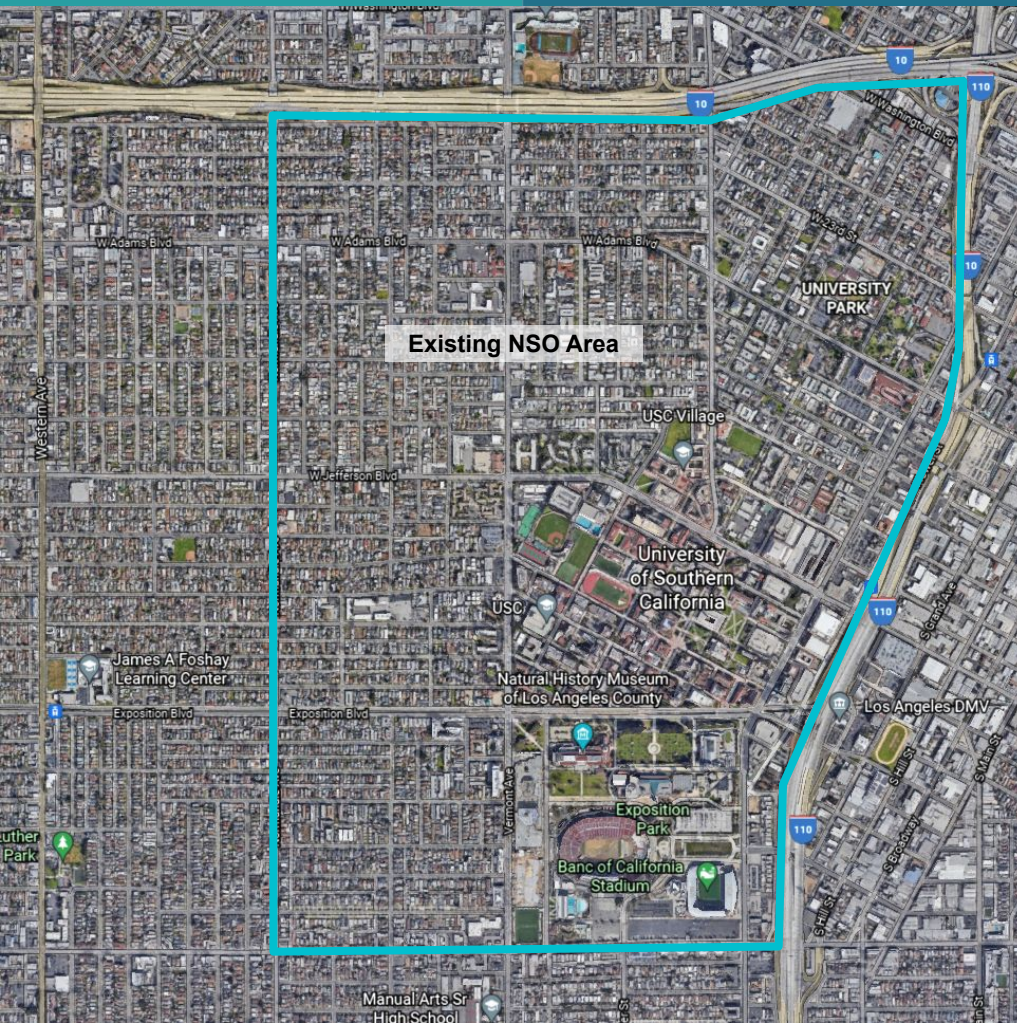


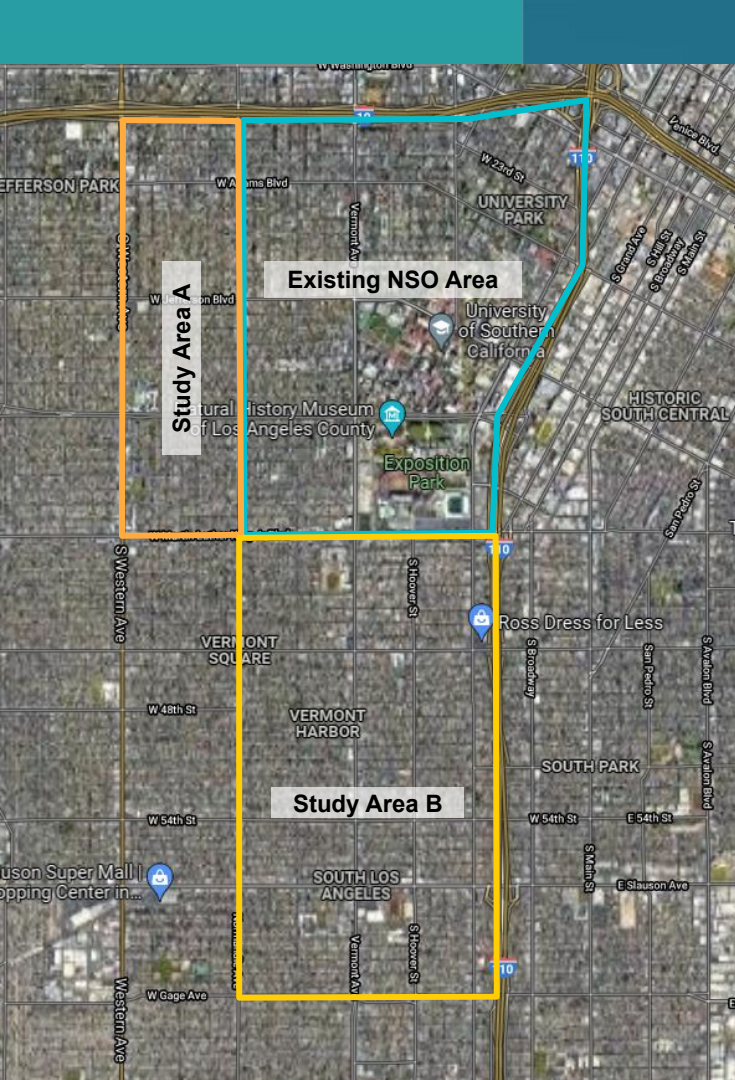
CF 20-1265

LOS ANGELES
CITY PLANNING

Planning and Land Use Management Committee
December 7, 2021



North University-Exposition Park-West Adams Neighborhood