

South Los Angeles Community Plan Implementation Overlay District (South LA CPIO District)

Ordinance No. 185927

Effective Date December 29, 2018

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Amended by Ordinance No. _____

Effective _____

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Draft South Los Angeles CPIO Amendments

August 2022

Note to Reader:

This document includes the amendments, edits, or additions as part of the South Los Angeles CPIO Amendment. As a result of amendments to Chapter V, amendments to Chapter I of the CPIO (e.g., Definitions) and amendments to Chapter III (e.g., Figures and Tables) were amended accordingly. To refer to a complete copy of the existing CPIO, see South Los Angeles CPIO (and CPIO Map).

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CHAPTER I – FUNCTION OF THE CPIO DISTRICT

Proposed amendments to Chapter I – Figure I “CPIO District Boundaries” consist of three changes: 1) new “CPIO Protected Unit Area”; 2) Residential Subareas applied to new areas inside the CPIO Protected Unit Area; and 3) TOD Subarea designation changes for select existing TOD Subareas.

(For an interactive map of changes, please visit: <https://planning.lacity.org/plans-policies/proposed-land-use-regulations> under the “South Los Angeles CPIO Amendment” section.)

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Figure I
CPIO District Boundaries

- CORRIDORS SUBAREAS**
- Subarea A - Neighborhood - Serving Corridor
 - Subarea B - Parkway Corridor
 - Subarea C - General Corridor
 - Subarea D - Commercial Corridor
- *Subarea B is not present in South Los Angeles Community Plan Area
- TOD SUBAREAS**
- Subarea E - TOD Low
 - Subarea F - TOD Medium
 - Subarea G - TOD High
 - Subarea H - TOD Regional
- *Subarea H is not present in South Los Angeles Community Plan Area
- INDUSTRIAL SUBAREAS**
- Subarea I - Hybrid Limited
 - Subarea J - Hybrid
 - Subarea K - Compatible Industrial
 - Subarea L - Industrial Innovation
- *Subarea L is not present in South Los Angeles Community Plan Area
- RESIDENTIAL SUBAREAS**
- Subarea M - Legacy Single-Family
 - Subarea N - Multi-Family
 - Subarea O - Character Residential*
- South Los Angeles CPA Boundary

