

EXHIBIT D.1:

Proposed Text Amendments to the South Los Angeles CPIO

South Los Angeles Community Plan Implementation Overlay (CPIO) Amendment

CPC-2022-5432-ZC-CPIOA

For consideration by the Planning and Land Use
Management (PLUM) Committee

November 2022

Proposed Changes (Annotated Version)
South Los Angeles
Community Plan Implementation Overlay District
(South LA CPIO District)

Ordinance No. 185927
Effective Date December 29, 2018

Technical Clarification April 5, 2019

Amended by Ordinance No.
Effective

TABLE OF CONTENTS

Chapter I	Function of the CPIO District
Chapter II	Corridors Subareas
Chapter III	TOD Subareas
Chapter IV	Industrial Subareas
Chapter V	Residential Subareas
Appendix A	Environmental Standards
<u>Appendix B</u>	<u>Tenant Protections Resources</u>

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

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. (See Exhibit D.2 for full text - Chapters I, III, V and new Appendix B.)

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

November 2022

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.

(See Exhibit D.2 for full text and figures related to CPIO Chapter I – Function of the CPIO District)

(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.)

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

November 2022

CORRIDORS SUBAREAS

- Subarea A - Neighborhood-Serving Corridor
- Subarea B - Parkway Corridor
- Subarea C - General Corridor
- Subarea D - Commercial Corridor

TOD SUBAREAS


- Subarea E - TOD Low
- Subarea F - TOD Medium
- Subarea G - TOD High
- Subarea H - TOD Regional


INDUSTRIAL SUBAREAS

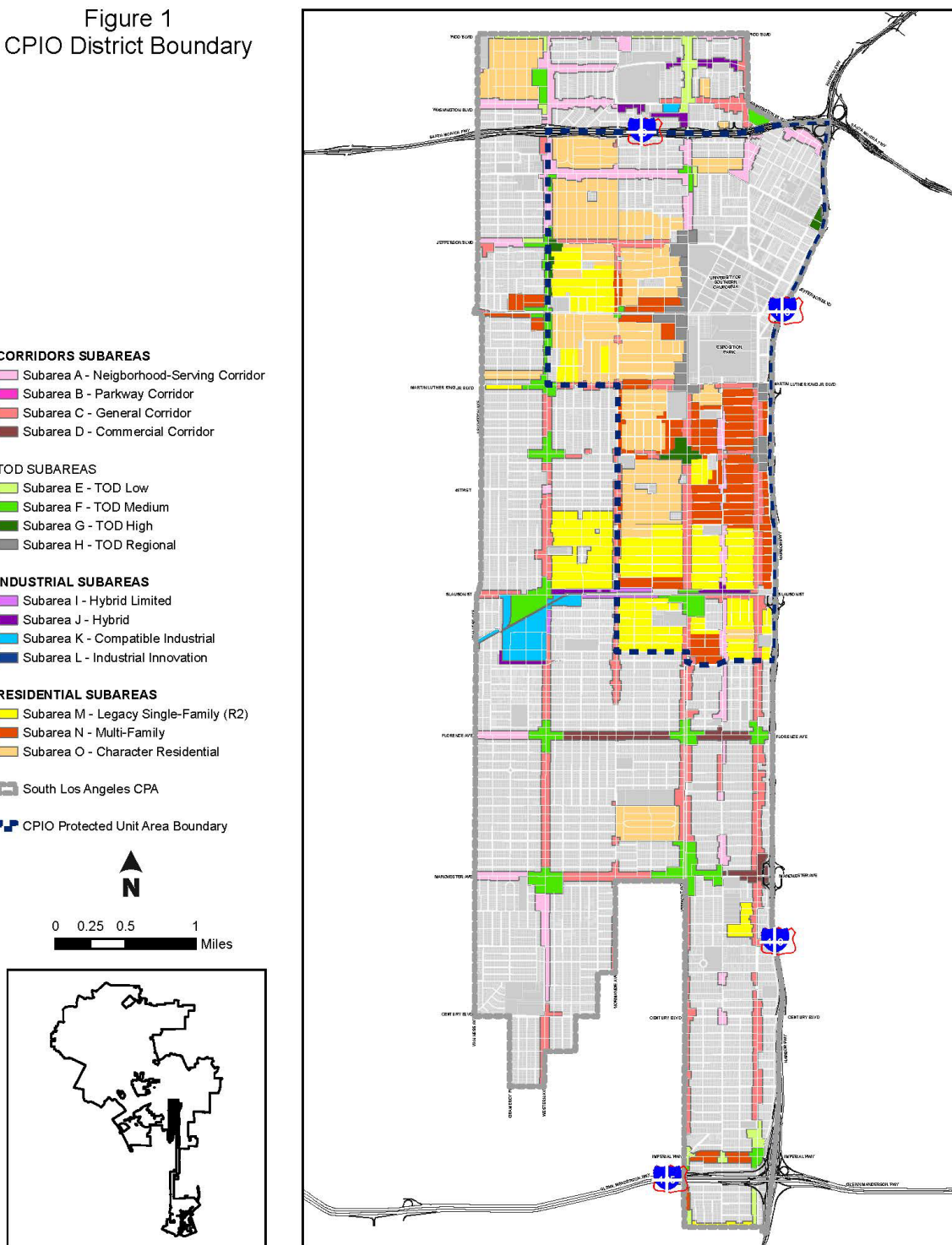
- Subarea I - Hybrid Limited
- Subarea J - Hybrid
- Subarea K - Compatible Industrial
- Subarea L - Industrial Innovation

RESIDENTIAL SUBAREAS

- Subarea M - Legacy Single-Family (R2)
- Subarea N - Multi-Family
- Subarea O - Character Residential

 South Los Angeles CPA

 CPIO Protected Unit Area Boundary



~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

CHAPTER I – FUNCTION OF THE CPIO DISTRICT

(See Exhibit D.2 for full text and figures related to CPIO Chapter I, Section I-3 – Subareas, Section I-4 – Definitions, and Section I-5 – Relationship to Other Zoning Regulations)

Section I-3. SUBAREAS

Section I-3 is proposed to be amended to include the following deletion:

TOD Subarea H (“TOD Regional”)

The TOD Regional Subarea allows for higher intensity commercial and mixed-use development that would provide greater housing and employment opportunities and offers the greatest incentives for projects that include affordable housing.

