

# South Los Angeles and Southeast Los Angeles Community Plans

Presentation to the City Planning  
Commission

June 22, 2017



# Ambitious & Catalytic Plans



- Revitalize underutilized corridors
- Direct smart growth near transit
- Incentivize Affordable and Mixed-Income Housing
- Protect residential neighborhoods
- Protect historic resources
- Address land use conflicts
- Preserve industrial land for jobs



# Presentation Overview

- City of LA General Plan
- Update Process
- Overview of the Proposed Plans
- Implementation
- Recommended Revisions
- Next Steps



# ***City of LA General Plan***



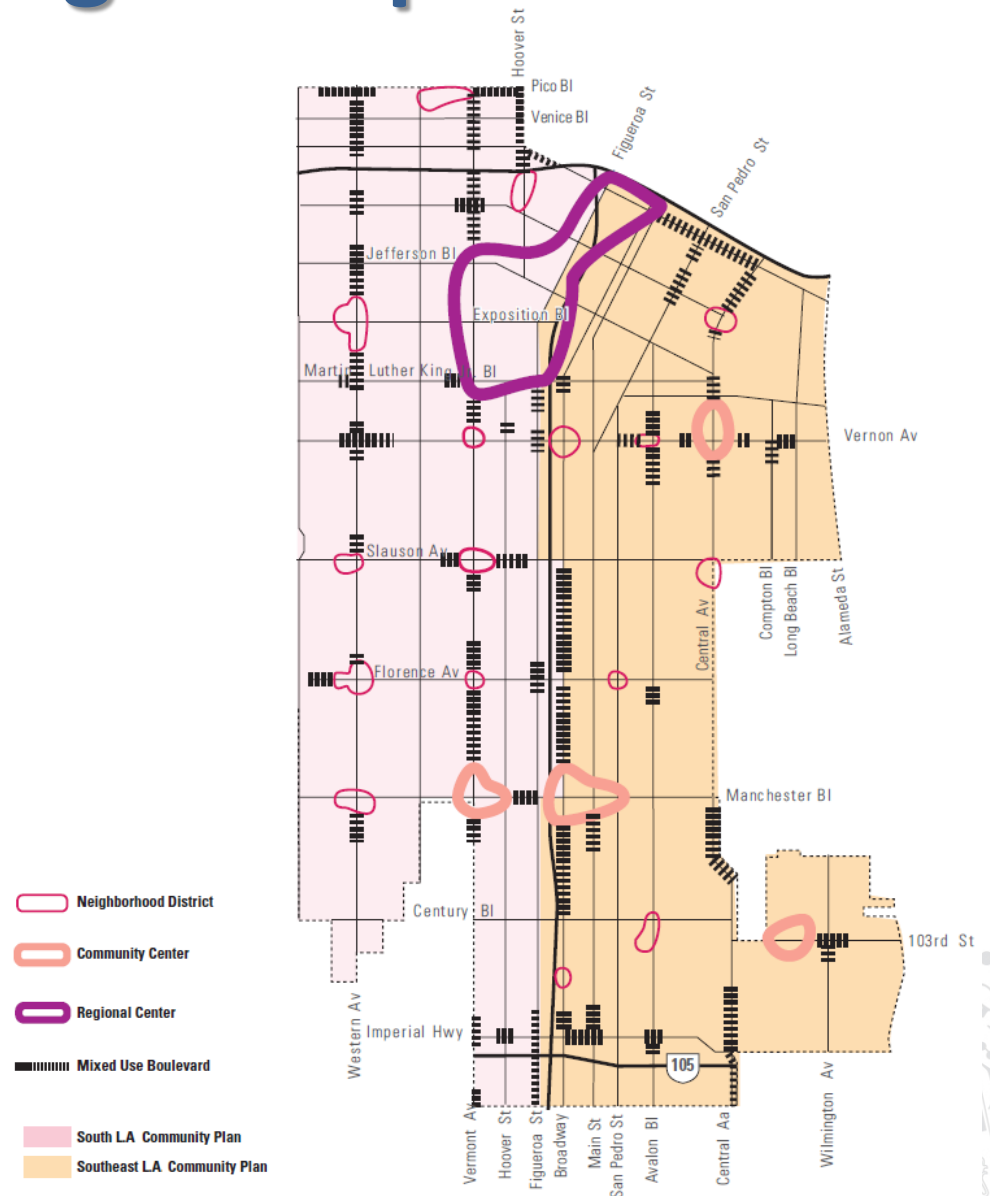
# City of Los Angeles General Plan

- All California municipalities are required to keep their General Plans up to date.
- 7 Elements are required, including Land Use, Housing, Circulation and Noise.
- LA's General Plan contains 11 Elements.
  - The **Framework Element** is unique to the City of LA.



# Framework Guiding Principles

- Citywide context for the update of community plans.
- Contains guiding principles for all community plans.
- Hierarchy of commercial areas:
  - Neighborhood District
  - Community Center
  - Regional Center
  - Mixed-Use Boulevard





# Land Use Element



- **35 Community Plans** comprise the City's Land Use Element.
- Considered the “blueprint” guiding development for an area of the City.
- Strikes a balance amongst community desires for the community plan areas.
- Community Plans are updated periodically.

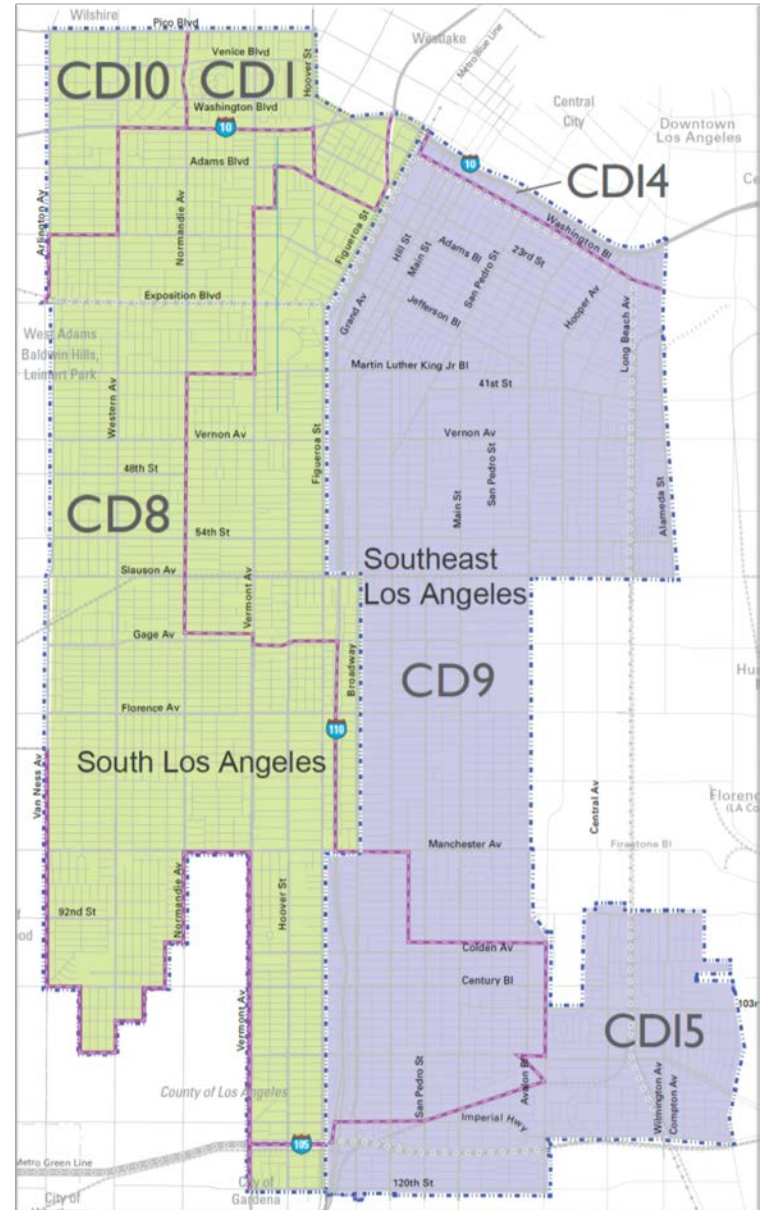
# Plan Area Context

## South Los Angeles

- **15.4** square miles
- **270,354** population (2010 Census)
- **5** Council Districts
- **10** Neighborhood Councils

## Southeast Los Angeles

- **15.7** square miles
- **278,337** population (2010 Census)
- **4** Council Districts
- **10** Neighborhood Councils





# *Update Process*



# Community Engagement

- **Extensive Outreach:** Over **200** community meetings held since 2008.
- **Community Plan Advisory Committees (CPACs):** Initiated in 2008.
- **Joint Open House/Public Hearings:** December 3 and 6, 2016 - Draft Plans were presented to the community for review and feedback.
- **Online:** Plan websites, Facebook pages, and *Virtual Open House*



# ***Key Community Issues***



# Key Community Issues

- Underutilized corridors
- Lack of housing
- Residential neighborhoods compromised by adjacent land uses
- Residential-industrial land use conflicts
- Preservation of industrial land
- Preservation of historic and cultural resources
- Need an equitable and healthy



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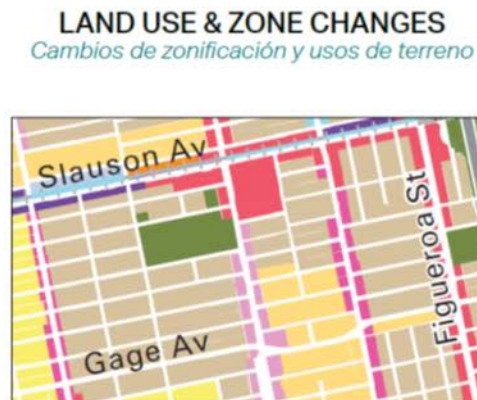


# ***Overview of the Proposed Plans***



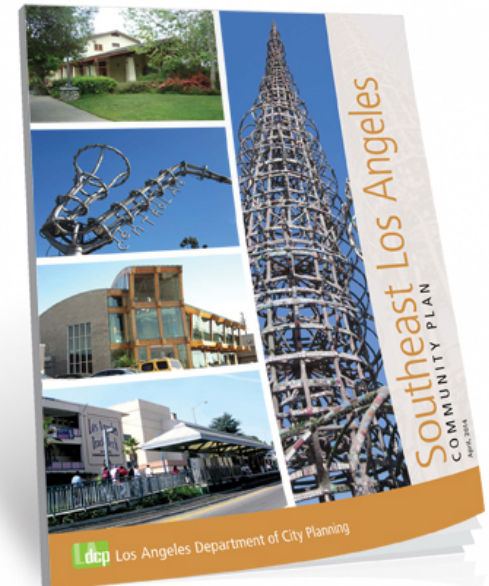
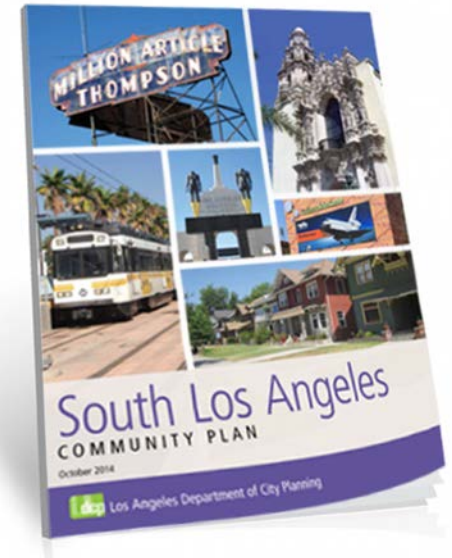
# Community Plan Components

- **Policy Document:**
  - Goals, policies and programs
  - Design Guidelines Appendix
- **General Plan Land Use Map**
- **Land Use and Zone Changes**
- **Community Plan Implementation Overlay Districts (CPIOs)**



