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## HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL

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October 12, 2022

Zuriel Espinosa  
Department of City Planning  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Council File 20-1265 (South Los Angeles Community Plan Implementation Overlay (CPIO) Amendment)

Dear Mr. Espinosa:

On October 11, 2022, our Board voted x-x-x to submit comment on Council File 20-1265, which would amend the South LA Community Plan CPIO (Community Plan Implementation Overlay).

1) We support the creation of the newly created “CPIO Protected Unit Area” within the South LA Community Plan which would require the replacement of demolished units with a unit that has an equivalent number of bedrooms (up to 3 bedrooms) and bathrooms and at least comparable floor area; if no floor area documentation is available, then the default would be to a comparable protected unit size. The “CPIO Protected Unit Area” would also require that a demolished unit be replaced by a unit at an affordable cost and if no income documentation is available, then the default would be to extremely low-income levels.

2) From the map provided on the Department of City Planning website, we are not clear on exactly where the new CPIO Residential Subareas would be located, but advocate for retaining the Legacy Single-Family designation for all of our R1-1 parcels within our internal HGNNC District 6 area of our Neighborhood Council.

3) Request that the TOD Subarea that covers the lot where Ralphs is located at 11922 S. Vermont Avenue remain TOD Low rather than become TOD Medium as the lot is located just to the west of a Single-Family neighborhood and the increased height and density would overwhelm those homes. We also request that some sort of language be added in the proposed Amendment that would protect the use of this property for a full-service grocery store, if there is

any proposed new development there in the future because it is the only full-service grocery store located within our Neighborhood Council boundaries.

Sincerely,

Miguel Vazquez, Chairperson  
Harbor Gateway North Neighborhood Council

cc: Councilmember Marqueece Harris-Dawson – Council District 8  
Councilmember Joe Buscaino – Council District 15  
Kidada Molloy, Planning Deputy – Council District 15  
Alison Becker, Senior Advisor - Council District 15

DRAFT