~~*(As of the date of adoption of this Ordinance, no properties are designated Subarea H in the South Los Angeles Community Plan Area.)*~~

Section I-3 is proposed to be amended to include the following new text:

Residential Subareas M, N and O

Residential Subareas M, N and O focus on strengthening residential neighborhood stability, promoting the preservation of affordable housing, and encouraging well-designed projects that are compatible with the surrounding neighborhood scale and that enhance neighborhood character. The three Residential Subareas are shown on Figure V-1, V-2 and V-3 and are summarized as follows:

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.

(As of the date of adoption of this Ordinance, the definition of a CPIO Protected Unit shall only apply to properties within the Residential Subareas depicted in Figure V-1 and Figure V-2 of the CPIO.)

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.

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

November 2022

CHAPTER III – TOD SUBAREAS

Proposed 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.

(See Exhibit D.2 for full text and figures related CPIO Chapter III - TOD Subareas)

DRAFT

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

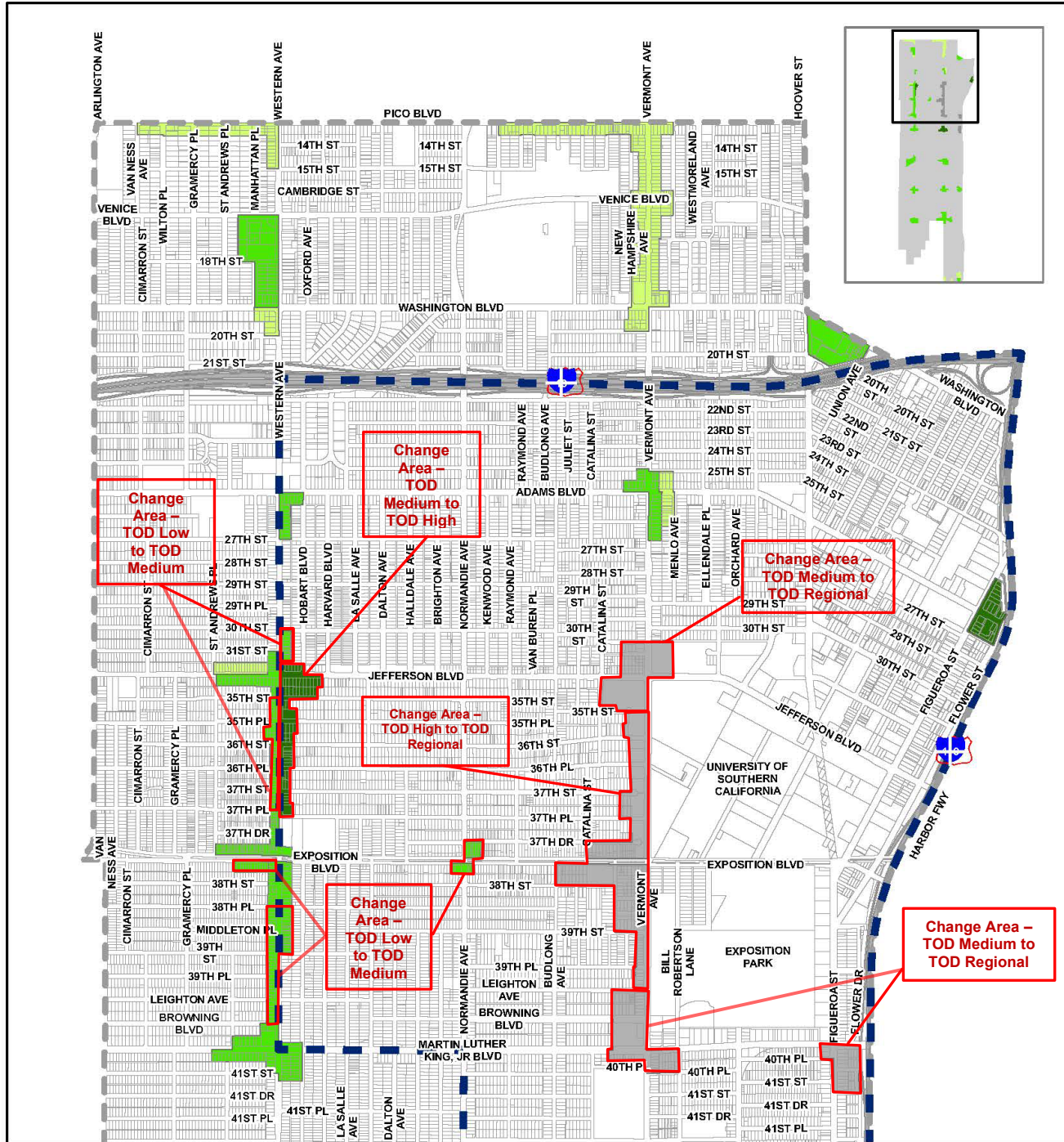


Figure III-1, TOD Subareas

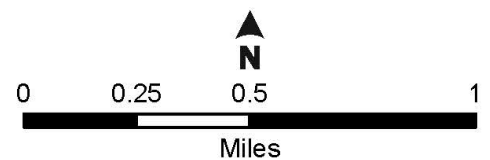
Subarea Name

- Subarea E - TOD Low
- Subarea F - TOD Medium
- Subarea G - TOD High
- Subarea H - TOD Regional