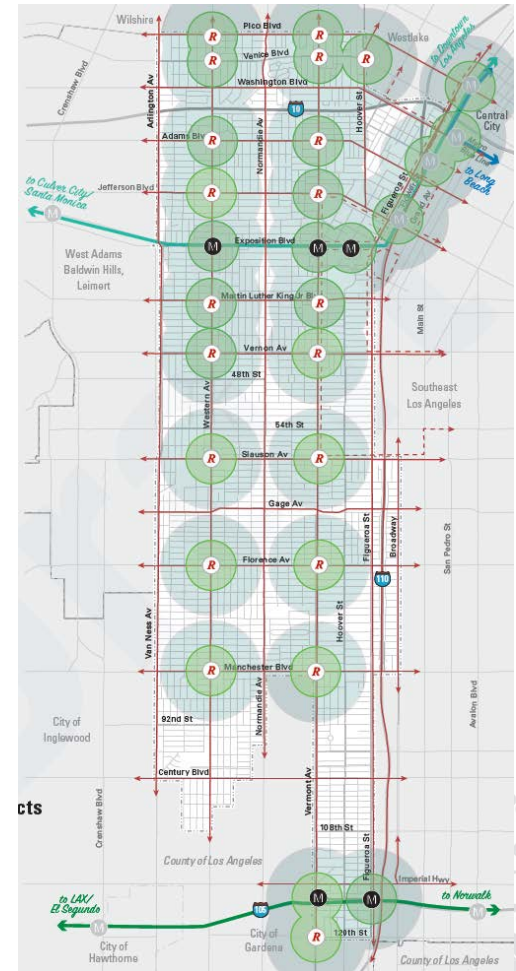
# Policy Documents

- **Six Chapters**
  - **1:** Introduction and Orientation
  - **2:** Community Background
  - **3:** Land Use and Urban Design
  - **4:** Mobility
  - **5:** Community Facilities and Infrastructure
  - **6:** Implementation
- **Appendix A:** Public Outreach Process
- **Appendix B:** Design Guidelines



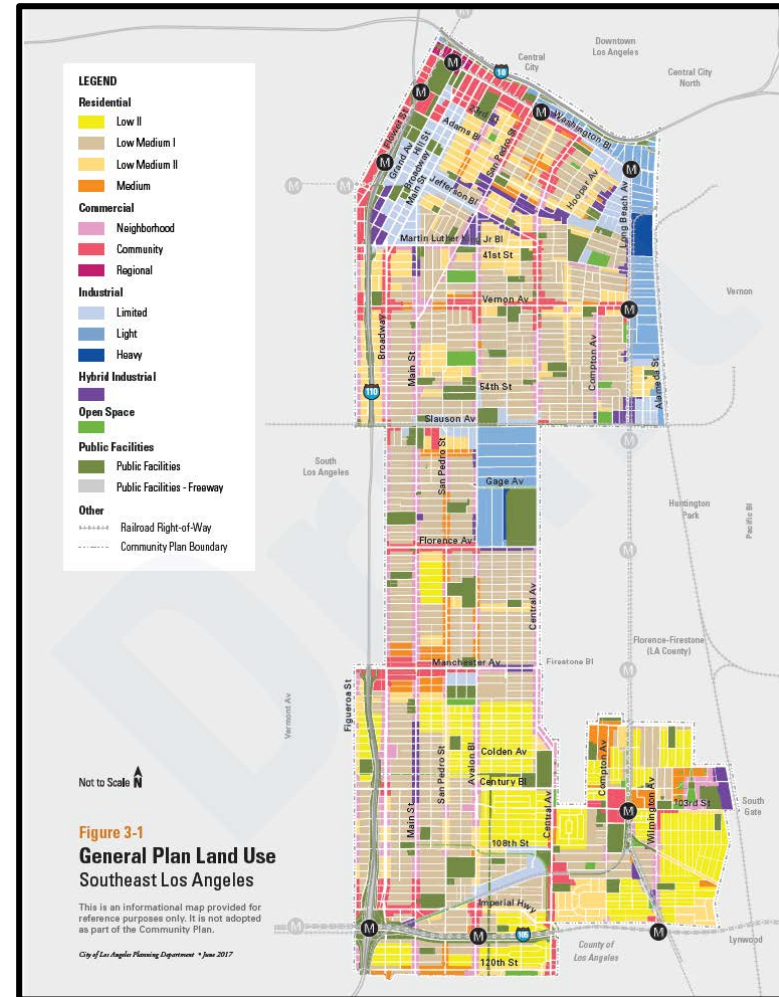
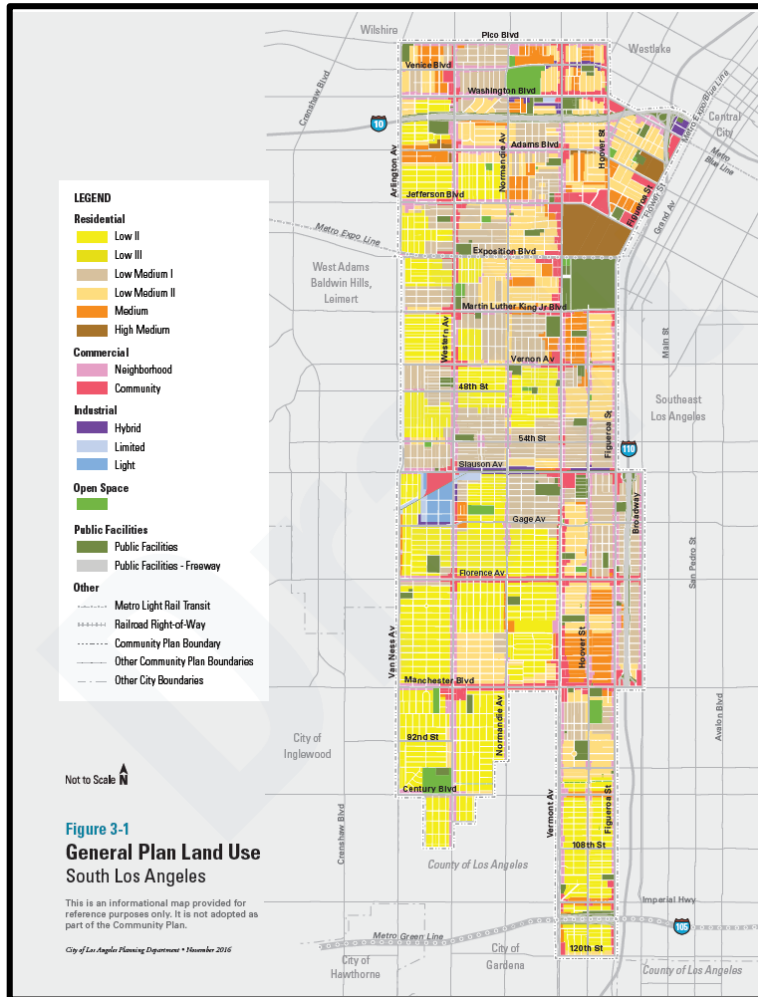
# Overarching Themes

- Revitalize Corridors and Protect Neighborhood Character
- Establish Transit-Oriented District Plans
- Preserve Viable Industrial Land for Emerging Job-Generating Uses
- Resolve Residential-Industrial Land Use Conflicts
- Increase Housing Opportunities
- Create Healthy and Sustainable Communities





# General Plan Land Use Maps

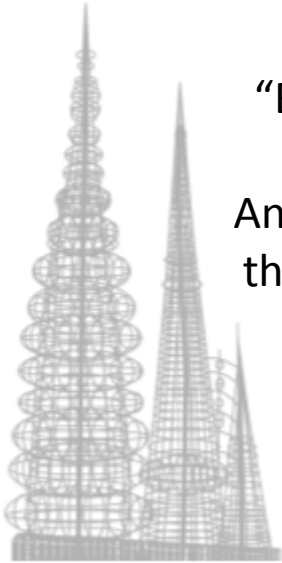


# Vision Statements



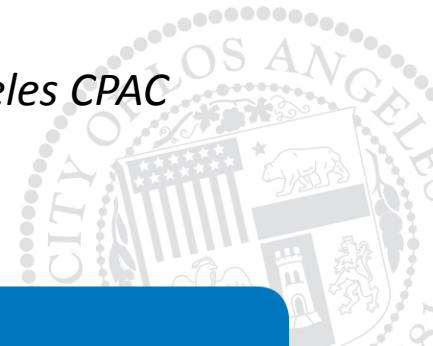
“South Los Angeles is a **diverse community** that embraces its **history**, fosters **sustainable** neighborhoods, and promotes **economic viability for everyone.**”

*South Los Angeles CPAC*



“By emphasizing its rich cultural and architectural history and its diverse and empowered population, the Southeast Los Angeles Community Plan encourages **responsible development** that **enhances the quality of life for residents**, creates **healthy and sustainable** neighborhoods and promotes **business development that serves the needs of the community.**”

*Southeast Los Angeles CPAC*



# *Implementation*



# Land Use and Zone Changes

## ■ PROACTIVE CHANGES:

- Direct future growth to select commercial corridors and near transit.
- Apply design and use regulations.

## ■ PROTECTION AREAS:

- Transition non-viable industrial areas to an appropriate land use and zone.
- Identify neighborhood conservation areas.

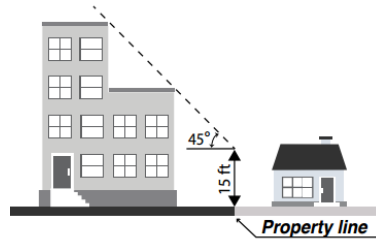
- **CLEAN-UP:** Correct inconsistencies in land use and zoning.



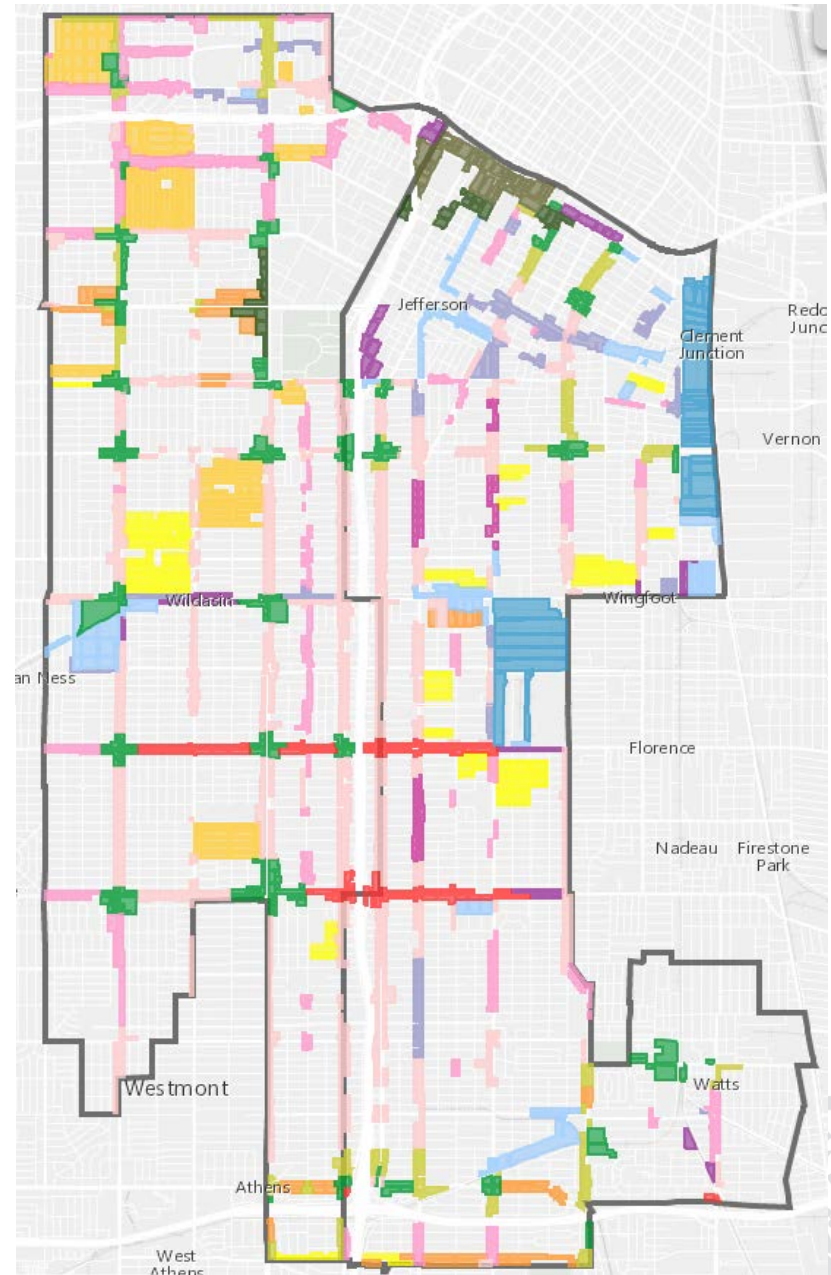


# CPIO Districts

- **USE REGULATIONS:**
  - Restrictions – Prohibited in some areas, distance separation requirement in others.
  - Incentives – Bonus FAR, Height, Density, and/or parking reductions.
- **DEVELOPMENT AND DESIGN STANDARDS:**
  - Including Transitional Height requirements.