Stabilization Overlay Supplemental Use District (NSO SUD)



Background

Existing NSO Area

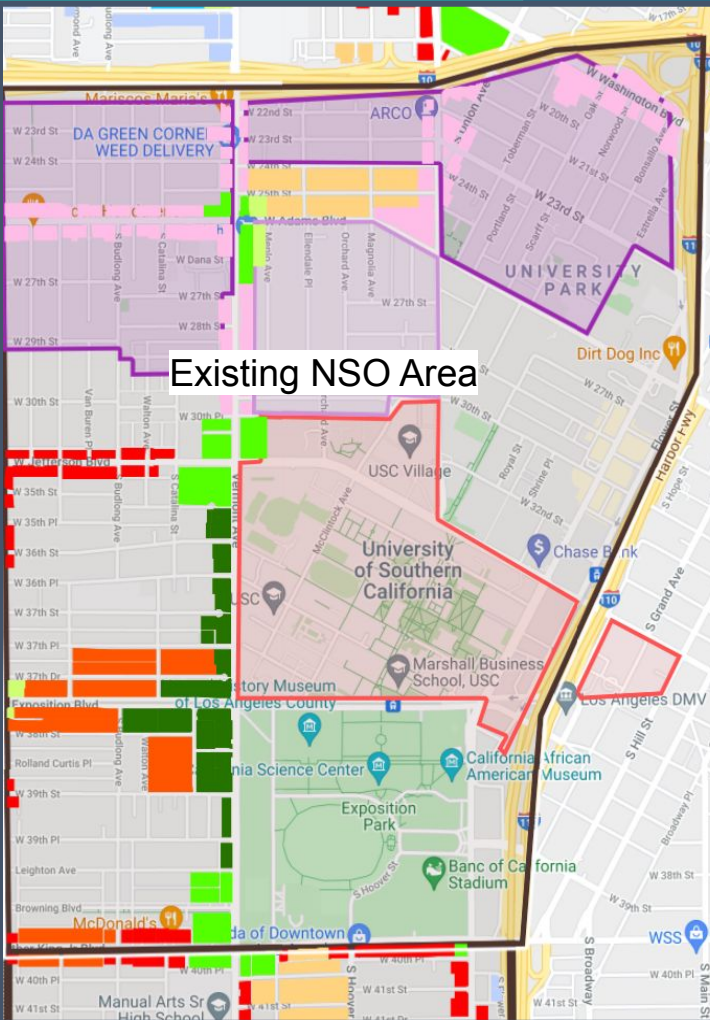
- **North:** 10 Freeway
- **East:** 110 Freeway
- **South:** King Blvd.
- **West:** Normandie Ave.