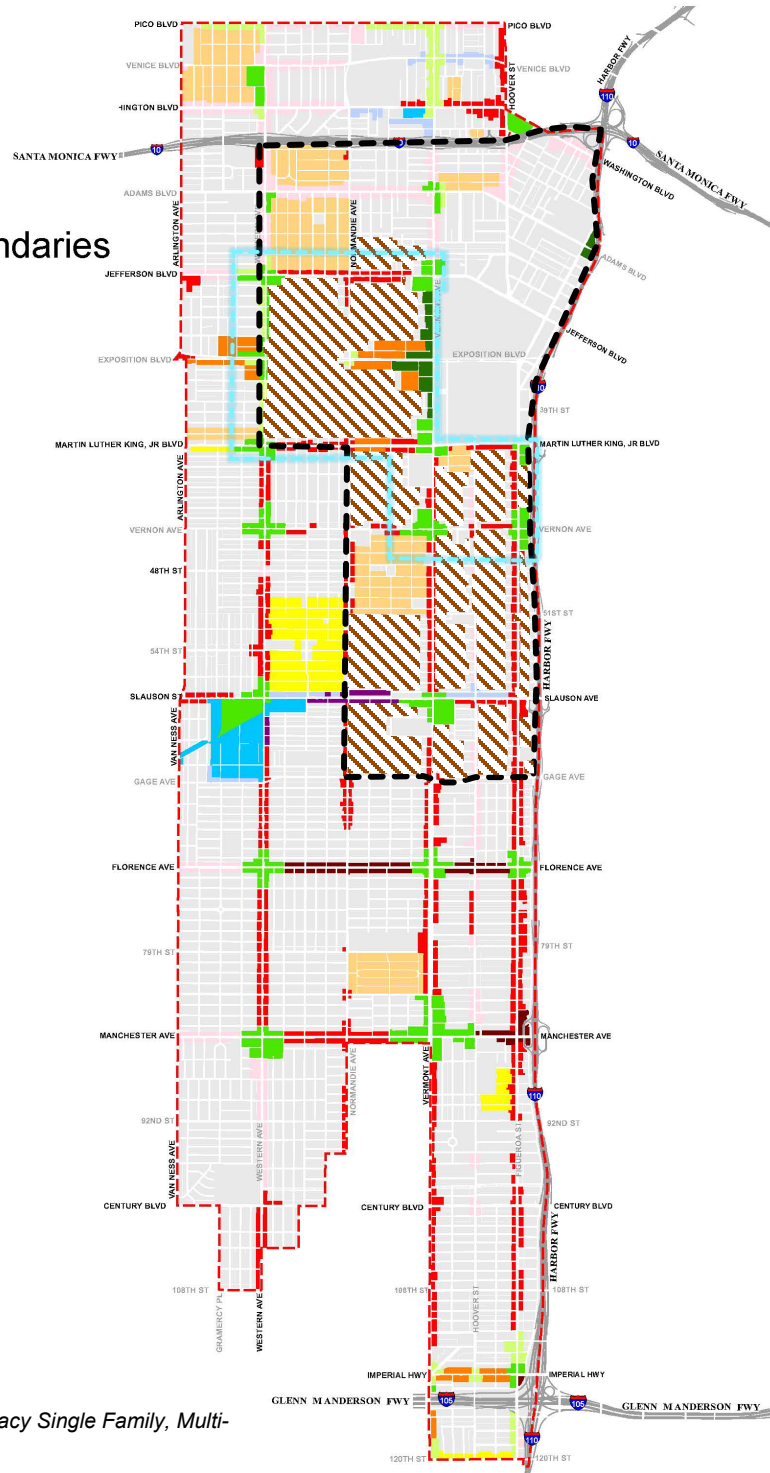


Figure I Change Legend

- CPIO Protected Unit Area
- New Residential Subarea Application (Legacy Single Family, Multi-Family, or Character Residential)
- Changes to TOD Subareas (TOD Low to TOD Medium, TOD Medium to TOD High, TOD Medium to TOD Regional, or TOD High to TOD Regional)

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CHAPTER I – FUNCTION OF THE CPIO DISTRICT

Section I-4. DEFINITIONS

Section I-4 is proposed to be amended to include the following new definition:

CPIO Protected Unit – A residential dwelling unit within a “CPIO Protected Unit Area” (Figure V-1, Figure V-2) that is or was, within the last five years: (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; (2) subject to any form of rent or price control through a public entity’s valid exercise of its police power; (3) rented by lower or very low income households; (4) withdrawn from rent or lease per the Ellis Act, within the past 10 years.

Below are some existing definitions within the South Los Angeles CPIO for the reader’s reference. To view a complete list of existing definitions, please refer to pages 8-14 of the South Los Angeles CPIO.

CPIO Approval – An approval issued under Section I-6.C of this ordinance that is an Administrative Clearance, a CPIO Adjustment, or a CPIO Exception.

CPIO Affordable Housing Project – A Project of five residential units or more, which may also include Commercial Uses, that qualifies as either a CPIO 100 Percent Affordable Housing Project or a CPIO Mixed-Income Housing Project.

CPIO Bonus – Any available increase over the Base permitted to be built on a Project site by this CPIO District.

CPIO 100 Percent Affordable Housing Project – A project in which 100 percent of the residential dwelling units, excluding any manager unit(s), are Restricted Affordable Units.

CPIO Mixed-Income Housing Project – A project comprised of a mix of market-rate and Restricted Affordable Units at the following percentages:

1. For TOD Subarea E (“TOD Low”), a minimum of 21 percent of the total units in the Project, excluding any manager unit(s), are designated for Lower Income households, or 12 percent for Very Low Income households, or 9 percent for Extremely Low Income Households
2. For TOD Subareas F (“TOD Medium”), G (“TOD High”), and H (“TOD Regional”) a minimum of 25 percent of the total units in the Project, excluding any manager unit(s), are designated for Lower Income Households, or 15 percent for Very Low Income households; or 11 percent for Extremely Low Income Households.

CHAPTER I – FUNCTION OF THE CPIO DISTRICT

Section I-5. RELATIONSHIP TO OTHER ZONING REGULATIONS

Section I-5 is proposed to be amended to include additional clarifying language:

- H.** The LAMC shall prevail when there are any conflicts between the provisions of the South Los Angeles CPIO and the provisions of Redevelopment Project Areas.

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CHAPTER III – TOD SUBAREAS

Amendments to Figure III-1 and Figure III-2 “TOD Subareas” will consist of changes to designations of selected existing TOD Subareas with one of four treatments: TOD Low to TOD Medium, TOD Medium to TOD High, TOD Medium to TOD Regional, or TOD High to TOD Regional.

(For an interactive map of changes, please visit: <https://planning.lacity.org/plans-policies/proposed-land-use-regulations> under the “South Los Angeles CPIO Amendment” section.)

