

Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R 23-0310
AUG 23 2023

REPORT RE:

**REVISED DRAFT ORDINANCE AMENDING THE WEST ADAMS-
BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION
OVERLAY DISTRICT (ORDINANCE NO. 184,794 AS SUBSEQUENTLY
AMENDED BY ORDINANCE NO. 186,401) TO MODIFY DEVELOPMENT
REGULATIONS IN PARCEL GROUP A OF THE VENICE/NATIONAL
TRANSIT ORIENTED DEVELOPMENT (TOD) SUBAREA**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Honorable Members:

On August 14, 2023, this Office transmitted a draft ordinance, approved as to form and legality, for your consideration (City Attorney Report No. R23-0297). The draft ordinance would have amended the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District ("West Adams CPIO" or Ordinance No. 184,794 as subsequently amended by Ordinance No. 186,401) to modify development regulations in Parcel Group A of the Venice/National Transit Oriented Development (TOD) Subarea in terms of transitional height, building setback/step-back requirements, and building design requirements regarding sidewalk frontage, and building façade articulation to allow for the development of a creative office complex on 4.46 acres located within the City of Los Angeles and the City of Culver City (Project).

On August 22, 2023, two minor typographical and drafting errors were corrected to the draft ordinance. In Section 2, a number reference to a replacement figure was corrected. In Section 5, the word "consistency" on page 7 (subsection D.4.c) was

replaced with the correct word "façade." The enclosed draft ordinance made these changes and no substantive changes.

The revisions to the draft ordinance as described above do not alter the findings required by the Charter or by the California Environmental Quality Act, as discussed in City Attorney Report No. R23-0297.

Council Rule 38 Referral

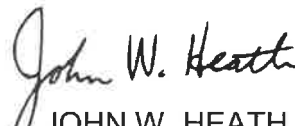
A copy of the revised draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety. The department was requested to provide comments, if any, directly to the City Council or its Committee when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Pariss A. Knox at (213) 978-8191. A member of this Office will be available when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By


JOHN W. HEATH
Senior Assistant City Attorney

PAK:sp
Transmittal