

EXHIBIT E:

Change Area Matrices and Mapping

South Los Angeles Community Plan

CPC-2008-1552-CPU; ENV-2008-1781-EIR

Recommended by the City Planning Commission on June 22, 2017.

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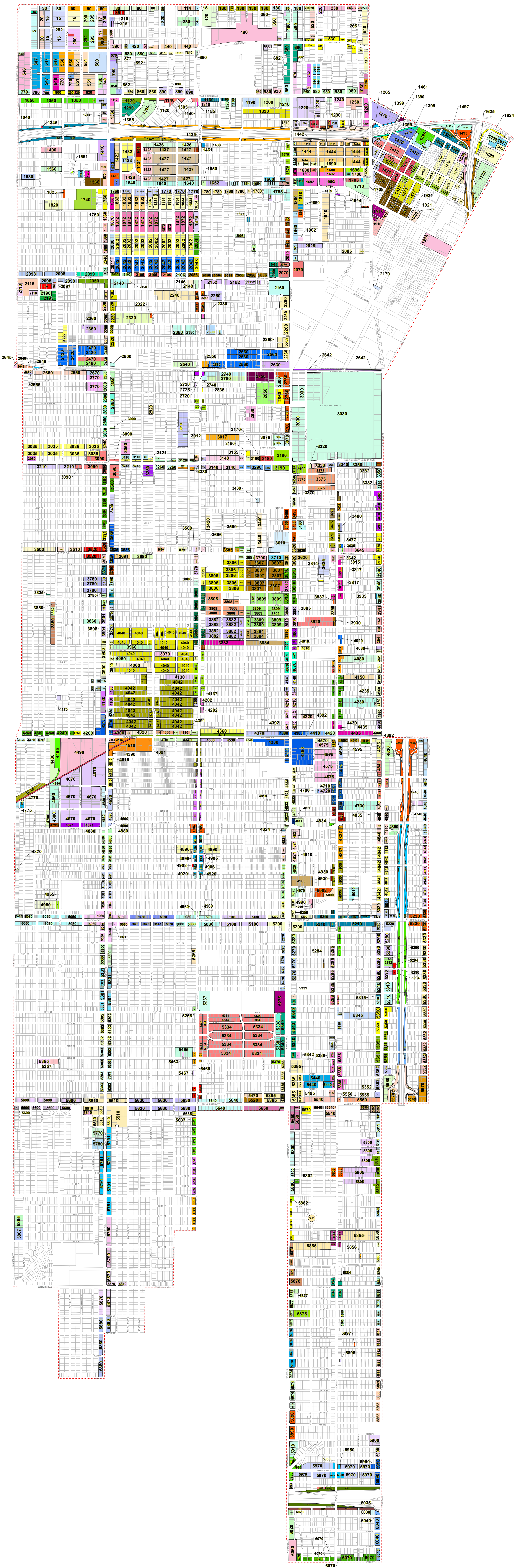
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August 2017