South Los Angeles CPA

CPIO Protected Unit Area Boundary

Black text = Existing CPIO text to be removed/modified
 Black strikethrough text = Existing CPIO text to be removed/modified
 Red text = New CPIO text



Chapter 3 - TOD SUBAREAS

Proposed South Los Angeles CPIO Amendments

November 2022

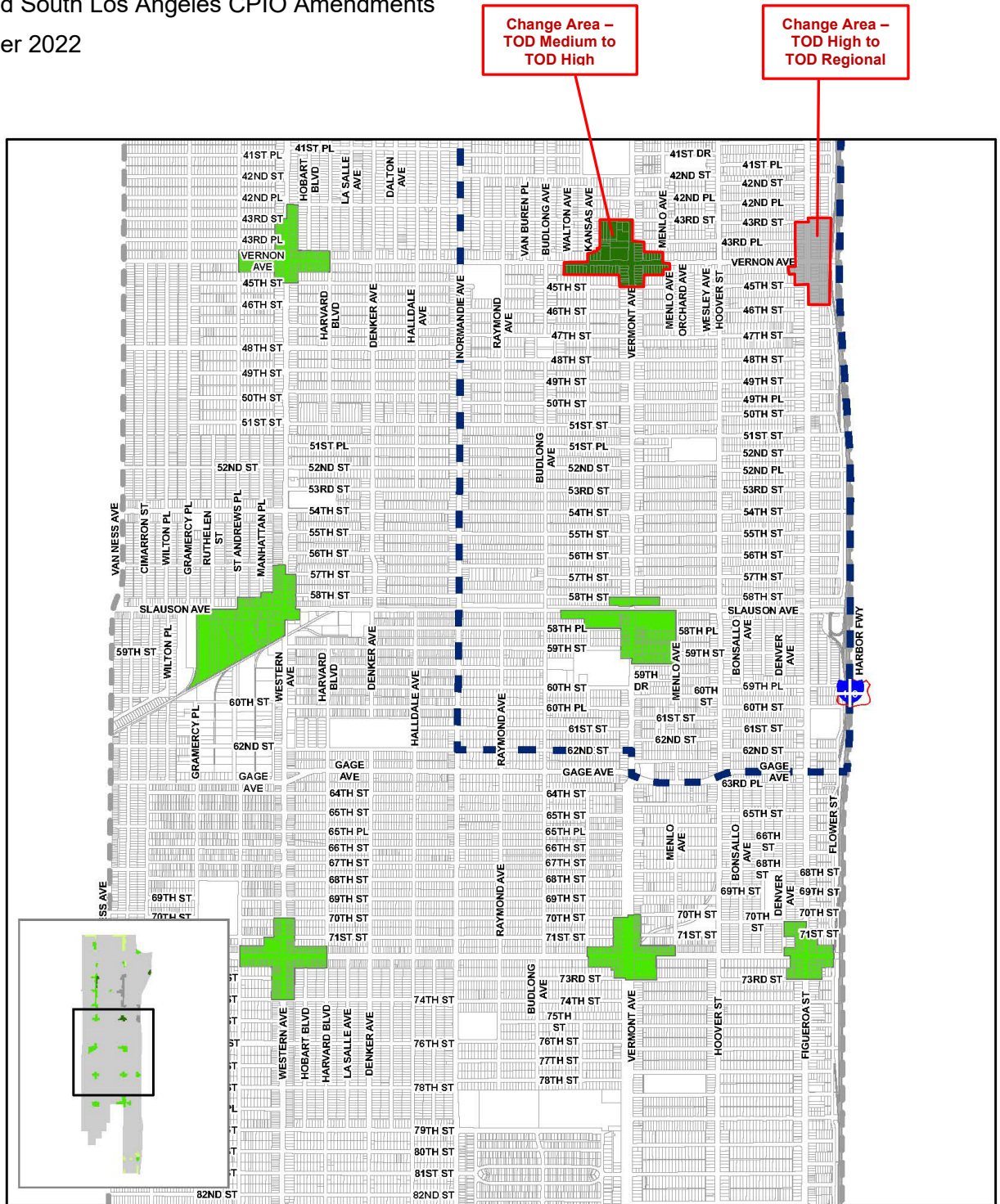


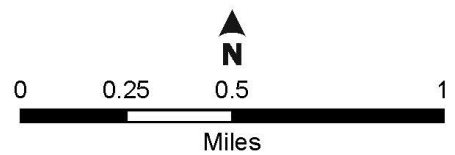
Figure III-2, TOD Subareas

Subarea Name

- Subarea E - TOD Low
- Subarea F - TOD Medium
- Subarea G - TOD High
- Subarea H - TOD Regional