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FIGURE III-1. TOD SUBAREAS

- Subarea E - TOD Low
- Subarea F - TOD Medium
- Subarea G - TOD High
- South Los Angeles CPA

Figure III-1 Change Legend

- TOD Low to TOD Medium
- TOD Medium to TOD High
- TOD Medium to TOD Regional
- TOD High to TOD Regional

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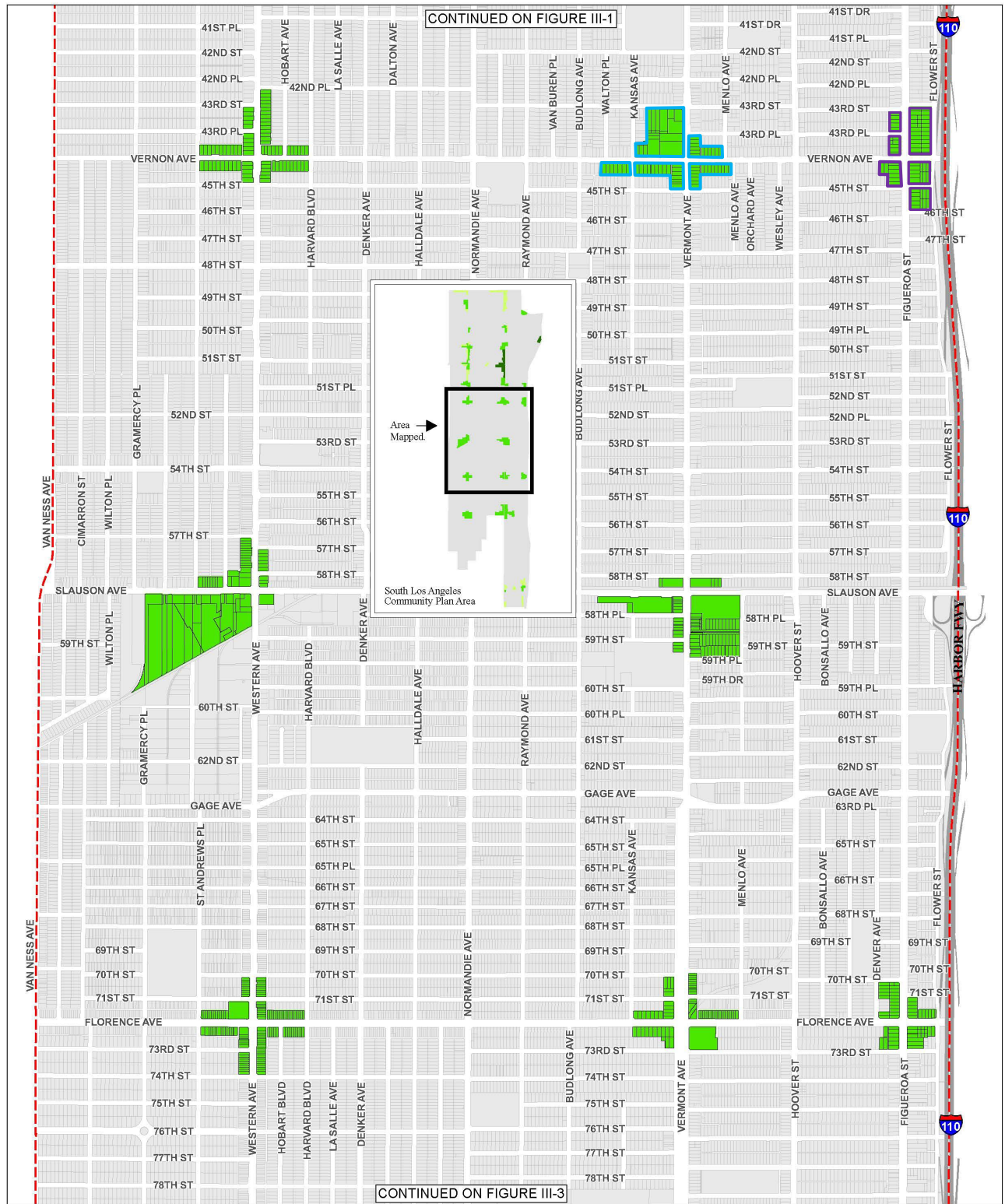


FIGURE III-2. TOD SUBAREAS

- Subarea F - TOD Medium
- South Los Angeles CPA



- Figure III-2 Change Legend**
- TOD Medium to TOD High
 - TOD Medium to TOD Regional

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CHAPTER III – TOD SUBAREAS

Amendments to Table III-2 will consist of adding a new bullet point to the Clarifications column for H (TOD Regional Center) as follows:

- Replacement units for CPIO Affordable Housing Projects in the CPIO Protected Unit Area shall not count towards any required Restricted Affordable Units and at least 30% of all units in developments larger than 5 units must have 2 or more bedrooms.

“CPIO Affordable Housing Project” Is defined in Chapter I – Section I-4 Definitions: A Project of five residential units or more, which may also include Commercial Uses, that qualifies as either a CPIO 100 Percent Affordable Housing Project or a CPIO Mixed-Income Housing Project.

Maximum allowable Bonus FAR for H (TOD Regional Center) is 6:1 and applies to both Mixed Income and 100% Affordable projects. See Section III-3 B.2 on page 53 of the South Los Angeles CPIO.