South Los Angeles

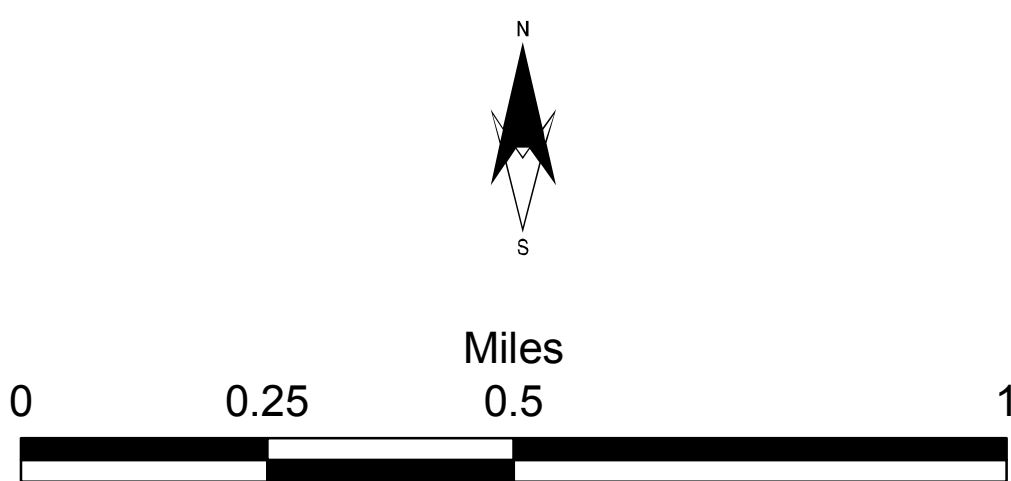
Land Use and Zone Change Subarea Map

Recommended Plan
August 2017



Legend

- 1537 Subarea (SA)
- Parcel/Lot
- CPA



Disclaimer:
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SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5	Low Medium II Residential	Low Medium II Residential	RD2-1-O	RD2-1-O-CPIO	3:1	3:1	1	45'	45'	Block bounded by Pico Blvd., S Van Ness Ave. and Venice Blvd.	Residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
10	Low Medium II Residential	Low Medium II Residential	RD2-1-O	RD2-1-O-CPIO	3:1	3:1	1	45'	45'	Only 1 lot 1313 S. Van Ness Ave.	Apartments	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring land use category into consistency with zone and current use of subject and adjacent parcels.	O	Character Residential	NO EXISTING [Q]
15	Medium Residential	Medium Residential	R3-1-O	R3-1-O-CPIO	3:1	3:1	1	45'	45'	Block bounded by Gramercy Pl., Venice Blvd., both sides of Wilton Pl. and 2 lots away from Pico Blvd.	Residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
16	Medium Residential	Medium Residential	R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	Block bounded by Gramercy Pl., 15th St, St. Andrews Pl. and 2 lots away from Pico Blvd.	Residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
17	Low Medium I Residential	Low Medium I Residential	R2-1	R2-1-CPIO	3:1	3:1	1	33'	33'	Lots east of Manhattan Pl., between 15th St. and 2 lots away from Pico Blvd.	Residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
20	Medium Residential (Low Medium II Residential)	Low Medium II Residential	[Q]R3-1-O (RD2-1-O)	RD2-1-O-CPIO	3:1	3:1	1	45'	45'	Lots on east side of S Van Ness Ave. from just 2 lots south of Pico Blvd. to Venice Blvd.	Multiple residential uses	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring zone and land use category into consistency with current use of subject and adjacent parcels.	O	Character Residential	[Q] limits density to 1200 SF, less than what R3 allows. Underlying zone and land use RD2-1-O, Low Medium II Residential
30	General Commercial	Neighborhood Commercial	C2-1VL-O	C2-2D-O-CPIO	1.5:1	3:1	1VL	3 stories or 45'	4 stories	8 lots on south side of Pico Blvd. from Van Ness Ave. to Gramercy Pl.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	NO EXISTING [Q]

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50	General Commercial/Community Commercial	Neighborhood Commercial	C2-1VL/C2-1	C2-2D-CPIO	1.5:1/1.5:1	3:1	1VL/1	3 stories or 45'/NL	4 stories	lots on south side of Pico Blvd. from Gramercy Pl. to Western Ave.	Convalescent hospital (Sunray Healthcare Center), Retail uses, cleaners, liquor store, Gas station, self car wash	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	NO EXISTING [Q]
80	Community Commercial / General Commercial / Low Medium I Residential	Neighborhood Commercial	C2-1-HPOZ / C2-1VL-HPOZ / [Q]R4-1-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1/1.5:1/3:1	1.5:1	1/1vl/1	NL / 3 stories or 45' / 33'	3 stories or 45'	South side of Pico Blvd. from Western Ave. to Harvard Ave. and lots fronting east side of Western Ave. from Pico Blvd. to 14th St., plus one parcel fronting Hobart Blvd and four parcels at SE corner of Pico and Harvard. Does not include church-owned school.	1 and 2 story commercial uses, 1 and 2 story 100% residential, parking lot	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	[Q] limits expansion of church and limits density to R2-1 (REF. SA 58 OF ORD 167,121)
85	Community Commercial	Medium Residential	R4-1-HPOZ	R3-1-HPOZ	3:1	3:1	1	NL	45'	Lots on the north side of 14th Street between Western Ave and Oxford Ave	Single family and low scale residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
114	General Commercial	Neighborhood Commercial	C2-1VL-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on south side of Pico from Ardmore Ave. to Normandie Ave., excluding 2 lots closest to Normandie, and lot at NW corner of Normandie Ave. and 14th St.	Primarily commercial uses (coin laundry, tire shop, mini market, flooring, apartments, tailor, etc.), parking lot.	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
115	General Commercial	Neighborhood Commercial	C2-1VL-HPOZ	C2-1-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	NL	2 lots fronting Pico Blvd. on south side at Pico Blvd. and Normandie Ave.	8-story self storage (with Byzantine Latino Quarter sign on top), t-shirt outlet	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
120	General Commercial/ Medium Residential	Neighborhood Commercial	C2-1VL/ [Q]R4-1	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 45'	3 stories or 45'	Block bounded by Pico Blvd., Normandie Ave., 15th St. and Mariposa Ave.	St. Sophia Historic Monument and other church-owned properties (some may be residential)	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 167,121 SA 68, [Q] ON R4, LIMITS EXPANSION OF EXISTING USES AND DENSITY TO R3-1
130	Commercial Manufacturing	Neighborhood Commercial	[Q]C2-2	C2-2D-CPIO	6:1	3:1	2	NL	4 stories	South side of Pico Blvd.. from Mariposa Ave. to Berendo St.	Mostly 1 story commercial uses, including liquor store, and some 2 story buildings	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	167,121 Sas 71, 73, 75, 79, 83: C2-2 TO QC2-2- [Q] prohibits R4 and R5
180	Commercial Manufacturing	Community Commercial	[Q]C2-2 / [Q]C2-1	C2-2D-CPIO	6:1/1.5:1	3:1	2/1	NL/NL	4 stories	South side of Pico Blvd. from Berendo St. to Menlo Ave.)	Mostly commercial and some residential buildings, 2 story mixed use building; Casa Shalom 4+ story residential project, Commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	167,121 SA 87, 91, 93 C2-2 TO QC2-2- [Q] prohibits R4 and R5
210	Commercial Manufacturing/ Low Medium II Residential	Neighborhood Commercial	[Q]C2-1	C2-1VL-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	2440 W. Pico Blvd.- 2400 W. Pico Blvd. (south side Pico Blvd. from Menlo Ave. to Westmoreland Ave.)	Commercial uses (car wash on SW corner) and residential	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	167,121 SA 95 C2-1 TO QC2-1- [Q] prohibits R4 and R5
220	Commercial Manufacturing	Neighborhood Commercial	CM-1/P-1	C2-1VL-CPIO	1.5:1/ 3:1	1.5:1	1	NL / NL	3 stories or 45'	2390 W Pico Blvd., 1322 S Westmoreland Ave. and 1323 S. Orchard Ave.	Post office	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
230	Commercial Manufacturing/ Low Medium II Residential	Neighborhood Commercial	[Q]C2-1/ RD1.5-1	C2-1VL-CPIO	1.5:1/ 3:1	1.5:1	1/1	NL / 45'	3 stories or 45'	South side of Pico Blvd. from Orchard Ave. to Arapahoe St, and 1310 S Arapaho St at SE corner of Pico and Arapaho	Commercial (strip mall) and residential (apt. complex), Commercial uses, 2 story commercial	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	167,121 SAs 95, 113, 117: C2-1 TO QC2-1- [Q] prohibits R4 and R5