South Los Angeles CPA

CPIO Protected Unit Area Boundary



Chapter 3 - TOD SUBAREAS

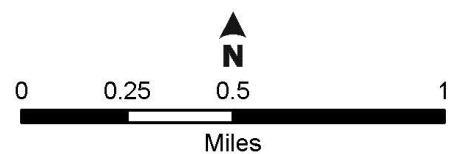
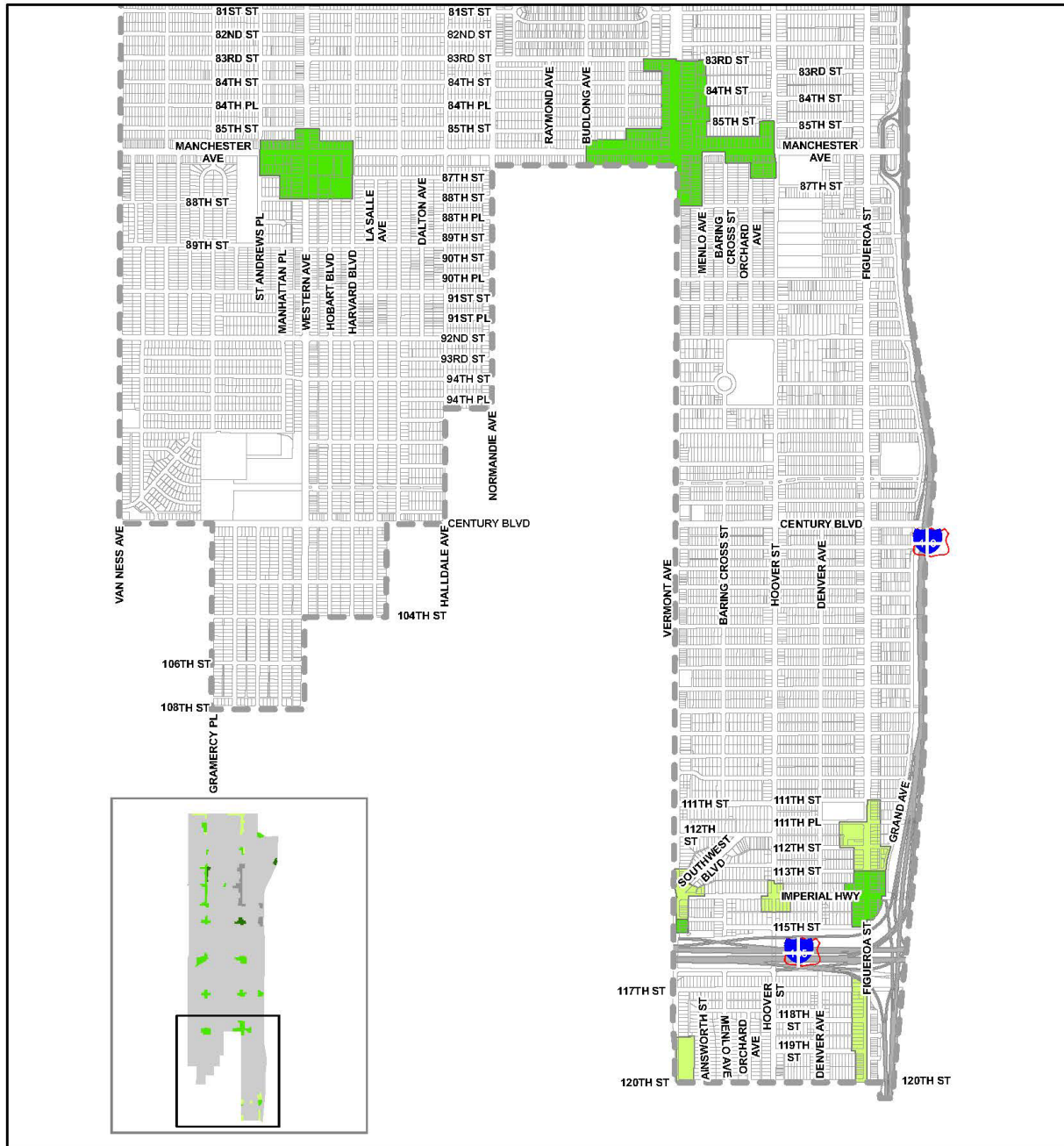
Black text = Existing CPIO text

Black strikethrough text = Existing CPIO text to be removed/modified

Red text = New CPIO text

Proposed South Los Angeles CPIO Amendments

November 2022



Chapter 3 - TOD SUBAREAS

Black text = Existing CPIO text

Black strikethrough text = Existing CPIO text to be removed/modified

Red text = New CPIO text

CHAPTER III – TOD SUBAREAS

Amendments to Table III-2 will consist of changes to the Clarifications column for Subarea H - TOD Regional to address applicability of Bonus FAR, as follows:

- Up to 6:1 FAR for CPIO 100 Percent Affordable Housing Projects.
- Up to 6:1 FAR for CPIO Mixed- Income Affordable Housing Projects, that include a TCU, UL and/or PAOS (inclusive of all bonuses and incentives), otherwise up to 5.5 Bonus FAR.
- Replacement units for CPIO Affordable Housing Projects within the boundaries of the CPIO Protected Unit Area (south of 30th Street, west of Hoover Street to Exposition Blvd, and north of 48th Street) 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.
- Except for Supportive Housing, Transitional Housing (north of Martin Luther King Jr. Blvd.), senior housing projects, housing for persons with disabilities, at least 30% of all units in CPIO Affordable Housing Projects in the CPIO Protected Unit Area larger than 5 units shall have 2 or more bedrooms.
- CPIO Affordable Housing Projects that result in the demolition of any units subject to any form of rent control, replacement units for CPIO Affordable Housing Projects in the CPIO Protected Unit Area shall not count towards any required Restricted Affordable Units.

(See Exhibit D.2 for full text regarding CPIO Chapter III - TOD Subareas.)