**TABLE III-2
DENSITY, FAR, & HEIGHT
FOR ALL PROJECTS THAT INCLUDE RESIDENTIAL**

Subarea	ALL PROJECTS - BASE (including Density Bonus and TOC)				CPIO AFFORDABLE HOUSING PROJECTS - BONUS				Clarifications
	Base Density ¹	Minimum Height	Base Height	Base FAR	Bonus Density	Bonus Height ²	Bonus FAR ³	Maximum Allowable Bonus FAR ³	
E (TOD Low)	1/800	N/A	3 Stories / 45 feet	1.5:1	1/300	4 Stories / 60 feet	2:1	up to 3:1	<ul style="list-style-type: none"> • Maximum 2:1 FAR shall be reserved for CPIO Mixed-Income Housing Projects. • Up to 3:1 FAR for CPIO Mixed-Income Housing Projects that include a TCU, UL and/or PAOS (inclusive of all bonuses and incentives).
							3:1	3:1	
F (TOD Medium)	1/800	2 Stories	4 Stories / 60 feet	1.5:1	1/300	5 Stories / 75 feet	3:1	up to 3.5:1	<ul style="list-style-type: none"> • Up to 3.5:1 FAR for CPIO Affordable Housing Projects that include a TCU, UL and/or PAOS (inclusive of all bonuses and incentives).
G (TOD High) ¹	1/800	2 Stories	7 Stories / 105 feet	1.5:1	1/300	8 Stories / 120 feet	3.5:1	up to 4:1	<ul style="list-style-type: none"> • Up to 4:1 FAR for CPIO Affordable Housing Project that includes a TCU, UL and/or PAOS (inclusive of all bonuses and incentives).
H (TOD Regional Center)	1/800	2 Stories	12 Stories / 180 feet	2.25:1	No Limit	15 Stories / 225 feet	6:1	up to 6:1	<ul style="list-style-type: none"> • Projects may apply for a CUP pursuant to LAMC Sec.12.24.F. to request additional height. • Up to 6:1 FAR for CPIO Affordable Housing Project that include a TCU, UL and/or PAOS (inclusive of all bonuses and incentives).

¹ Base Density for Density Bonus and TOC Projects that meet certain requirements is 1/400; see Section III-3 B.1.(a).

² Targeted Commercial Uses see Section III-3 A.3 for bonus height.

³ Targeted Commercial User(s) (TCU), Unified Lot (UL) and/or Publicly Accessible Open Space (PAOS); see Section III-3 B.2 for bonus FAR.

CHAPTER V - RESIDENTIAL SUBAREAS

Amendments to Figure V-1 and Figure V-2 “Residential Subareas” will consist of adding new areas to one of the three existing Residential Subareas: Legacy Single-Family, Multi-Family, or Character Residential. A new “CPIO Protected Unit” area will also be established (See Section V-1 Applicability).

(For an interactive map of changes, please visit: <https://planning.lacity.org/plans-policies/proposed-land-use-regulations> under the “South Los Angeles CPIO Amendment” section.)