- **ADMINISTRATIVE CLEARANCE**
- **DESIGN GUIDELINES**





# CPIO Subareas



CORRIDORS SUBAREAS



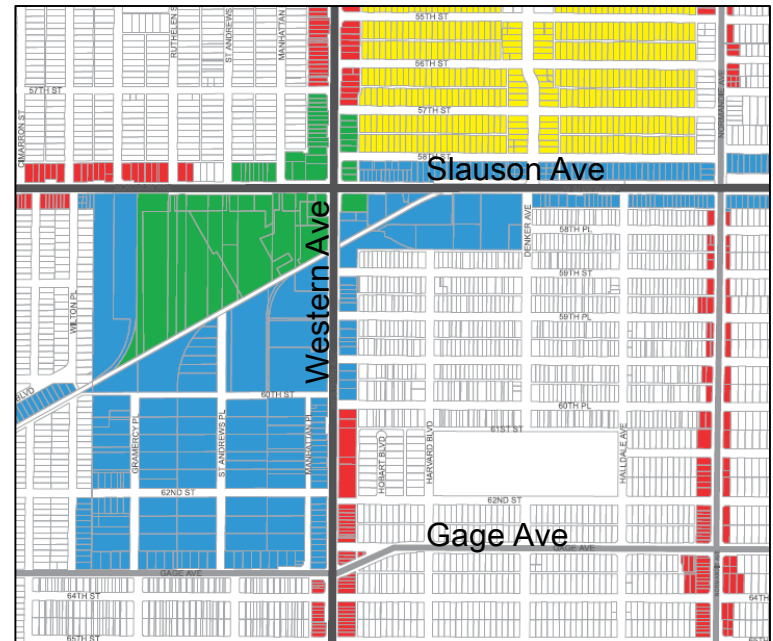
TOD SUBAREAS



INDUSTRIAL SUBAREAS



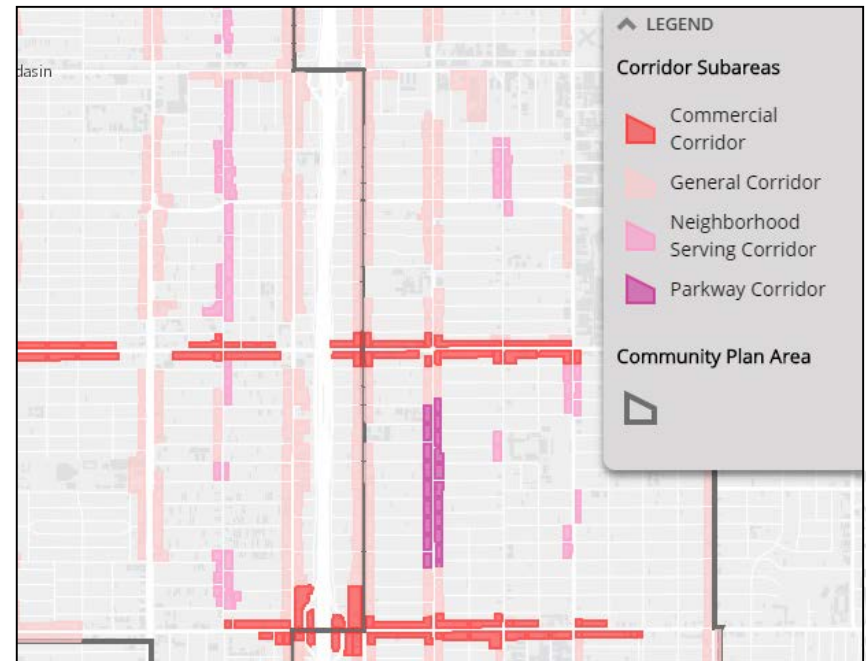
RESIDENTIAL SUBAREAS



# Corridors Subareas

Foster commercial revitalization and provide a diversity of commercial goods and services.

- **Corridors Subareas:**
  - Neighborhood Serving Corridor
  - Parkway Corridor (Southeast LA)
  - General Corridor
  - Commercial Corridor
- **Use Restrictions:**
  - Distance separation for certain uses.
- **Development Standards:**
  - FAR: Per underlying zone (maximum FAR 1.5:1).
  - Height: Per underlying zone but limits height next to residential.
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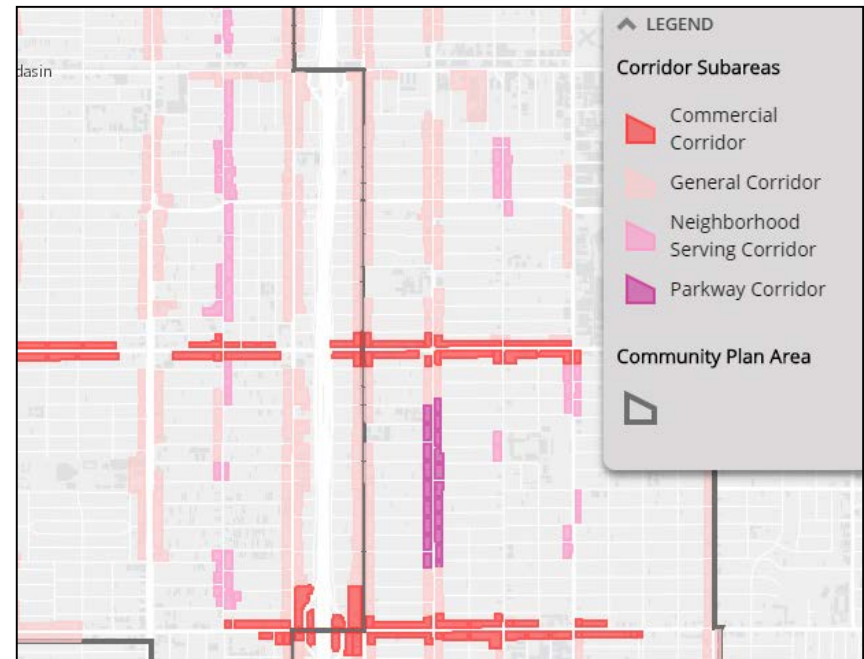
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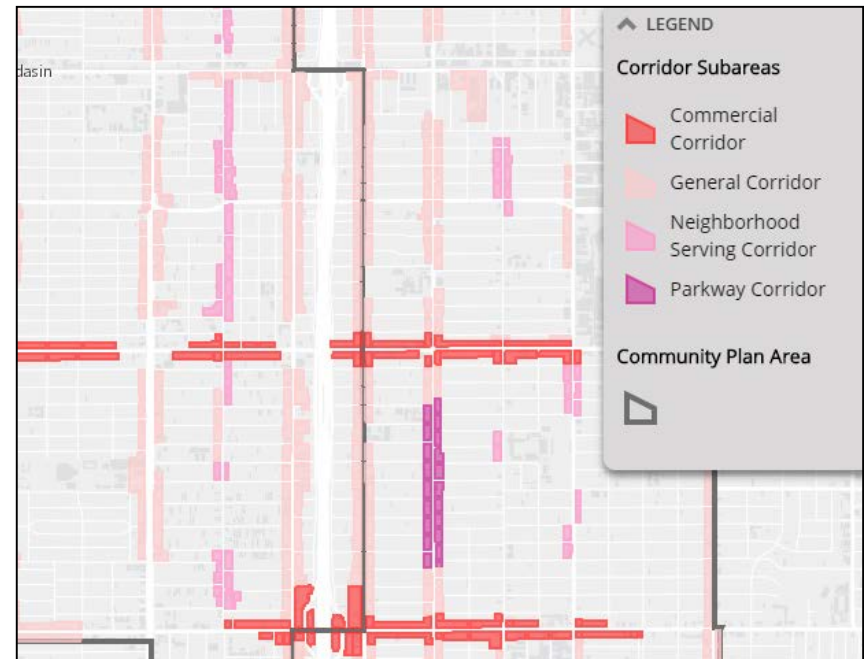
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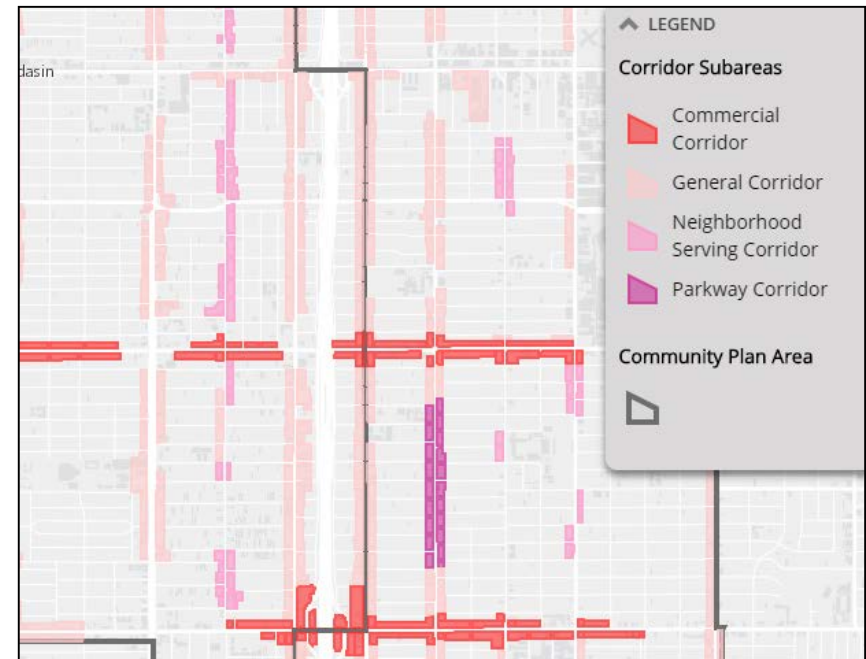
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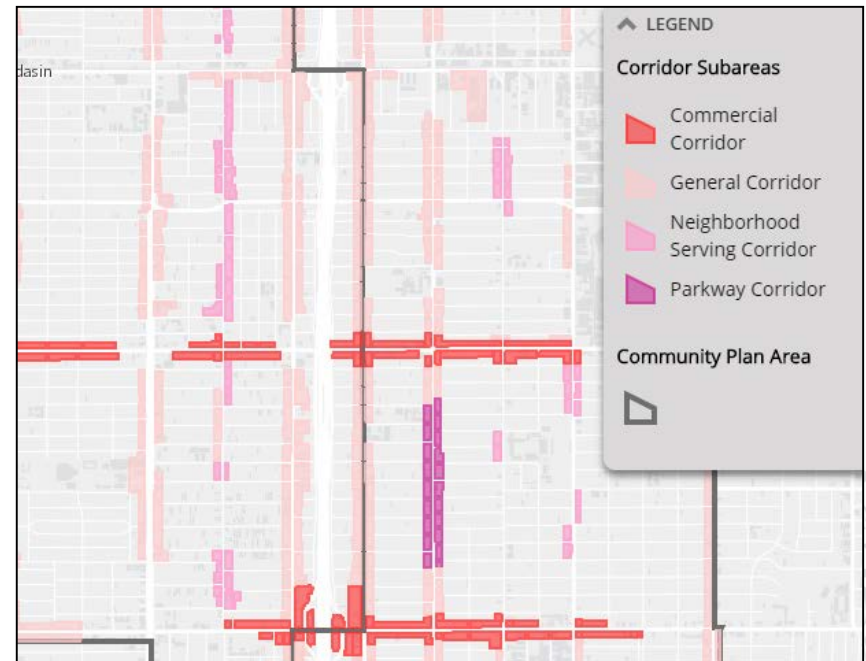




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# TOD Subareas

Promote jobs, housing and services and encourage the creation of pedestrian-friendly, multi-modal areas located in proximity to transit.