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

Proposed South Los Angeles CPIO Amendments

November 2022

**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			Maximum Allowable FAR ³	Clarifications
	Base Density ¹	Minimum Height	Base Height	Base FAR	Bonus Density	Bonus Height ²	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 TCU, UL and/or PAOS (inclusive of all bonuses and incentives).
							3:1	3:1	<ul style="list-style-type: none"> Maximum 3:1 FAR shall be reserved for CPIO 100% Affordable Housing Projects.
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. 12.24F, to request additional height. <u>Up to 6:1 FAR for CPIO 100 Percent Affordable Housing Projects.</u> Up to 6:1 FAR for CPIO Mixed-Income Affordable Housing Projects, that include a TCU, UL and/or PAOS (inclusive of all bonuses and incentives), <u>otherwise up to 5.5 Bonus FAR.</u> <u>Replacement units for CPIO Affordable Housing Projects within the boundaries of the CPIO Protected Unit Area (south of 30th Street, west of Hoover Street to Exposition Blvd. and north of 48th Street) 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.</u> <u>Except for Supportive Housing, Transitional Housing (north of Martin Luther King Jr. Blvd.), senior housing projects, housing for persons with disabilities, at least 30% of all units in CPIO Affordable Housing Projects in the CPIO Protected Unit Area larger than 5 units shall have 2 or more bedrooms.</u> <u>CPIO Affordable Housing Projects that result in the demolition of any units subject to any form of rent control, replacement units for CPIO Affordable Housing Projects in the CPIO Protected Unit Area shall not count towards any required Restricted Affordable Units.</u>

¹ Base Density for Density Bouns and TOC Projects that meet certain requirements 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 Use(s) (TCU), Unified Lot (UL) and/or Publicly Accessible Open Space (PAOS); see Section III-3 B.2 for bonus FAR.

Black text = Existing CPIO text

Black strikethrough text = Existing CPIO text to be removed/modified

Red text = New CPIO text

CHAPTER III – TOD SUBAREAS

Proposed amendments to Table III-3 will consist of changes to the applicability of height and FAR for commercial-only projects including reference to proposed Figure III-4 regarding maximums for commercial-only projects located within the boundaries of the CPIO Protected Unit Area, as follows:

(See Exhibit D.2 for full text and figures regarding CPIO Chapter III - TOD Subareas)

TABLE III-3
FAR AND HEIGHT for 100% COMMERCIAL PROJECTS

Subarea	Minimum Height ³	Base Height ³	Bonus Height ^{1, 3}	Base FAR ²	Bonus FAR ^{2, 3}	Clarifications
E (TOD Low)	N/A	3 Stories / 45 Feet	4 Stories / 60 feet	1.5:1	3:1	<ul style="list-style-type: none"> • Projects that incorporate select Targeted Commercial Use(s) qualify for 4 story Bonus height¹ • Projects that incorporate a Targeted Commercial Use(s), UL, PAOS and/or PP qualify for up to 3:1 Bonus FAR.
F (TOD Medium)	2 Stories	4 Stories / 60 Feet	5 Stories / 75 feet	1.5:1	up to 3.5:1	<ul style="list-style-type: none"> • Full-Service Grocery Store uses shall be exempt from the 2 story minimum height regulation. • Projects that incorporate select Targeted Commercial Uses qualify for 5 story Bonus height¹ • Projects that incorporate a Targeted Commercial Use(s), UL, PAOS and/or PP qualify for up to 3.5:1 Bonus FAR.
G (TOD High)	2 Stories	7 Stories / 105 feet	N/A	1.5:1	2.25:1	<ul style="list-style-type: none"> • Professional Office and/or Research and Development Projects (where such uses shall comprise a minimum of 30 percent of the total square footage of the building) qualify for 2.25:1 Bonus FAR
			8 Stories / 120 feet		4:1	<ul style="list-style-type: none"> • Projects that involve hotel uses qualify for 4:1 Bonus FAR and 8 story Bonus height.
			8 Stories / 120 feet		up to 4:1	<ul style="list-style-type: none"> • Projects that incorporate select Targeted Commercial Uses qualify for 8 story Bonus height. ¹ • Projects that incorporate a Targeted Commercial Use(s), UL, PAOS and/or PP qualify for up to 4:1 Bonus FAR.
H (TOD Regional Center)	2 Stories	12 Stories / 180 feet	13 Stories / 195 feet	3:1	up to 6:1 4:1	<ul style="list-style-type: none"> • Projects that incorporate a Targeted Commercial Use(s), UL, PAOS and/or PP qualify for up to 6:1 4:1 Bonus FAR and one additional story.
			15 Stories / 225 feet		4:1	<ul style="list-style-type: none"> • Projects that incorporate hotel, Professional Office, Research and Development and/or Major Retailer uses (and such use shall comprise a minimum of 30 percent of the total square footage of the building) qualify for 4:1 Bonus FAR and 15 13 story Bonus height. ¹

¹ Targeted Commercial Uses see Section III-3 A.3 for bonus height

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

³ Refer to Figure III-4 for FAR and Height applicable to specific TOD locations within the boundaries of the CPIO Protected Unit Area.

