut the Active Transportation Corridor, the following development standards shall apply.*

6. REQUEST the City Attorney to prepare and present a revised Ordinance that incorporates the amendments in Recommendation No. 5.
7. INSTRUCT the Los Angeles Housing Department to report with recommendations to expand the Anti-Harassment Violators Database to track anti-tenant harassment enforcement actions citywide, and to report on what it has learned from its implementation in the South Los Angeles Community Plan Overlay (CPIO) District.

Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Office nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For if Amended: Empowerment Congress North Area Neighborhood Development Council

Summary:

At a regular meeting held on June 18, 2024, the PLUM Committee considered a City Attorney Report, and Ordinances relative to amending the existing South Los Angeles CPIO District (Ordinance No. 185927). DCP staff provided an overview of the matter. Councilmember Yaroslavsky provided comments. After an opportunity for public comment, the Committee approved the Findings and Ordinances; approved the amendments listed in Recommendation No. 5; and requested the City Attorney to prepare and present a revised South Los Angeles CPIO Ordinance that incorporates the amendments as listed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**