- **TOD Subareas:**

- Low
- Medium
- High
- Regional

- **Use Restrictions:**

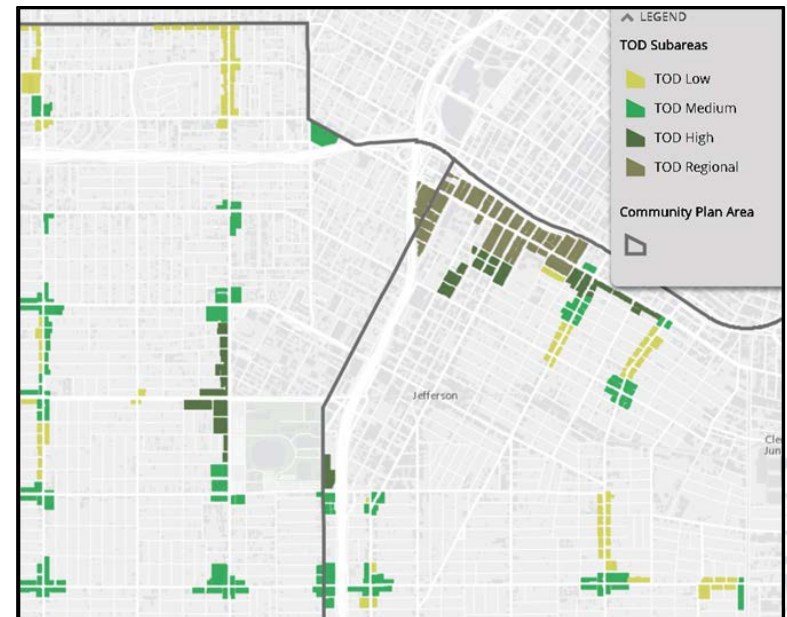
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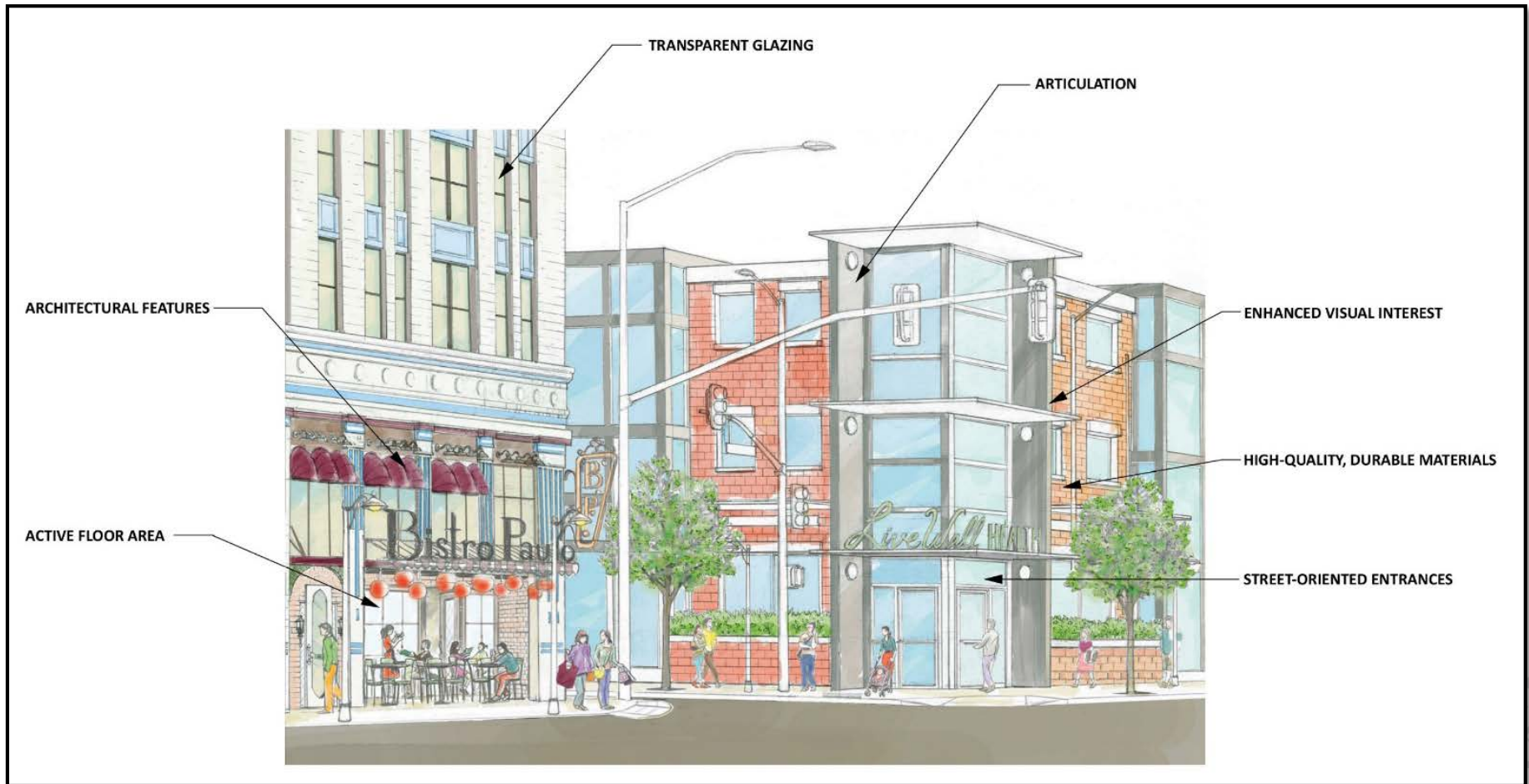
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# Corridors & TOD Design Standards





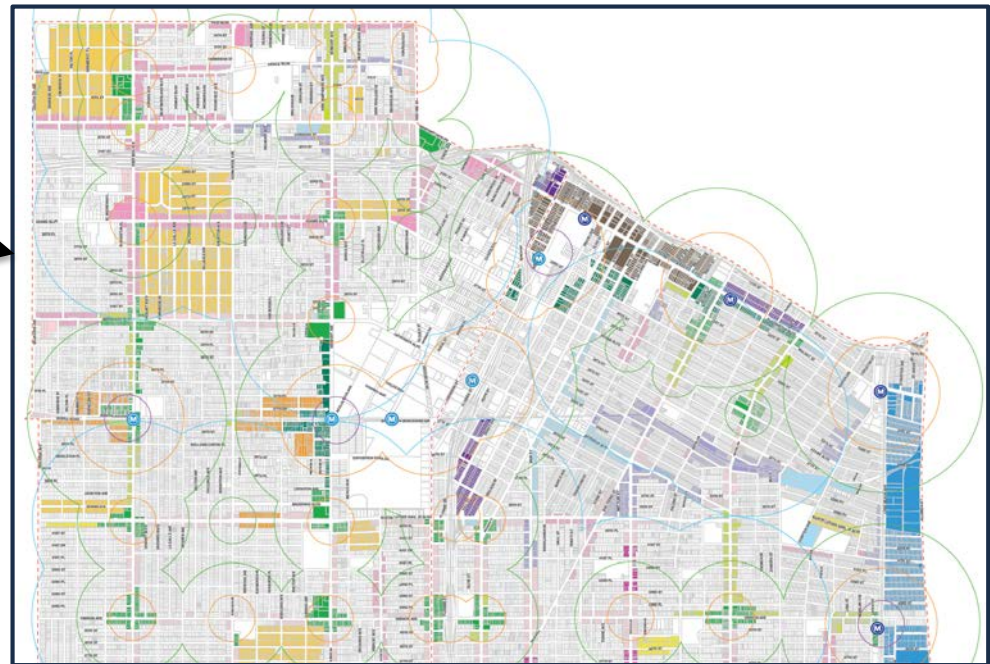
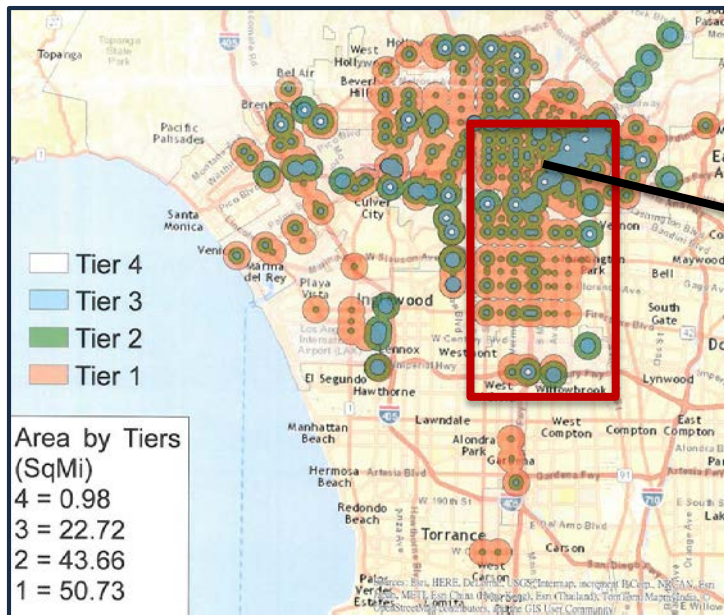
# TOC vs CPIO

TOC Incentive Program (Draft Guidelines, March 2017)				CPIO Subareas where TOC Guidelines have been superseded*			
Low (Tier 1)	Medium (Tier 2)	High (Tier 3)	Regional (Tier 4)	TOD Low	TOD Medium	TOD High	TOD Regional
50% Increase	Bump up one zone (usually 100% increase)	No Limit (R1, RD, and R2 exempt)	No Limit (R1, RD, and R2 exempt)	R3 --> R4 (100% increase)	R3 --> R4 (100% increase)	R3 --> R4 (100% increase)	No Limit
11 ft. +	33%	50% +	75%	1 story	1 story	1 story	12 (additional w/ CUP)
DB*	CPIO**	CPIO**	N/A	yes	yes	yes	yes
0.5 per bedroom (AB 744)	0.5 per bedroom (AB 744)	0.5 per bedroom; 1 space max	0.2 per unit -- with car sharing and transit passes	25% as a 3rd parking option offered through CPIO.	50% as a 3rd parking option offered through CPIO.	50% as a 3rd parking option offered through CPIO.	50% as a 3rd parking option offered through CPIO.
50% increase	50%; at least 3.0	75%; at least 4.0	100%; at least 5.0	1.5:1 base; 2:1 Mixed-Income; 3:1 100% Affordable	1.5:1 base; 3:1 Mixed-Income and 100% Affordable	1.5:1 base; 3.5:1 Mixed-Income and 100% Affordable	2.25:1 base; 6:1 Mixed-Income and 100% Affordable