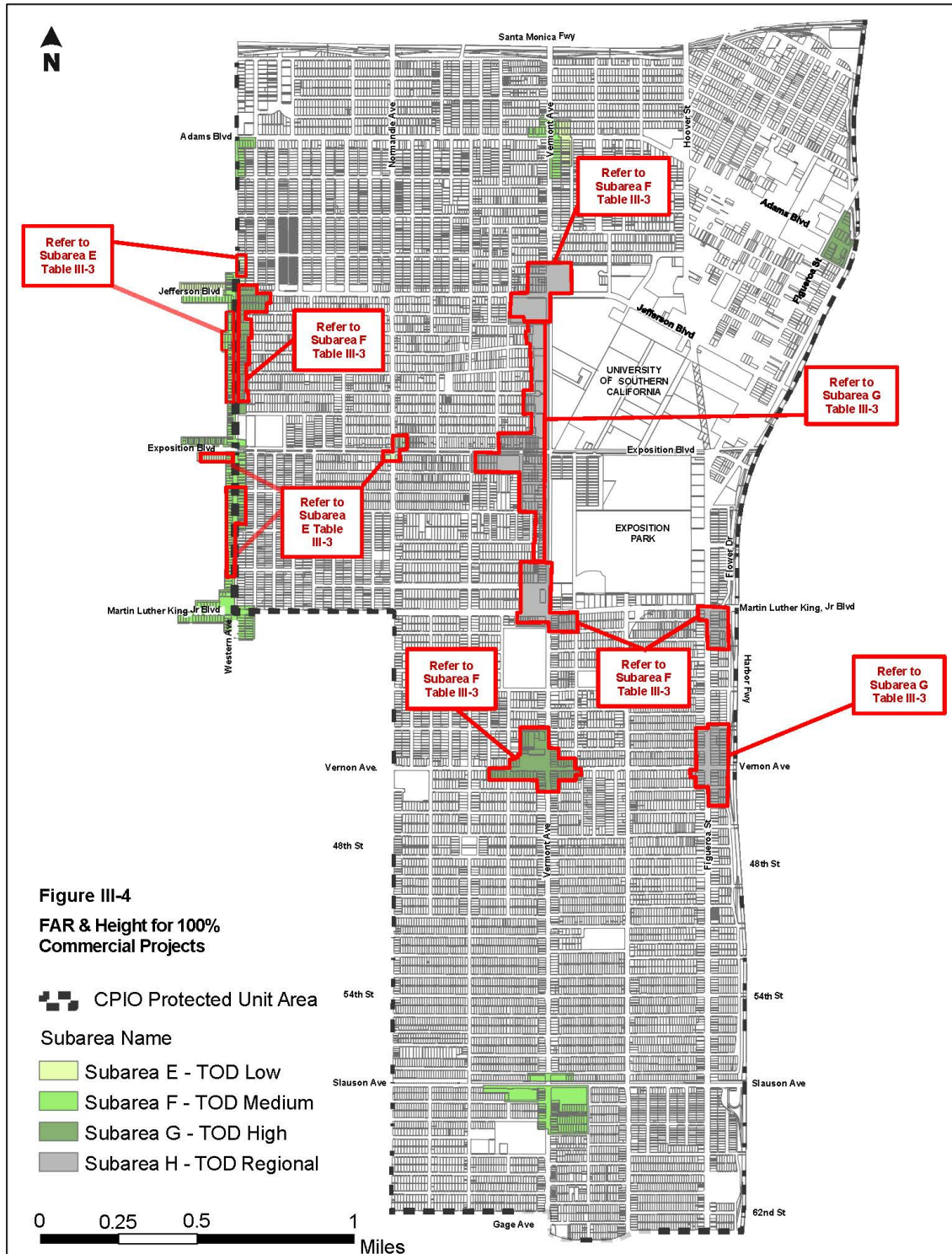
Black text = Existing CPIO text

Black strikethrough text = Existing CPIO text to be removed/modified

Red text = New CPIO text

CHAPTER III – TOD SUBAREAS

A proposed new Figure III-4 is added to clarify height and FAR for 100% Commercial Projects located within the boundaries of the CPIO Protected Unit Area, as follows:



Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

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.)

