

# FACT SHEET

## South Los Angeles Community Plan Implementation Overlay (CPIO) Amendment

Council File No. 20-1265  
CPC-2022-5432-ZC-CPIOA  
(August 2022)

### Summary

The Department of City Planning is amending portions of the South Los Angeles Community Plan Implementation Overlay (CPIO) to strengthen neighborhood stability and to promote the preservation of affordable housing. The proposed amendments would create a new administrative process to review projects within a new “CPIO Protected Unit Area” whereby residential projects would be subject to existing CPIO Residential Subarea development standards, and to new provisions that would require the replacement of affordable housing and delay demolitions. Please see the [map](#) that outlines the specific areas located in Council District 8 and Council District 9, and includes the area commonly known as the “NSO” (Neighborhood Stabilization Overlay).

### Background

In January 2020, the Los Angeles City Council instructed the Department of City Planning to prepare a report analyzing the North University-Exposition Park-West Adams Neighborhood Stabilization Overlay (NSO) Supplemental Use District, an overlay within the South Los Angeles Community Plan area, to explore strategies to address community concerns including displacement, affordable housing shortages, and out-of-scale infill development. In order to respond to the urgency of the issues, amending the South Los Angeles Community Plan Implementation Overlay (CPIO) was identified as an accelerated and efficient policy response with the understanding that a future comprehensive work program would respond with longer-range land-use policy solutions. Such a future work program would include implementation of LAMC Chapter 1A’s New Zoning Code framework and zoning system to the South Los Angeles Community Plan.

*South Los Angeles Community Plan Implementation Overlay (CPIO)*

The South Los Angeles Community Plan CPIO first became effective in December 2018 following the adoption of the South Los Angeles Community Plan. The CPIO implements the South Los Angeles Community Plan by tailoring development regulations in order to enhance the unique character of neighborhoods while accommodating growth at preferred locations, mainly in transit-oriented development areas located adjacent to light rail and major bus route corridors.

The CPIO established subareas (Corridors, Transit Oriented Development, Industrial, and Residential) with varying levels of regulations related to building design, permitted land uses, and, in some cases, tailored incentives for 100% affordable housing and mixed-income housing. The proposed amendment includes changes to Residential and Transit Oriented Development Subareas.

*Residential Subareas*

Residential Subareas strengthen residential neighborhood stability and guide new infill residential development to be consistent with prevailing neighborhood character. For all Residential Subareas, projects must meet basic design standards for front façades, front yards, roof forms, and building materials. There are currently three Residential Subareas in the South Los Angeles CPIO: Legacy Single-Family, Multi-Family, and Character Residential.

<b>CPIO Residential Subarea Standards Highlights</b>	
<b>Subarea M: Legacy Single-Family</b>	Standards for new projects or additions to preserve the character of low-density neighborhoods
<b>Subarea N: Multi-Family</b>	Standards for all new infill development that improve aesthetic quality and livability of low-medium to medium density neighborhoods
<b>Subarea O: Character Residential</b>	Standards for all new infill development to better complement the historic character of the surrounding neighborhood

*Transit Oriented Development Subareas*

Transit Oriented Development (TOD) Subareas promote well-designed, pedestrian-oriented projects that are appropriate to the scale and context of each specific transit neighborhood. Use regulations promote the establishment of much needed uses as well as incentivize 100 percent affordable housing and mixed-income housing projects to be built near transit. There are currently four TOD Subareas in the South Los Angeles CPIO: Low, Medium, High, and Regional.

## Key Provisions

### *Implement the Housing Crisis Act*

The proposed amendments implement new changes in state law set forth by the Housing Crisis Act (collectively, SB 8 and SB 330) which requires certain residential development projects to:

- achieve no net loss in residential units;
- replace certain types of “protected” residential units; and
- provide certain occupant protections.

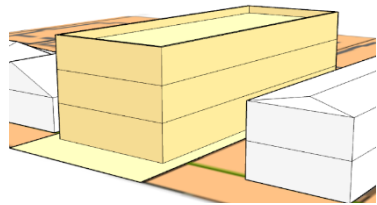
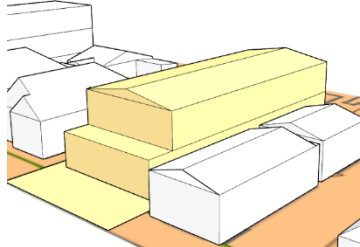
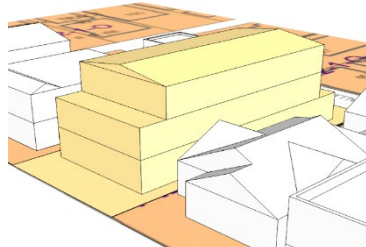
These laws, which sunset in 2030, are already being implemented throughout the City of Los Angeles. However, the proposed amendments will further enhance state requirements and make them a permanent benefit of a newly created “CPIO Protected Unit Area” within the South Los Angeles Community Plan. These proposed changes address community concerns related to displacement and the affordable housing shortage.