# TOC Tiers

## Northern part of CPAs

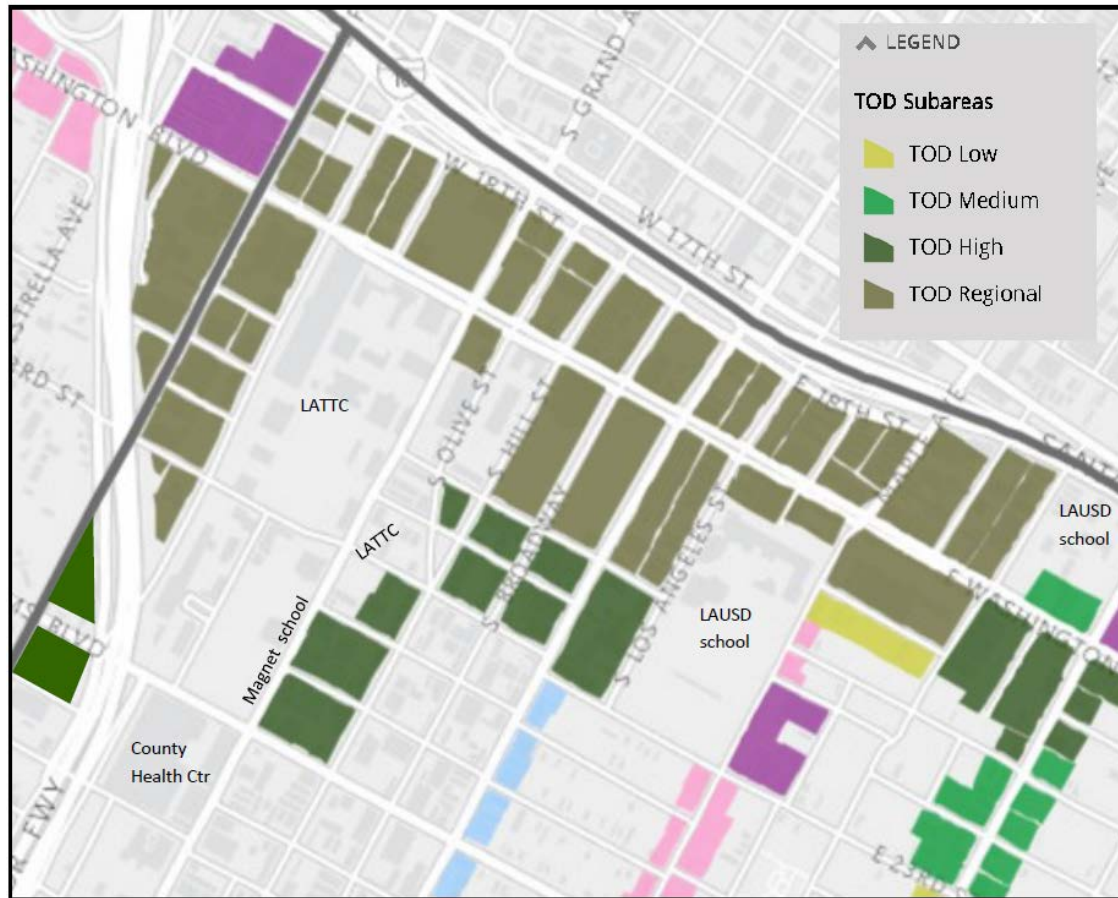


# Parking Incentives

Subareas: A: Neighborhood Serving Corridor, B: Parkway Corridor, C: General Corridor, D: Commercial-Only Corridor, E: TOD Low, F: TOD Medium, G: TOD High, H: TOD Regional Center	
Subarea	Parking Standards
A, C, D, E	<p>Projects involving the establishment of Banks/Credit Unions, Drug Stores (Southeast only), Full-Service Grocery Stores, Federally Qualified Health Centers, Child Care, or Health Clubs may reduce the required parking for the Targeted Commercial Use by 25%.</p> <p>Defer to underlying zoning for all other uses.</p>
B	Defer to underlying zoning.
E	<p>Projects involving the establishment of Mixed-Income or 100% Affordable Housing may choose to use either the parking options found in Density Bonus Ordinance, LAMC Section 12.22 A.25 or reduce the required parking for the entire Project by 25% as a third parking option.</p> <p>Options 1 and 2 – same as Density Bonus Ordinance LAMC Section 12.22 A.25.</p> <p>Option 3 – 25% less parking for the entire project.</p> <p>Defer to underlying zoning for all other uses.</p>
F, G, H	<p>Projects involving the establishment of Mixed-Income or 100% Affordable Housing may choose to use either the parking options found in Density Bonus Ordinance, LAMC Section 12.22 A.25 or reduce the required parking for the entire Project by 50% as a third parking option.</p> <p>Options 1 and 2 – same as Density Bonus Ordinance LAMC Section 12.22 A.25.</p> <p>Option 3 – 50% less parking for the entire project.</p> <p>Defer to underlying zoning for all other uses.</p>
F, G, H	<p>Projects involving the establishment of Banks/Credit Unions, Drug Stores (Southeast only), Full-Service Grocery Stores, Federally Qualified Health Centers, Child Care, or Health Clubs may reduce the required parking for the Targeted Commercial Use by 50%.</p> <p>Defer to underlying zoning for all other uses.</p>
A, C, D, E, F, G, H	In new buildings, Sit-Down Restaurants of any size may provide a minimum of 1 parking space per 500 square feet of floor area.

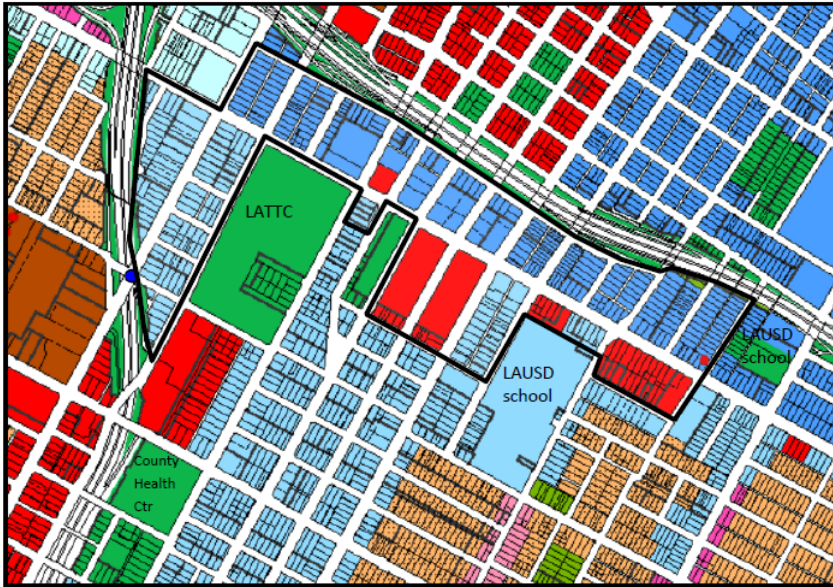
# TOD Regional

## Washington Blvd.

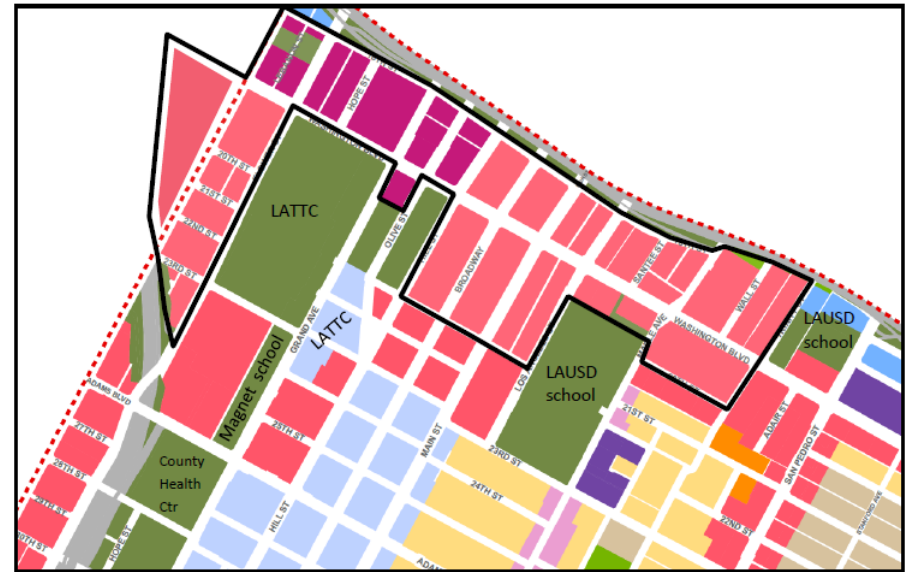




# TOD Regional Washington Blvd.



Existing Land Use



Proposed Land Use



# Industrial Subareas

Protect viable industrial areas for future growth in new technologies which enhance the City's employment base.

- **Industrial Subareas:**

- Industrial Innovation (Southeast LA only)
- Compatible Industrial
- Hybrid
- Hybrid Limited Subareas

- **Use Restrictions:**

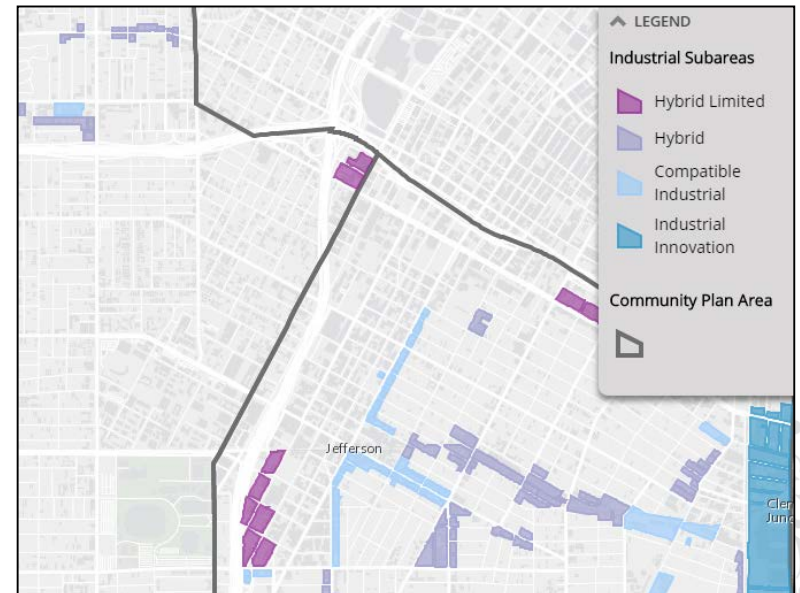
- Compatible uses next to residential.
- Prohibit non-industrial uses in preservation areas.

- **Development Standards:**

- FAR: Per underlying zone but provides greater FAR for affordable housing in some hybrid subareas.
- Height: Per underlying zone but limits height next to residential.
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- **Incentives:**