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

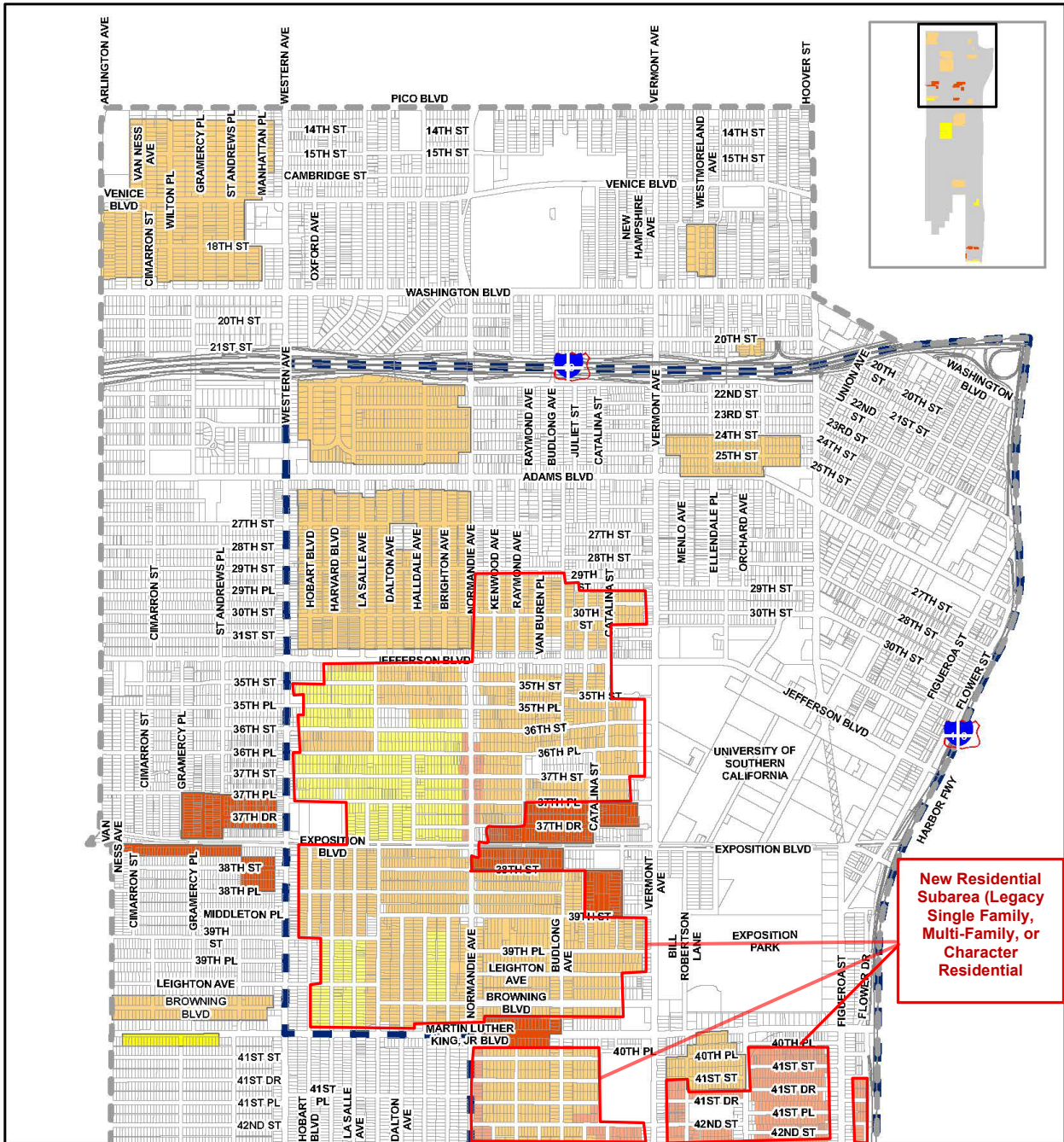
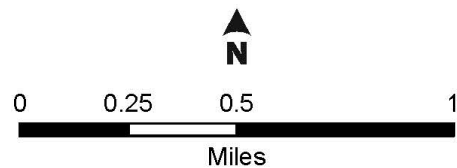


Figure V-1, Residential Subareas

- Subarea M - Legacy Single-Family
- Subarea N - Multi-Family
- Subarea O - Character Residential
- South Los Angeles CPA
- CPIO Protected Unit Area Boundary



Chapter 5 - RESIDENTIAL SUBAREAS

Black text = Existing CPIO text

Black strikethrough text = Existing CPIO text to be removed/modified

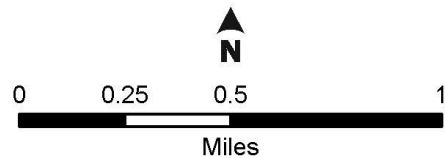
Red text = New CPIO text

New Residential Subarea
(Legacy Single Family,
Multi-Family, or
Character Residential)



Figure V-2, Residential Subareas

- Subarea M - Legacy Single-Family (R2)
- Subarea N - Multi-Family
- Subarea O - Character Residential
- South Los Angeles CPA
- CPIO Protected Unit Area Boundary



Chapter 5 - RESIDENTIAL SUBAREAS






Black text = Existing CPIO text

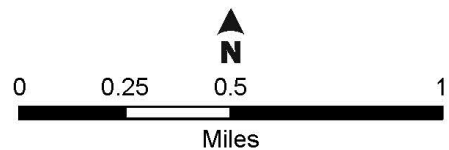
Black strikethrough text = Existing CPIO text to be removed/modified

Red text = New CPIO text

November 2022



-  Subarea M - Legacy Single-Family (R2)
 Subarea N - Multi-Family
 Subarea O - Character Residential
 South Los Angeles CPA
 CPIO Protected Unit Area Boundary



Chapter 5 - RESIDENTIAL SUBAREAS

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

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.

(Also see Exhibit D.2 for full text and figures regarding CPIO Chapter V – Residential Subareas.)

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 as set by the City. Existing, proposed, and/or default floor area calculations shall be provided by the applicant and verified by the Department of City Planning.
 - (b)** In the absence of occupant income documentation, and in lieu of the rebuttable presumption in CA Government Code 65915(c)(1)(3)(B), affordability levels shall default to the Extremely Low-Income income category.
 - (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

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

Dwelling unit is demolished, and (2) a Project that consists of 100% lower income units except Manager's Unit.

- (d) Notwithstanding Section 2 above, replacement of CPIO Protected Units south Martin Luther King Jr. Blvd. shall not be required to contain at least the same floor area or the same number of bathrooms.

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) Refer to Appendix B for additional Tenant Protections Resources.

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 construction Project has been reviewed and approved by the Director of Planning pursuant to Section I-6. This provision does not apply to Projects with existing structures that are deemed

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

hazardous or a public nuisance by the Department of Building and Safety, Los Angeles Police Department, or Los Angeles Fire Department

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:

1. **Subarea M (Legacy Single-Family Residential).** Except for properties zoned [Q]R4 (Faith Based), 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 [Q]R4 (Faith Based) and 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

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

November 2022

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.

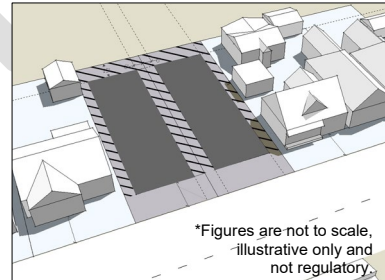
C. Building Disposition. In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following disposition regulations:

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 **[Q]R4 (Faith Based) and 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)**

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

November 2022

- (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) ~~3~~ 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.