Study Area A

- **North:** I-10 Freeway
- **South:** King Blvd.
- **East:** Normandie Ave.
- **West:** Western Ave.





Study Area B

- **North:** King Blvd.
- **East:** 110 Freeway
- **South:** Gage Ave.
- **West:** Normandie Ave.







Existing NSO Area

Other Existing Overlays

-  USC Specific Plan
-  Adams Normandie HPOZ
-  University Park HPOZ
-  North University Park Specific Plan

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*

Background

North University-Exposition Park-West
Adams Neighborhood Stabilization
Overlay Supplemental Use District (NSO
SUD) established in 2008.

Total Cases Approved: 9

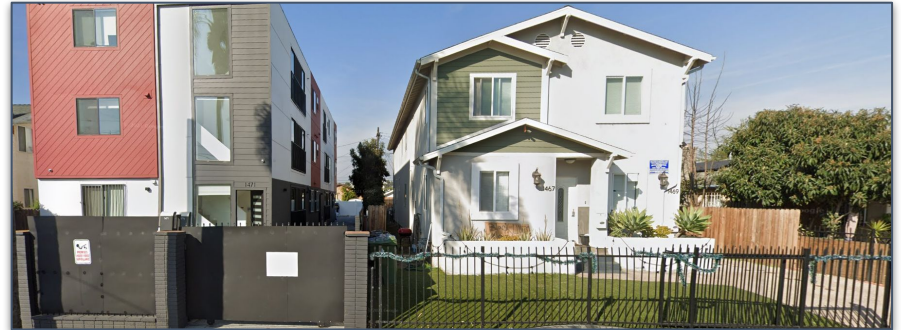
- Additions to Single Family Dwelling Units: 3
- Small Lot Subdivisions resulting in new Single Family Dwelling Units: 3
- Duplexes replacing a Single Family Unit: 2
- Density Bonus Case: 1

Outreach

NANDC Taskforce	2/17/21, 3/17/21, 6/16/21, 8/18/21, 9/15/21, 10/20/21
VOICES Neighborhood Council	11/19/21
USC Forward Coalition	11/18/21, 11/30/21
Additional Stakeholders	ACCE, 3/10/21; local property owner representatives, 11/5/21

Summary of Issues

- Impacts of Student Housing
- Parking & Mobility
- Community Design & Residential Character
- Affordable Housing Production & Preservation
- Demolitions & Displacement



Work Program Recommendation

First Phase - 12 Months

Amend CPIO

- Apply subareas to new neighborhoods

Enhance CPIO Provisions

- Evaluate adding unit replacement requirements and tenant protections

Second Phase - 30 to 40 Months

Community Plan Update

- Apply new re:code zones
- Refine TOC incentives

Additional Considerations

Addressing SB 330 / SB 8

Citywide Efforts

Definitions

Thank You