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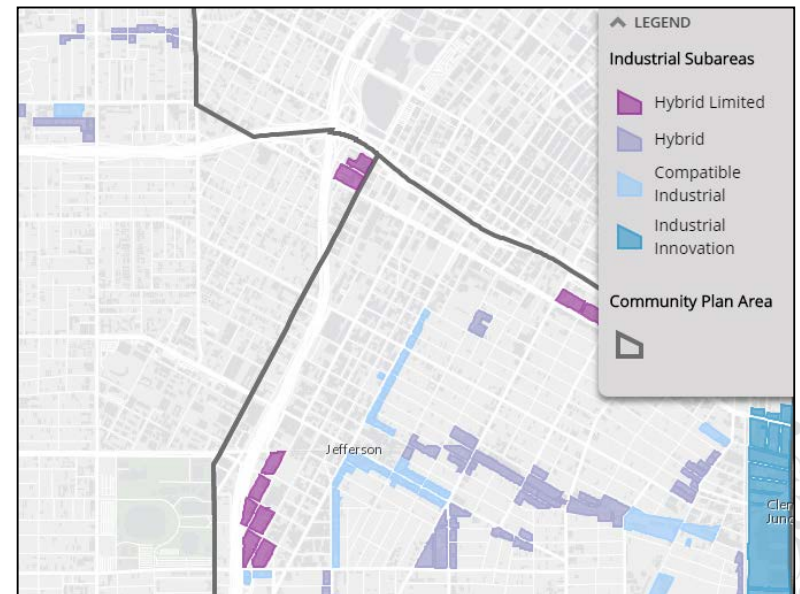
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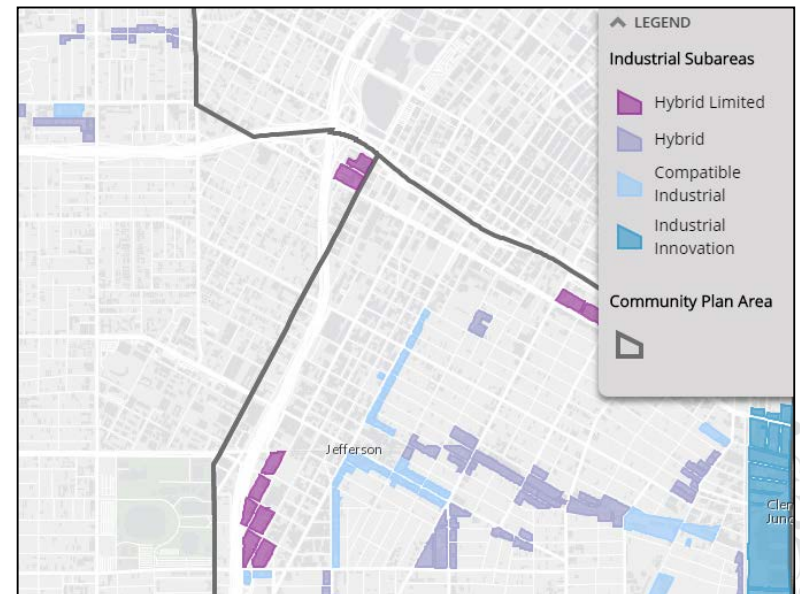
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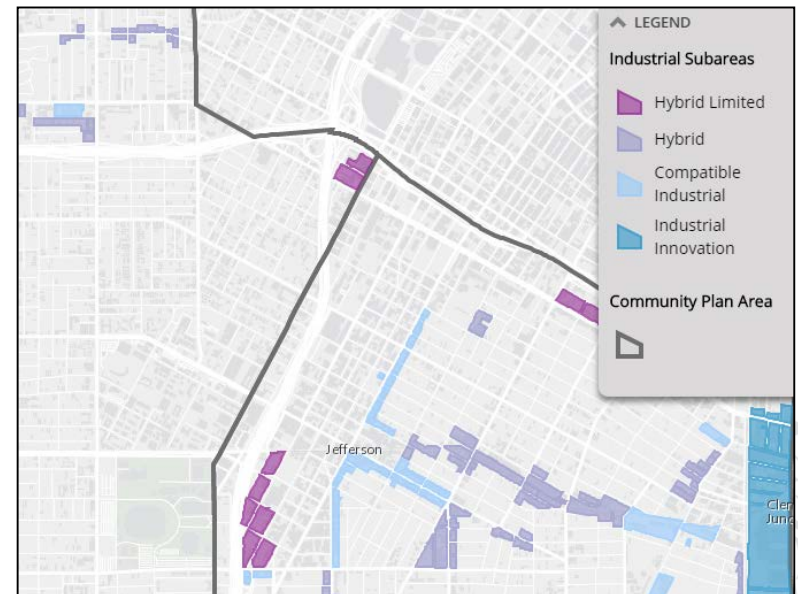
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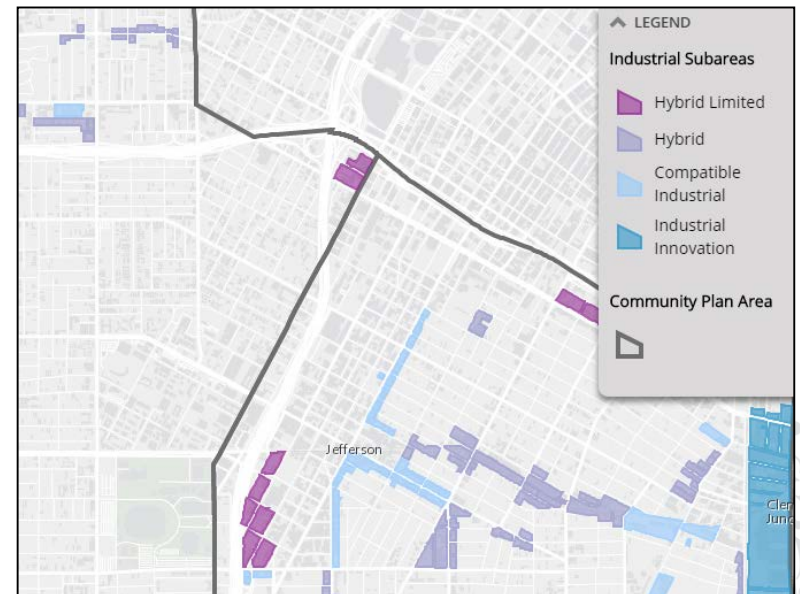
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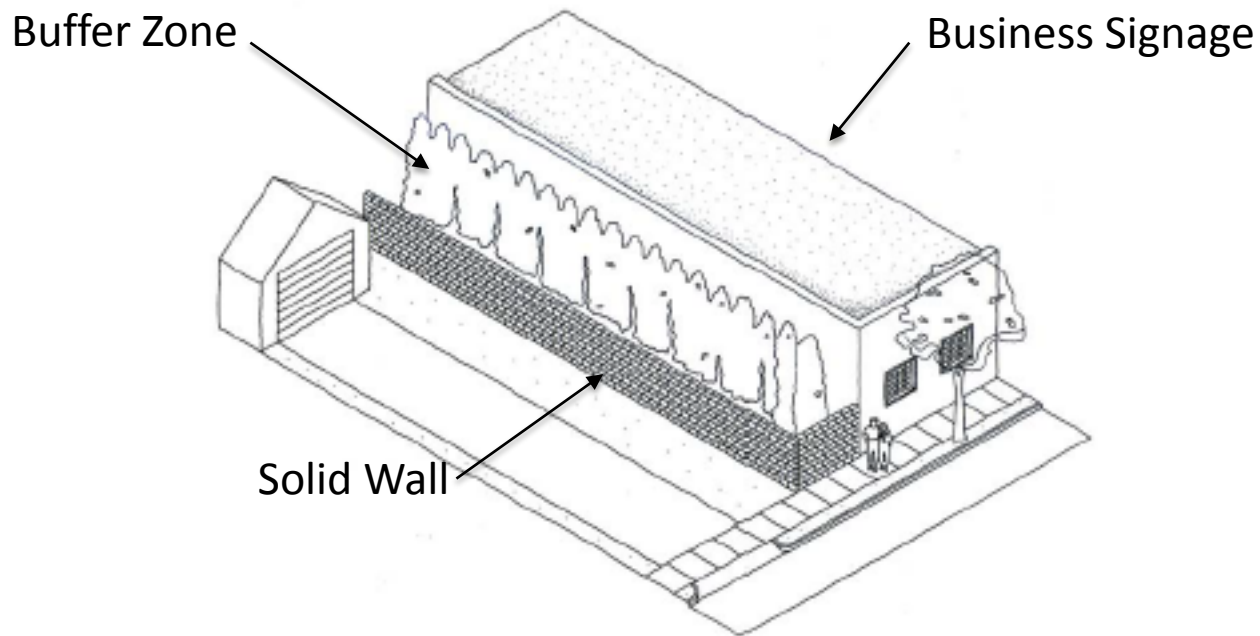
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# Industrial Design Standards





# Residential Subareas

Strengthen neighborhood stability by better design of new infill development consistent with prevailing neighborhood character.

- **Residential Subareas:**

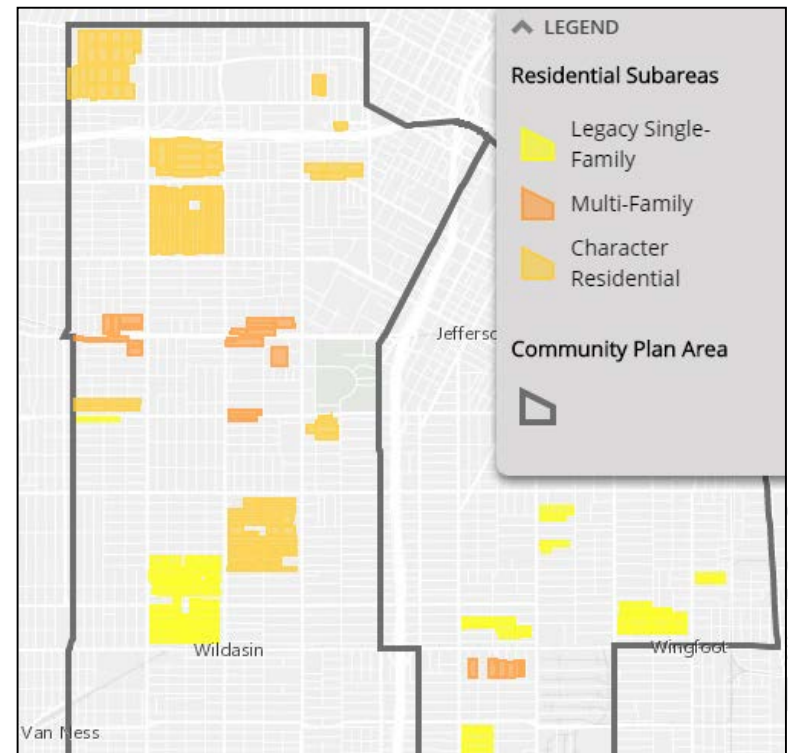
- Legacy Single-Family
- Multi-Family
- Character Residential (South LA only)

- **Use Restrictions:**

- Per underlying zoning.

- **Development Standards:**

- FAR: Per underlying zone.
- Height: Per underlying zone w/ front stepbacks) (R1R3 Variation Zones in South LA).
- Basic design standards.



# Residential Subareas

Strengthen neighborhood stability by better design of new infill development consistent with prevailing neighborhood character.

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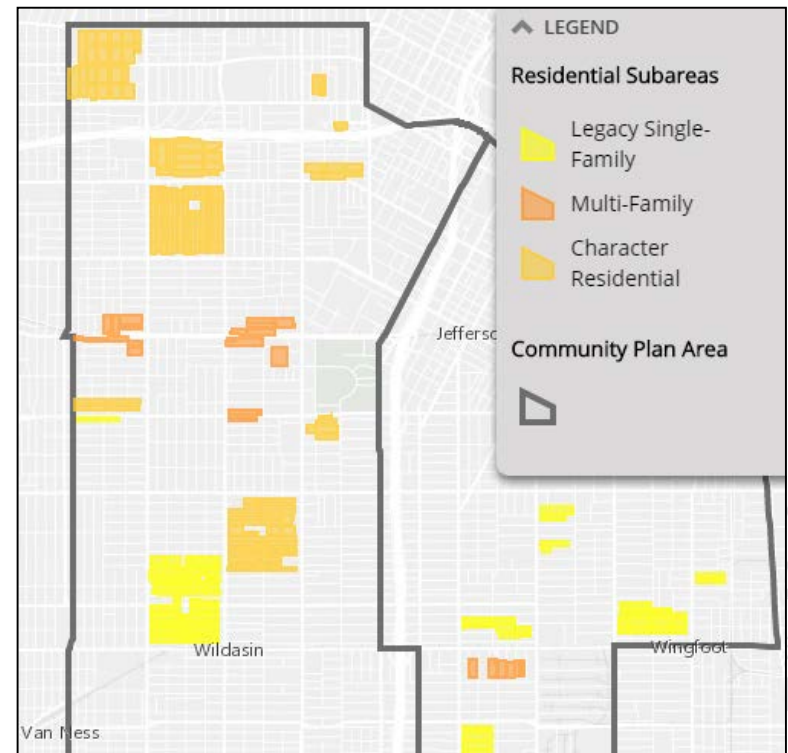
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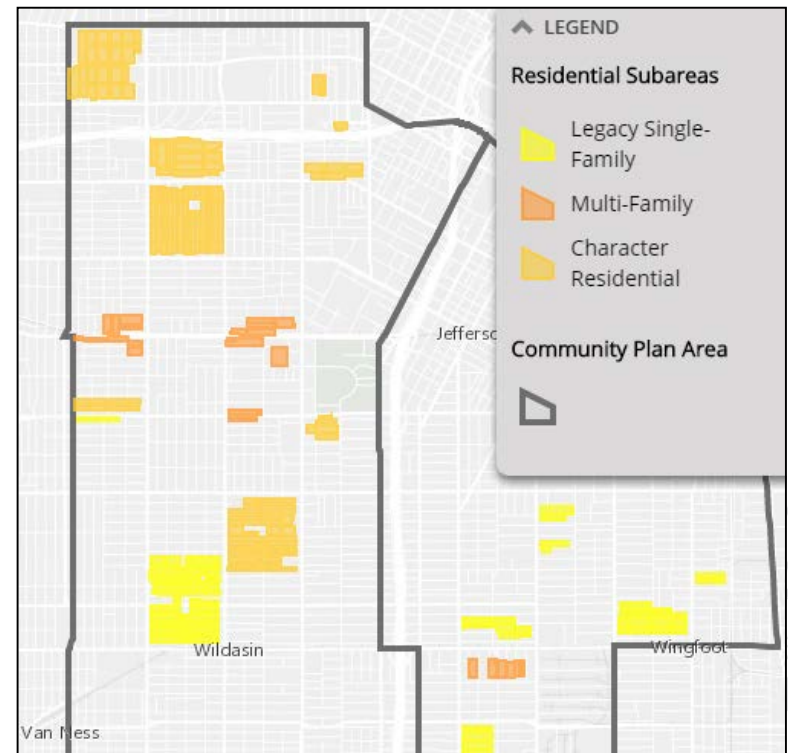
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Strengthen neighborhood stability by better design of new infill development consistent with prevailing neighborhood character.