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

November 2022

- (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 in accordance with state law.
 - (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.

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

November 2022

- (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 the lot in a U or L shape, around a central courtyard that faces a public street and is open to the sky.
 - 7. **Site Assessment.** In coordination with the Urban Forestry Division, applicants shall provide an initial site assessment to evaluate and document the presence of existing trees. This assessment shall occur prior to a Project application being deemed complete and an accompanying report shall be included with the plans submitted for review and approval pursuant to Section I-6.
- 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**

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

November 2022

- (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.

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.

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

APPENDIX B

TENANT PROTECTIONS RESOURCES

OVERVIEW

As described in Section V-I C.3., Occupant Protections, the following is a resource for Tenant Protections. This resource includes a description of Relocation, Remedies/Private Right of Action, Right to Return/Right of First Refusal, and Tenant Harassment as described in the Los Angeles Municipal Code, Rent Stabilization Ordinance, Tenant Habitability Program Ordinance, and the Housing Crisis Act. Compliance with tenant protections shall be achieved through the Los Angeles Housing Department (LAHD) and any relevant department which holds such jurisdiction. It is intended to reflect the most up to date resources and to be updated as additional laws and procedures come into practice.

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

(Online resources may be accessed by scrolling over the hyperlinked text.)

Appendix B –TENANT PROTECTIONS RESOURCES

<u>Topic</u>	<u>Rent Stabilization Ordinance</u> <u>LAMC Chapter XV</u> <u>Section 151.00</u> <u>Tenant Habitability Program Ordinance</u> <u>LAMC, Chapter XV, Article 2</u>	<u>Housing Crisis Act</u> <u>LAMC Chapter IV, Article 19</u> <u>CA Gov Code Section 66300 et seq.</u>
<u>Relocation</u>	<u>See: RSO Relocation Assistance Bulletin</u> <u>Any tenant affected by Primary Renovation Work shall have the option to voluntarily terminate the tenancy in exchange for permanent relocation assistance as set forth in a Tenant Habitability Plan accepted by LAHD only if the work takes 30 or more days. If work takes less than 30 days tenants get temporary relocation:</u> <u>When the eviction is due to condominium conversion, demolition or the property is going to be permanently removed from the rental housing market (Ellis Act), Landlords must file Notice of Intent to Withdraw Units from Rental Housing Use:</u> <u>The amount of relocation assistance depends on whether the tenant is an Eligible or Qualified tenant, the length of tenancy, and the tenant's income.</u>	<u>See: SB 8; SB 8 Application; SB 8 Occupant Packet; SB 8 RUD Information Sheet</u> <u>Occupants of Protected Units also are entitled to receive relocation pursuant to state or local law, whichever provides greater assistance</u>
<u>Remedies / Private Right of Action</u>	<u>Any person who demands, accepts or retains any payment of rent in excess of the maximum rent or maximum adjusted rent in violation of the provisions of this chapter, or any regulations or orders promulgated hereunder, shall be liable in a civil action to the person from whom such payment is demanded, accepted or retained for damages of three times the amount by which the payment or payments demanded, accepted or retained exceed the maximum rent or maximum adjusted rent which could be lawfully demanded, accepted or retained together with</u>	<u>Does not include Remedies language</u> <u>Note: While SB 8 does not include Remedies language, any eviction will have a private cause of action under a general umbrella of "wrongful eviction."</u>

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text

Proposed South Los Angeles CPIO Amendments

November 2022

	<p><u>reasonable attorneys' fees and costs as determined by the court.</u></p> <p><u>Any person violating any of the provisions, or failing to comply with any of the requirements, of this chapter shall be guilty of a misdemeanor.</u></p> <p><u>Any person who willfully or knowingly with the intent to deceive, makes a false statement or representation, or knowingly fails to disclose a material fact, in a notice or declaration required under Subsection C. or I. of Section 151.09 or in any declaration, application, hearing or appeal permitted under this chapter, including any oral or written evidence presented in support thereof, shall be guilty of a misdemeanor.</u></p> <p><u>Nothing in this Article shall be construed to deprive a person of due process rights guaranteed by law, including, but not limited to, a right to appeal the Department's determination regarding a Tenant Habitability Plan to a hearing officer.</u></p>	
<p><u>Right to Return/</u></p> <p><u>Right of First Refusal</u></p>	<p><u>Right to return to the same unit if a demolition does not occur</u></p>	<p><u>Both a right of first refusal to the new units and a right of return to the original units if demolition does not happen.</u></p> <p><u>Right of first refusal for lower-income households:</u></p> <p><u>(ii) A right of first refusal for a comparable unit available in the new housing development affordable to the household at an affordable rent, as defined in Section 50053 of the Health and Safety Code, or an affordable housing cost, as defined in 50052.5.</u></p>
<p><u>Tenant Harassment</u></p> <p><u>LAMC Chapter IV, Section 151.33</u></p>	<p><u>The Tenant Anti-Harassment Ordinance (TAHO) establishes a private right of action for tenants experiencing harassment (as defined in the ordinance) and it specifies the civil penalties that tenants can collect. It does not prohibit properties or owners with harassment claims or convictions from developing housing.</u></p>	<p><u>Does not include language restricting a project moving forward in instances where there is a history of tenant harassment on a property.</u></p>

Black text = Existing CPIO text

~~Black strikethrough text~~ = Existing CPIO text to be removed/modified

Red text = New CPIO text