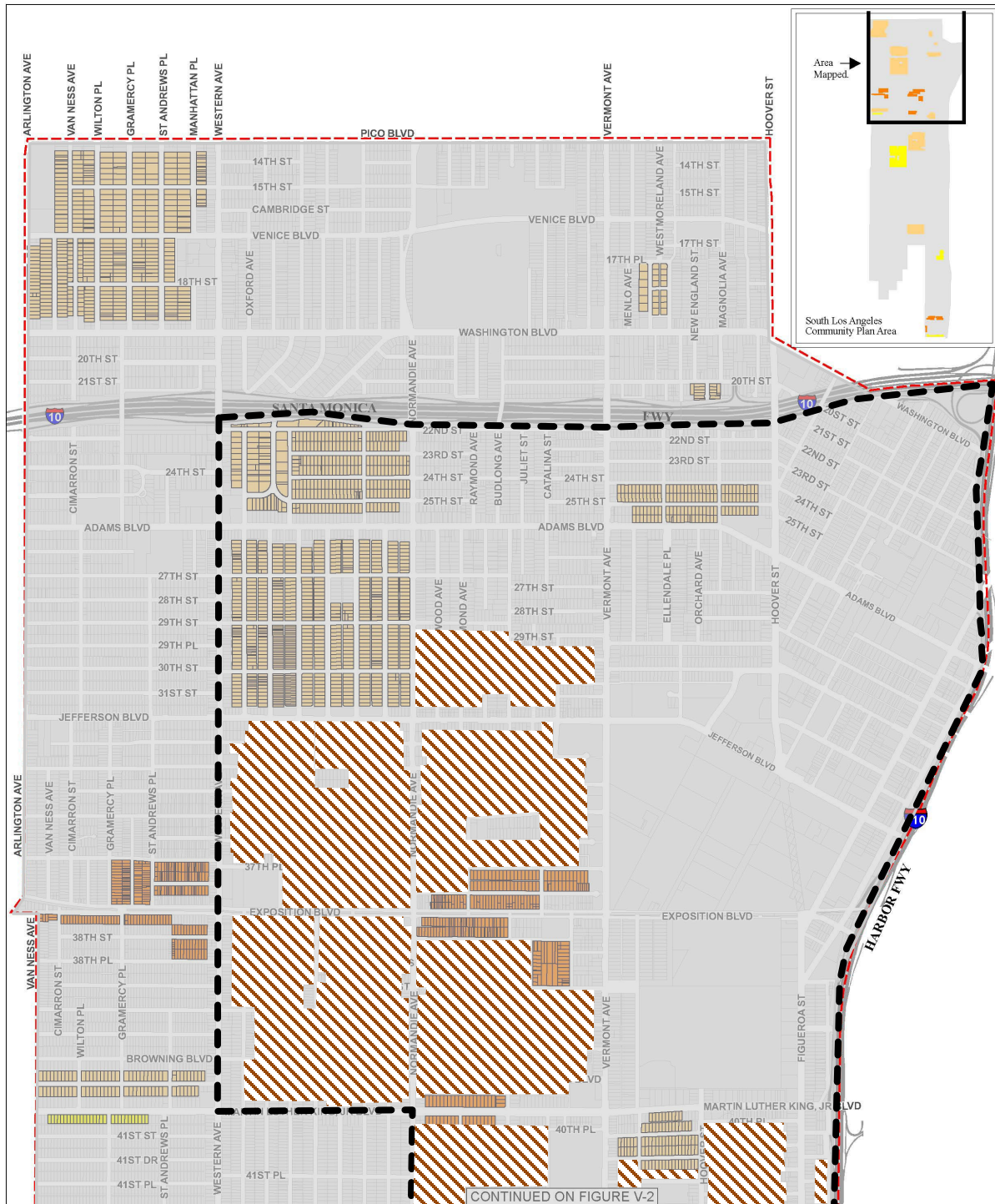


FIGURE V-1. RESIDENTIAL SUBAREAS

- Subarea M - Legacy Single-Family
- Subarea N - Multi-Family
- Subarea O - Character Residential
- South Los Angeles CPA



Figure V-1 Change Legend

- CPIO Protected Unit Area
- New Residential Subarea (Legacy Single Family, Multi-Family, or Character Residential)

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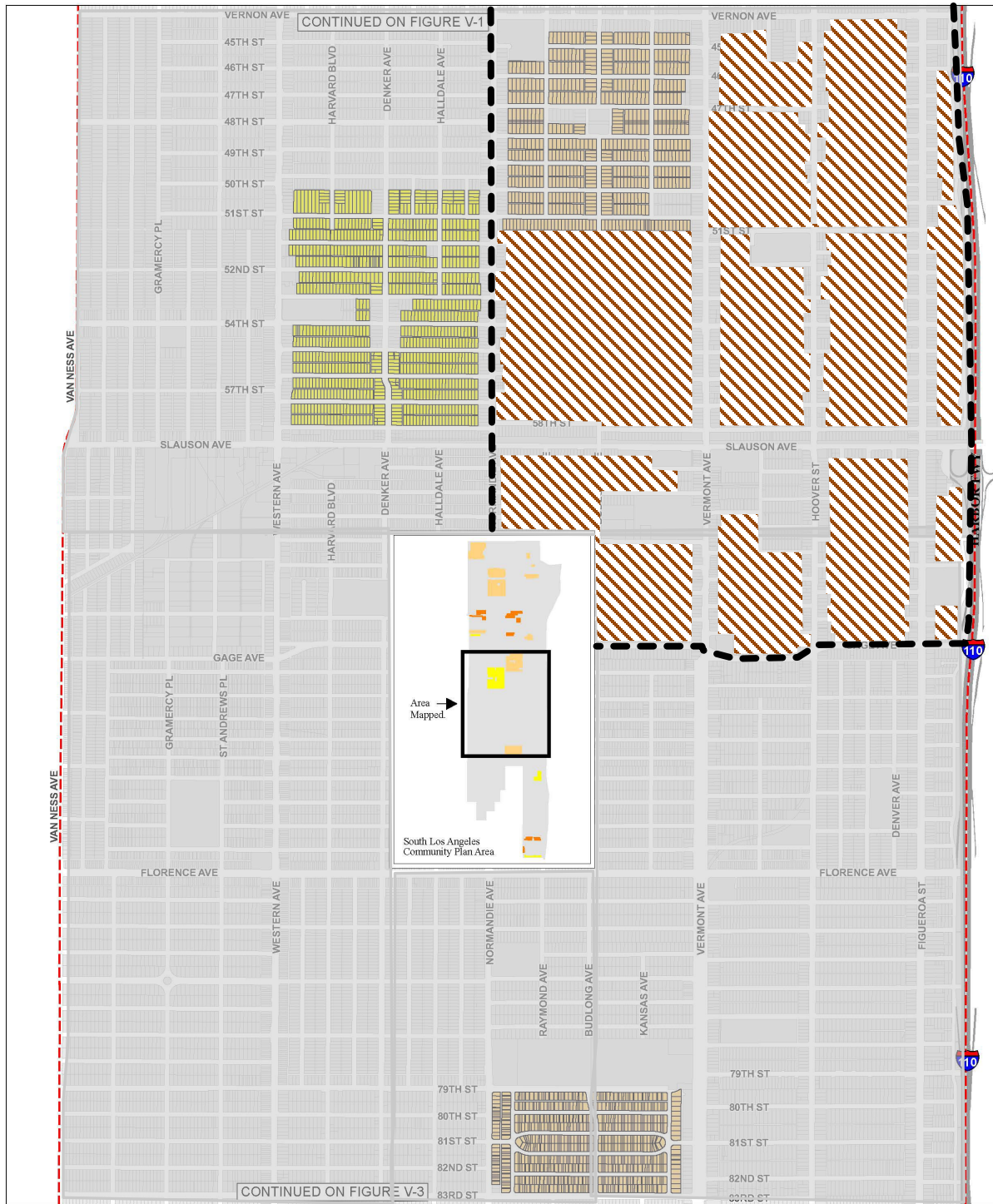