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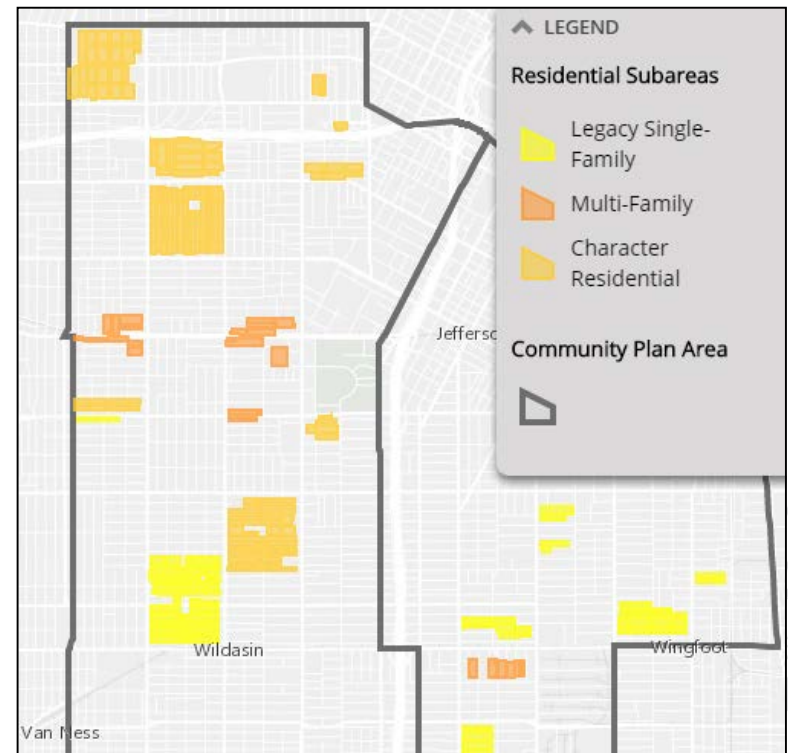
- Legacy Single-Family
- Multi-Family
- Character Residential (South LA only)

- **Use Restrictions:**

- Per underlying zoning.

- **Development Standards:**

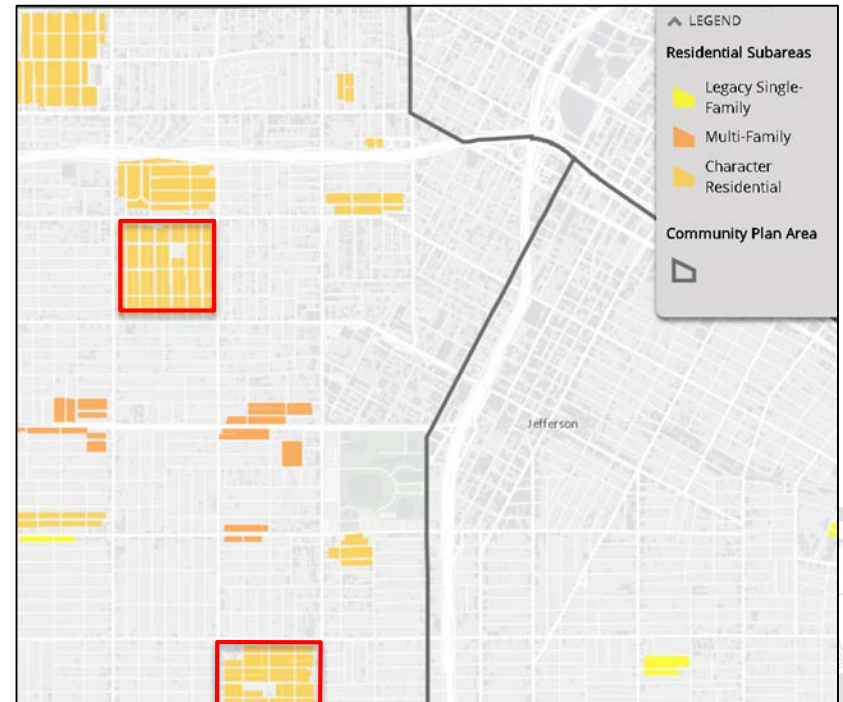
- FAR: Per underlying.
- Height: Per underlying zone w/ front stepbacks) (R1R3 Variation Zones in South LA).
- Basic design standards.



# Character Residential Subarea

## South LA Character Residential Subarea:

- Regulates new infill development with prevailing neighborhood character.
- Applies new R1R3 Variation Zone to Single-Family zoned areas.
- Demolition of Eligible Historic Resources is not over-the-counter
- Eligible Historic Resource Review





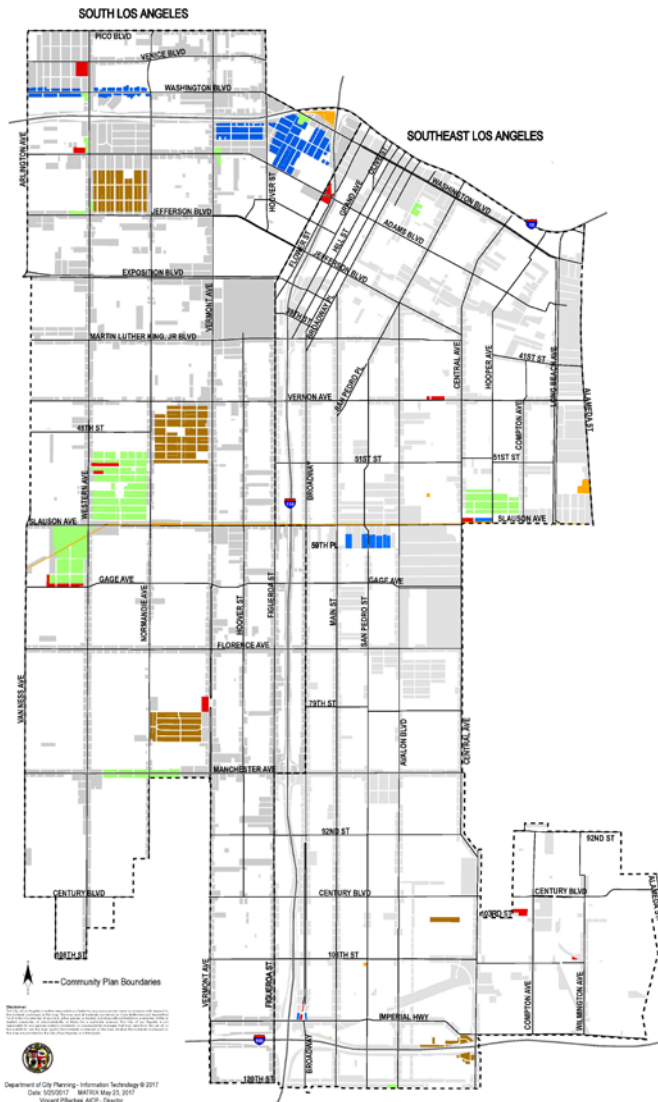
# Character Residential Design Standards



# ***Recommended Revisions to Proposed Plans***



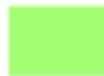
# Recommended Revisions



Up-plan/upzone and application of the CPIO.



Down-plan/downzone from initial proposal of December 2016 or new down-plan/downzone from existing land use and/or zone.



Change in proposed intensity of CPIO Subarea (no change to proposed zone) or new CPIO Subarea (no change to underlying zone).



Application of the new Single-Family Variation Zone from R1-1 to R1R3.



Technical correction to land use and/or zone.



No modifications from Proposed Plans presented at 2016 Public Hearings.



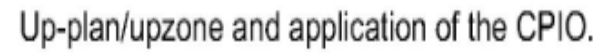
**MAP OF LAND USE AND ZONE CHANGES**  
**Modifications to Proposed Plans Since 2016 Public Hearings**

**SOUTH LOS ANGELES**

**SOUTHEAST LOS ANGELES**

--- Community Plan Boundaries

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 Date: 5/22/2017 - 10:00 AM  
 User: [Name] - [Title]



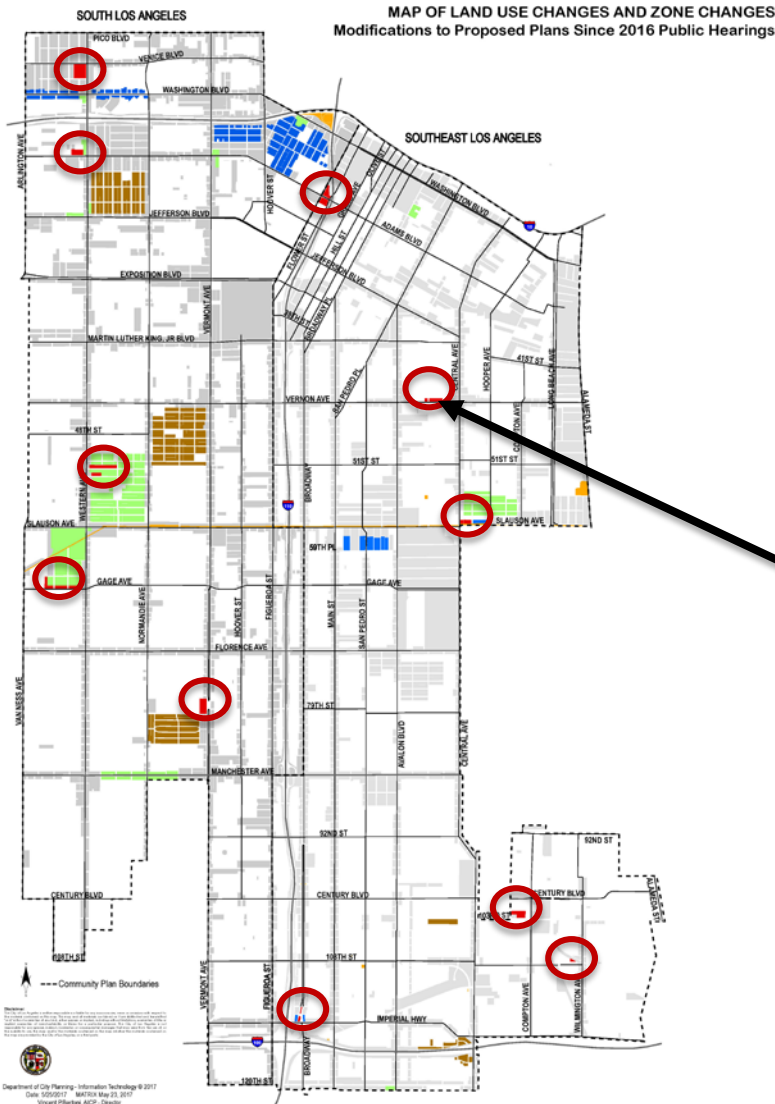
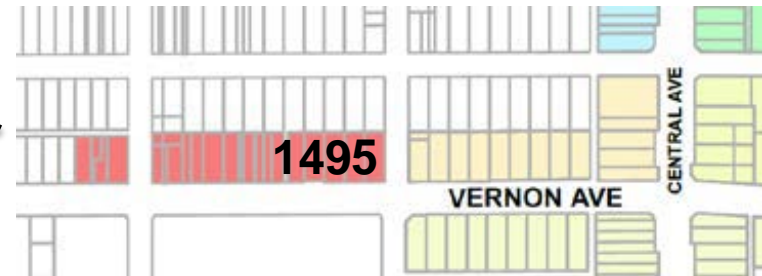
# Recommended Revisions

## Southeast LA

### Subarea 1495 (New)

#### Proposed Change-

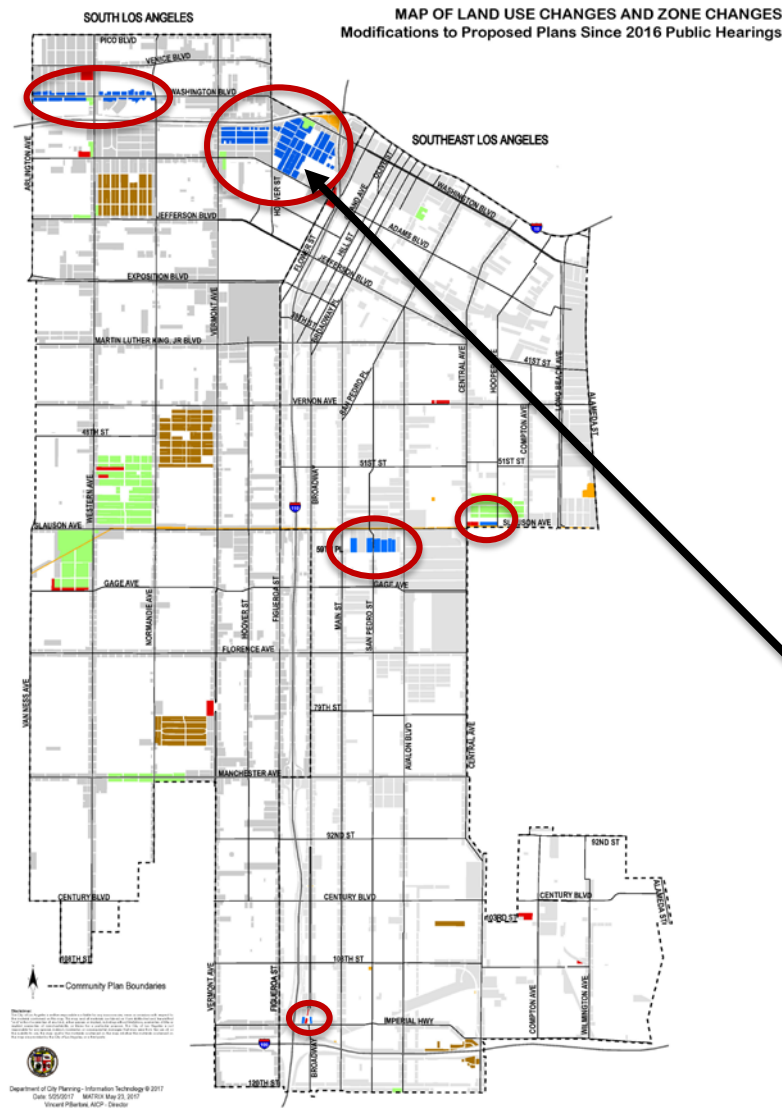
General Commercial/Low Medium II to Community Commercial, C2-1VL/C2-1/RD1.5-1 to C2-2D-CPIO, CPIO TOD Low Subarea





The seal of the City of Los Angeles is visible in the background, featuring a shield with various symbols including a bear, a ship, and a castle, surrounded by the text "CITY OF LOS ANGELES".