<b>Enhancements to State Requirements in CPIO Protected Unit Area</b>		
	<b>State Requirements</b>	<b>Proposed CPIO Requirements</b>
<i>No Net Loss</i>	Residential projects must replace at least the same number of units existing on a site prior to development	No change
<i>Replacement of Protected Units - Size</i>	Must be replaced with a unit that has an equivalent number of bedrooms*	Must be replaced with a unit that has an equivalent number of bedrooms* and bathrooms and at least comparable floor area, if no floor area documentation is available, then default to comparable protected unit size
<i>Replacement of Protected Units - Affordability Level</i>	Must be replaced with a unit at an affordable cost, if no income documentation available, then default to citywide affordability levels	Must be replaced with a unit at an affordable cost, if no income documentation available, then default to extremely low-income levels
*Up to 3 bedrooms. If the unit was a single-family unit with more than 3 bedrooms, then only 3 bedrooms are required to be replaced.		

### *Apply CPIO Residential Subareas to Additional Neighborhoods*

Some residential neighborhoods within the proposed “CPIO Protected Unit Area” that were not initially identified in the CPIO will be designated within one of the three available CPIO Residential Subareas: Legacy Single-Family, Multi-Family, or Character Residential. This application addresses long standing concerns related to new infill development and its impact on prevailing neighborhood character.

The application of CPIO Residential Subarea M (Legacy Single-Family) and O (Character Residential) further refine the development envelope through the application of certain standards such as required building stepbacks and/or setbacks:

<b>How CPIO Residential Subarea Standards Can Shape Future Projects</b>		
Existing (underlying zone)	<i>Subarea M – Legacy Single Family</i>	Subarea O: Character Residential
		

### *Balance Application of CPIO Residential Subareas with Changes to TOD Subareas*

On the assumption that any potential losses to the buildable area of any given parcel occurs due to a required building stepback or prevailing front yard setback, the Housing Crisis Act calls for the City to offset those potential losses. In this case, the losses will be accommodated along select corridors within the proposed CPIO Protected Unit Area by applying a higher TOD designation to parcels currently designated with one of the three TOD Subareas of the CPIO. This increase in designation will result in a higher bonus FAR.

<b>Proposed Changes to Select TOD Subareas in CPIO Protected Unit Area</b>			
Existing TOD Subarea Designation	Existing Bonus FAR	Proposed TOD Subarea Designation	Corresponding Bonus FAR
TOD Low	2:1	TOD Medium	3:1
TOD Medium	3:1	TOD High	3.5:1
TOD Medium	3:1	TOD Regional*	6:1
TOD High	3.5:1	TOD Regional*	6:1

\*Replacement units for CPIO Affordable Housing Projects in the TOD Regional Subarea within the CPIO Protected Unit Area shall not count towards any required Restricted Affordable Units (as defined in Chapter 1 of the CPIO) and at least 30% of all units in developments larger than 5 units must have 2 or more bedrooms.

### *Demolition Delays*

A demolition and permit delay is also proposed for projects where an existing structure is more than 45 years old within a limited geography inside the CPIO Protected Unit Area.

Applying demolition delays has been a consistent request from the community to help address neighborhood stability.

### *Zone Change to R1 Neighborhoods*

Properties currently zoned R1-1 within the CPIO Protected Unit Area are proposed to be zoned R1R3. This change is intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions, and alterations in single-family neighborhoods where the predominant building form includes a one-story mass at the front of the lot and a two-story mass at the rear of the lot. The intent of this variation is to direct shorter massing at the front of the lot and allow taller massing at the rear of the lot that respects the scale and form of other houses in the vicinity.

## Questions and Answers

### **What impacts will this ordinance have on my property?**

Properties located within a CPIO Subarea will have the CPIO designator added to their zoning (e.g., RD2-1-CPIO), so that when property owners apply for project permits, the City will know that the property is subject to the additional CPIO regulations. Properties that already have the CPIO designation and are within a Residential Subarea or TOD Subarea will also be impacted if they are within the “CPIO Protected Unit Area” because the proposal involves amending the regulations (e.g., Residential Subarea tenant protections and TOD development intensity standards) associated with those Subareas.

Projects zoned CPIO require an administrative review process conducted by the Planning Department prior to the issuance of any permit for demolition, new construction, additions, alterations, change of use, signs, fences, walls, or site grading. Additionally, all properties identified as potential or eligible historic resources will undergo further review.


Please visit the Planning Department website to view an interactive map: <https://planning.lacity.org/plans-policies/proposed-land-use-regulations>

### **Does the proposed amendment apply to projects that have already submitted their application to City Planning?**

The changes proposed will only apply to project applications submitted after the ordinance is adopted and becomes effective.

### **What are the next steps in the process?**

The Department of City Planning will be conducting virtual office hours to be set a few weeks prior to a virtual public hearing scheduled for September 21, 2022, at 6:00 p.m.



and will be preparing a recommendation report to the City Planning Commission (CPC). The CPC will consider the matter at a public meeting later this fall prior to consideration by the Planning and Land Use Management (PLUM) Committee of the City Council.

**Who can I contact for more information or to join the interested parties list?**

For any additional information or to join the interested parties list, please contact Zuriel Espinosa at [zuriel.espinosa@lacity.org](mailto:zuriel.espinosa@lacity.org) or (213) 978-1249. You can also visit the Planning Department website: <https://planning.lacity.org/plans-policies/proposed-land-use-regulations> to view reference materials, an interactive map, formal notices, and status updates.