FIGURE V-2. RESIDENTIAL SUBAREAS

- Subarea M - Legacy Single-Family
- Subarea O - Character Residential
- South Los Angeles CPA



Figure V-2 Change Legend

- CPIO Protected Unit Area
- New Residential Subarea (Legacy Single Family, Multi-Family, or Character Residential)

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CHAPTER V - RESIDENTIAL SUBAREAS

Amendments to Chapter V include adding a new “Section V-1 Applicability” section to establish the CPIO Protected Unit Area standards that implement provisions of the Housing Crisis Act, including a new determination from the Los Angeles Housing Department (LAHD) to ensure no net loss of residential units, replacement of certain protected units, and certain occupant protections. This new section also includes a provision to delay demolitions. All other changes to this chapter are either technical modifications or adjustments to ensure compatibility with the new section.

Section V-1 ~~LAND USE REGULATIONS~~ **APPLICABILITY**

~~No additional land use regulations apply.~~

- A. Purpose.** The purpose of this section is to strengthen residential neighborhood stability and to promote the preservation of affordable housing.
- B. Designated Residential Subareas.** Only Residential Subareas within the “CPIO Protected Unit Area” (Figure V-1 and Figure V-2) are subject to Section V-1 C and Section V-1 D.
- C. Los Angeles Housing Department (LAHD) Determinations.** A determination issued by LAHD is required prior to the issuance of any building permit for Projects in Designated Residential Subareas, subject to the following provisions:
- 1. No Net Loss.** Projects shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the property within the past 5 years.
 - 2. Replacement of CPIO Protected Units.** Each CPIO Protected Unit shall be replaced on a one-for-one basis, containing at least the same floor area in addition to the same number of bedrooms and bathrooms, with an affordability level equaling like-for-like, or lower.
 - (a) In the absence of floor area documentation, floor area shall default to at least the average unit size of comparable CPIO Protected Units. Existing, proposed, and/or default floor area calculations shall be provided by the Department of City Planning.
 - (b) In the absence of occupant income documentation, affordability levels shall default to the extremely low-income level.
 - (c) This provision does not apply to: (1) a Project that consists of an owner-occupied Single Family Dwelling Unit on a site where a Single-Family Dwelling unit is demolished, and (2) a Project that consists of 100% lower income units except Manager’s Unit.
 - 3. Occupant Protections.**
 - (a) **Right to Remain.** All occupants of CPIO Protected Units being displaced by the Project have the right to remain in their unit until six months before

the start of construction activities. Any existing occupants that are required to leave their units shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.

(b) **Relocation.** All Lower Income Household (as defined in California Health and Safety Code Section 50079.5) occupants of CPIO Protected Units are entitled to relocation benefits subject to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1.

(i) Project applicants required to provide relocation benefits shall develop, submit, and adhere to an approved relocation plan and hire a city-approved consultant to provide required relocation services.

(c) **Right to Return.** All Lower Income Household (as defined in California Health and Safety Code Section 50079.5) occupants of CPIO Protected Units are entitled to the right to return ("right of first refusal") to a replacement unit at the completed Project. If at the time of lease up or sale (if applicable) of a replacement unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, at an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the replacement unit at the "affordable rent" or "affordable housing cost", as applicable.

(i) This provision does not apply to: (1) a Project that consists of an owner-occupied Single Family Dwelling Unit on a site where a Single-Family Dwelling unit is demolished, and (2) a Project that consists of 100% lower income units except Manager's Unit.

D. Demolition and Permit Delay. Except for the areas south of Martin Luther King Blvd within the "CPIO Protected Unit Area", no demolition permit shall be issued for any Project with existing structures more than 45 years old unless a new project has been reviewed and approved by the Director of Planning.

Section V-2. DEVELOPMENT STANDARDS LAND USE REGULATIONS

No additional land use regulations apply.

Section V-23. DEVELOPMENT STANDARDS

Projects in the Residential Subareas are subject to the following development standards.