# Recommended Revisions



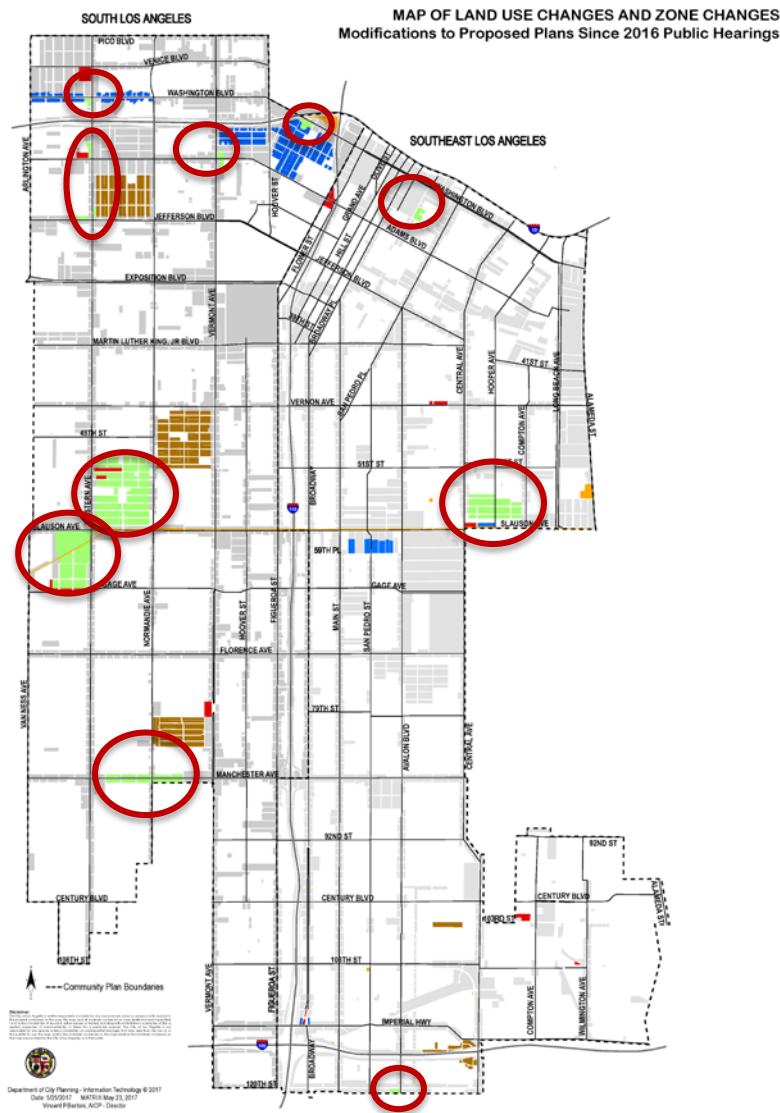
## South LA (University Park HPOZ)

### Various Subarea Areas

- Some areas changed to RD1.5 and RD2
- Height district changed to 1XL (Maximum 2 stories or 30 ft)
- New “Q” condition
- New proposed development is more compatible with the HPOZ preservation plan.



# Recommended Revisions



■ Change in proposed intensity of CPIO Subarea (no change to proposed zone) or new CPIO Subarea (no change to underlying zone).



## Southeast LA (New CPIO Subarea)

The map displays the 2112 ZIP code area, bounded by Latham St to the north, Compton Ave to the east, and 58th St to the south. The area is characterized by a grid of streets and numerous buildings. The number 2112 is prominently displayed in the center of the map, overlaid on a large, semi-transparent watermark. The map also shows the following streets:

- LATHAM ST
- ASCOT AVE
- NAOMI AVE
- HOOPER AVE
- 58TH ST
- COMPTON AVE

The map is color-coded to show different types of buildings and structures, with various shades of gray, yellow, and blue. The number 2112 is repeated in several locations, including the center of the map and along the streets.





**SOUTH LOS ANGELES**

**SEVENTH STREET CORRIDOR**

**SOUTHEAST LOS ANGELES**

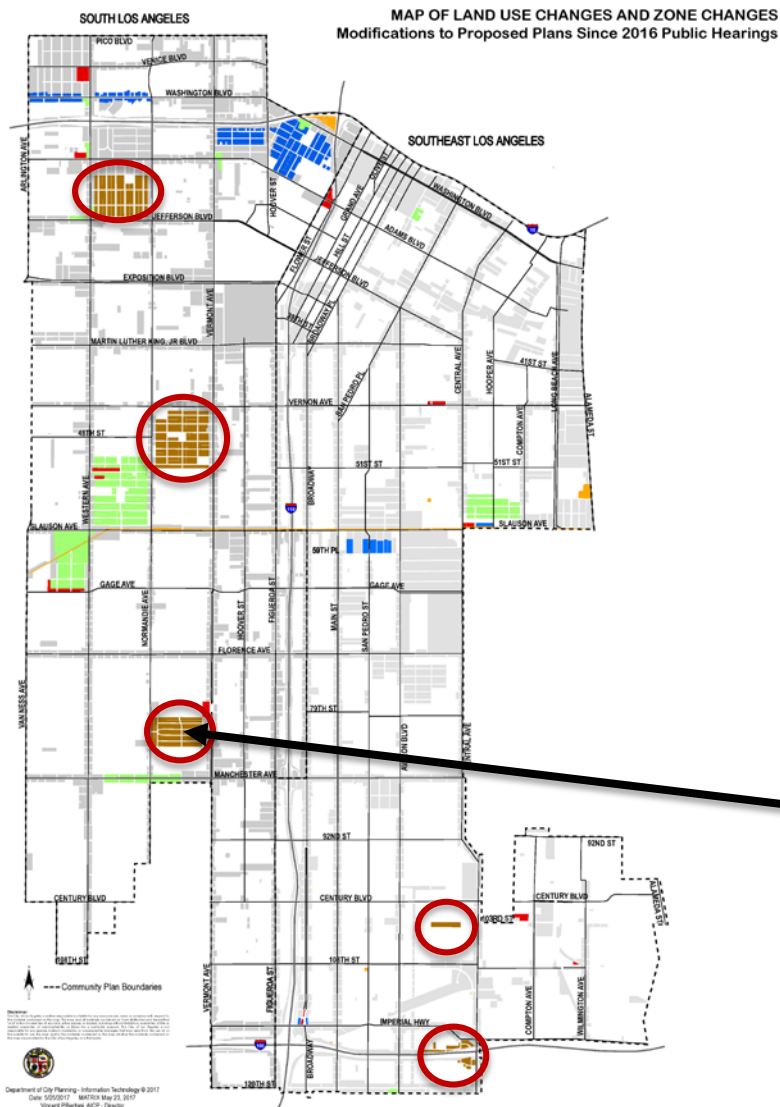
--- Community Plan Boundaries

Department of City Planning - Information Technology © 2017  
 Date: 5/22/2017 11:21 AM  
 User: Virek Phatthana ACO - Gerson

The seal of the City of Los Angeles is a circular emblem. It features a central shield divided into four quadrants. The top-left quadrant shows a flag with stars and stripes. The top-right quadrant depicts a grizzly bear. The bottom-left quadrant shows a bell. The bottom-right quadrant features a grizzly bear. Above the shield is a banner with the word "EUREKA". The shield is surrounded by a wreath. The entire seal is encircled by the text "CITY OF LOS ANGELES" and a decorative border of small circles.



# Recommended Revisions

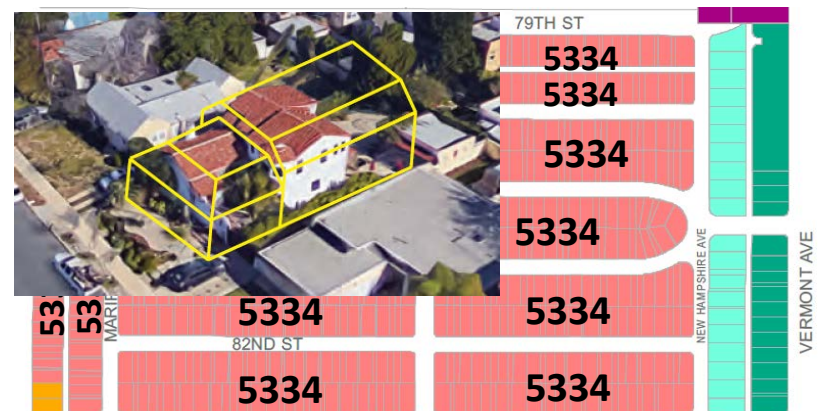


## South LA (New R1 Variation Zone)

## Subarea 5334 (Vermont Knolls)

Initial Proposal: R1-1 to R1-1-CPIO, CPIO  
Character Residential Subarea

Revised Proposal: R1-1 to **R1R3-CPIO**,  
CPIO Character Residential Subarea



# Recommended Revisions



Program Number	Program Description	Policy Section Reference	Responsible Agency	Coordinating Agency	
P53 (SLA)	Measure III <u>Area-wide No-Net-Loss Program</u> : The City Council directs the Los Angeles Housing and Community Investment Department to create a program for the South Los Angeles Community Plan that will <u>The Plan requires the immediate creation and implementation of a No-Net-Loss Program as follows:</u>	LU XXX	DCH HCH		could be long. Static zoning is limited in its ability to respond to the shifting dynamics that communities will endure over many years. This proposal is intended to give the City greater flexibility to assess and respond, in real-time and with precision, to emerging pressures that threaten our affordable housing stock. It is intended to work in tandem with meaningful development incentives to advance inclusive growth.
P57 (SELA)	Revise program numbers as necessary to ensure the No-Net-Loss program is consistent with current plan.				
	(1) <u>Create an inventory</u> : Create and monitor an inventory of units within the Community Plan area that are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Lower or Very Low-Income; subject to the Rent Stabilization Ordinance; and/or occupied by Lower-Income; subject to the Rent Stabilization Ordinance; and/or occupied by Lower-Income or Very Low-Income households. <u>This inventory should be updated annually.</u>				
	(2) <u>Submit annual reports on existing affordable housing</u> : The City should publish an annual report of the affordable housing inventory, including the total number of units, by affordability level (Extremely Low Income, Very Low Income and Low				



# South LA Community Plans

- ❖ *Creating the most detailed planning vision ever for South L.A. region.*
- ❖ *Crafting a shared vision through deep community engagement.*
- ❖ *Reshaping our urban form around transit opportunities.*
- ❖ *Revitalizing a diverse economic base.*
- ❖ *Increasing affordable housing options for community residents.*
- ❖ *Preserving our rich cultural and historic resources.*
- ❖ *Jump-starting future implementation, grants, and economic development.*





south los angeles / southeast los angeles  
community plans