A. Building Height. In addition to the height standards established by the underlying zone and height district, Projects with new construction or additions shall comply with the following building step-back requirements:

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1. **Subarea M (Legacy Single-Family Residential).** Any story above the first story shall be stepped back a minimum of 10 feet from the first floor Primary Frontage facade or 30 feet from the Primary Lot Line, whichever is less restrictive.
 2. **Subarea N (Multi-Family Residential).** No additional height regulations apply.
 3. **Subarea O (Character Residential).** Except for properties zoned R1R3 (Single Family - Rear Mass Variation Zone), the portion of a building above thirty feet shall be stepped back a minimum of 10 feet from the Primary Frontage façade.
- B. Building Density & Floor Area Ratio (FAR).** In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following density and FAR regulations:
1. **Density**
 - (a) **Subarea M (Legacy Single-Family)**

No additional density regulations apply.
 - (b) **Subarea N (Multi-Family Residential)**

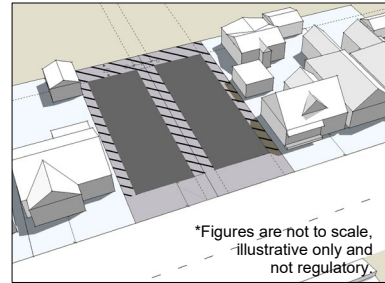
No additional density regulations apply, except that Residential Projects in the Exposition Park Square Character Residential neighborhood (Figure V-C), shall be limited to a maximum density of 1 unit per 1,200 square feet of lot area (1/1200) in the R3 zone.
 - (c) **Subarea O (Character Residential)**

No additional density regulations apply, except that Residential Projects in the Exposition Park Square Character Residential neighborhood (Figure V-C), shall be limited to a maximum density of 1 unit per 1,200 square feet of lot area (1/1200) in the R3 zone.
 2. **FAR**
 - (a) **Subarea M (Legacy Single-Family), Subarea N (Multi-family Residential), and Subarea O (Character Residential)**

No additional FAR regulations apply.
- C. Building Disposition.** In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following disposition regulations:
1. **Bulk and Massing.**
 - (a) **Subarea M (Legacy Single-Family Residential) and Subarea N (Multi-Family Residential).** No additional bulk and massing regulations apply.

(b) **Subarea O (Character Residential)**

- (i) For Projects on a Unified Lot, all buildings shall be designed to maintain the side and rear yard setback dimensions associated with the original individual lots set forth in C.2 (b)(ii) below. A Project may not rely on the status of the lots being Unified Lots to waive or modify setback, yard area, or any other development standards related to bulk and massing. (See figure for illustrative example of this regulation.)
- (ii) Except for properties zoned R1R3, the total cumulative length of any side elevation above the first floor shall not extend more than 60 percent of the lot depth or 80 feet, whichever is less.



2. **Setbacks**

(a) **Subarea M (Legacy Single-Family Residential) and Subarea N (Multi-Family Residential).** No additional setback regulations apply.

(b) **Subarea O (Character Residential)**

- (i) **Front.** The Primary Frontage shall be located no closer to the street than the Primary Frontage of the adjacent residential building closest to the street, and shall be located no further from the street than the Primary Frontage of the adjacent residential building farthest from the street.
- (ii) **Side and Rear.** The side and rear setback dimensions shall be as set forth in the underlying zone, except as follows:
 - (1) New construction, including additions to existing buildings, on Unified Lots shall not encroach into side and rear setback areas associated with the original individual lots in accordance with C.1(b)(1) above.
 - (2) The side and rear yard setback requirements shall not apply to accessory buildings (including but not limited to, garages, recreation rooms) provided the following requirements are met:
 - (iii) The accessory building's footprint shall not exceed 10 percent of the overall square footage of the lot, the height shall not exceed 15 feet, and the building shall be a single story.

- (iv~~4~~) The accessory building shall be detached from the main house and set back a minimum of 10 feet, as measured from the rear most façade of the main house.
- (v~~5~~) In addition to the allowable yard projections in LAMC Section 12.22.C.20, loggias (covered walkways), gazebo structures and pools may encroach into the rear and side yard setback areas that are internal to Unified Lots.
- (vi~~6~~) Where the yard setback dimensions in this Chapter V are more restrictive than those set forth in the underlying zone, including LAMC Sections 12.22.C.27 (Small Lot Subdivisions) and 12.08 (R1R3 Variation Zone), the more restrictive setbacks shall prevail.
- (7) The accessory building requirements of this subsection (ii) shall not apply when in conflict with projects built under State ADU Law and LAMC Section 12.22 A.33.

3. **Parking Areas, Garages and Carports.** Projects with onsite parking shall conform to the following standards:

(a) **Subarea M (Legacy Single-Family Residential)**

- (i) No parking areas shall be allowed between the Primary Frontage and the Primary Lot Line, except required driveways.
- (ii) Detached or attached garages, parking areas, and carports associated with the construction of a new building shall be located behind any main building(s).
- (iii) Projects that involve the construction of a new building(s) shall provide one additional on-site parking space for every bedroom over 3 bedrooms per dwelling unit. Within the “CPIO Protected Unit Area”, notwithstanding LAMC Section 12.21 A.5(h), tandem parking shall not be limited to a depth of two cars and shall be located within designated driveways.
- (iv) Curb cuts shall be limited to the minimum number permitted as determined by LADOT and driveway widths shall be the minimum width permitted by the LAMC.

(b) **Subarea N (Multi-Family Residential)**

- (i) No parking areas shall be allowed between the Primary Frontage and the Primary Lot Line, except for required driveways.
- (ii) Detached garages and carports associated with the construction of a new building shall be located behind any main building(s).

- (iii) Attached parking areas shall be located either underground (subterranean or semi-subterranean), or behind any main building(s).
 - (iv) Any semi-subterranean parking areas (i.e. parking podiums) shall include exterior façades that are integrated into the overall architecture of the building, and that are accompanied by a minimum three-foot landscape buffer that is landscaped with plants that, at maturity, adequately screen the parking area.
 - (v) Curb cuts shall be limited to the minimum number permitted as determined by LADOT and driveway widths shall be the minimum width permitted by the LAMC.
- (c) **Subarea O (Character Residential)**
- (i) No parking areas shall be allowed between the Primary Frontage and the Primary Lot Line, except for required driveways.
 - (ii) Detached garages and carports shall be located behind any buildings, except for single-family properties zoned R1R3, which shall comply with the detached garage regulations of LAMC Section 13.19.
 - (iii) Attached parking areas shall be located either underground (subterranean or semi-subterranean), or behind any buildings.
 - (iv) Any semi-subterranean parking areas (i.e. parking podiums) shall include exterior façades that are integrated into the overall architecture of the building, and that are accompanied by a minimum three-foot landscape buffer that is landscaped with plants that, at maturity, adequately screen the parking area.
 - (v) Access driveways shall be taken from alleys or side-streets when present.
 - (vi) Driveway widths shall be the minimum allowed by the LAMC.
4. **Front Yards.** Residential front yards shall not be paved or used for vehicular parking or storage. Pavement shall be used only for walkways and driveways. Residential front yards shall be landscaped with plant materials, decomposed granite, turf block or a combination thereof. Residential front yards shall be open and not obstruct the views of the home from the street.
5. **Parkways.** Parkways, the area between the street and sidewalk, when present, shall be porous and landscaped and shall be covered by a pervious surface.
6. **Courtyards.** In Subarea O, a frontage of more than 100 feet shall incorporate a courtyard facing the street, at ground level, and open to the sky, that is at least 20 feet wide and 15 feet deep. For example, the building could be arranged on

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the lot in a U or L shape, around a central courtyard that faces a public street and is open to the sky.

D. Building Design. In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following design regulations:

1. **Primary Frontage.** A primary building entrance shall be provided that is directly visible and accessible from the Primary Lot Line, or individual entrances from a centrally located or common-access courtyard accessible from the Primary Lot Line. The primary building entrance(s) shall be accentuated by a canopy, recess, unique building materials, or another Architectural Feature that denotes the entrance against the rest of the façade.
2. **Roof Forms.** Projects that involve the construction of additions or new detached dwelling units shall utilize roof forms that are consistent with the existing roof forms of the main building **or the prevailing roof forms of the surrounding neighborhood**. For example, if a property is developed with a structure that has a 4/12 pitch gabled roof, the addition or second dwelling unit shall utilize the same gable roof pitch.
3. **Building Materials**
 - (a) **Subarea M (Legacy Single-Family).** Projects shall utilize uniform building materials across all exterior facades, unless this requirement would conflict with requirements associated with new construction associated with Eligible Historic Resources. For example, if a property is developed with a house with exterior wood siding, an addition or new detached dwelling unit on the site shall utilize the same or substitute with materials that give the same appearance.
 - (b) **Subarea N (Multi-Family Residential) and Subarea O (Character Residential)**
 - (i) Projects shall utilize at least two building materials across all exterior façades of the building (e.g., wood window sashes, smooth stucco, wood, brick).
 - (ii) Rough texture stucco (e.g., lace, heavy dash, tunnel dash, heavy sand float) is prohibited.
4. **Articulation**
 - (a) **Subarea M (Legacy Single-Family).** No additional articulation regulations apply.
 - (b) **Subarea N (Multi-Family Residential) and Subarea O (Character Residential).** All exterior building walls shall provide a break in the plane or a change in material at least every 20 feet in horizontal length and every 15 feet in vertical length. Fenestration that is recessed a minimum of two inches from the outside wall may be counted as a break in plane.

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DE. **Historic Resources.** Any Project that qualifies as an Eligible Historic Resource shall comply with Chapter 1, Section I-6.C.5 of this CPIO.

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