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265	Commercial Manufacturing	Low Medium II Residential	[Q]C2-1	RD1.5-1	1.5:1	3:1	1	NL	45'	Parcel near Arapaho St. and Pico Blvd, just south of SA 260	Residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	167,121 SA 117 C2-1 TO QC2-1- [Q] prohibits R4 and R6
270	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	2218 W. Pico Blvd., 2208 W. Pico Blvd., 1303 S. Hoover St., southwest corner of Pico Blvd. and Hoover St.	Mixed use 2 story building	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
280	Medium Residential	Medium Residential	[Q]R4-1	R3-1-CPIO	3:1	3:1	1	45'	45'	Block bounded by Venice Blvd. on south side, Gramercy Pl. on west, 15th St. on north and St. Andrews Pl. Does not include church-owned parcel.	Apt. complexes, 3 story buildings; does not include church at 1518 Gramercy Pl	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	[Q] limits expansion of church and limits density to R3-1 (REF. SA 190 OF ORD 167,121)
282	Medium Residential	Medium Residential	[Q]R4-1	[Q]R4-1-CPIO	3:1	3:1	1	45'	45'	Third lot south of 15th at SE corner of Gramercy Blvd and 15th	church property	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	[Q] limits expansion of church and limits density to R3-1 (REF. SA 190 OF ORD 167,121) -case related Q conditions to remain.
290	Medium Residential (Low Medium I Residential)	Low Medium I Residential	[Q]R3-1 (R2-1)	R2-1-CPIO	3:1	3:1	1	33'	33'	Lots fronting east side of St. Andrews Place generally between Pico Blvd to the north and 15th St. to the south.	Multiple residential units	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring zone and land use category into consistency with current use of subject and adjacent parcels.	O	Character Residential	[Q] limits density to 1200 SF, less than what R3 allows. Underlying zone and land use R2-1, Low Medium I Residential
292	Medium Residential (Low Medium I Residential)	Low Medium I Residential	[Q]R3-1 (R2-1)	R2-1-CPIO	3:1	3:1	1	33'	33'	Lots fronting east side of St. Andrews Place between 15th St. to the north and Venice Blvd to the south.	Multiple residential units	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring zone and land use category into consistency with current use of subject and adjacent parcels.	O	Character Residential	[Q] limits density to 1200 SF, less than what R3 allows. Underlying zone and land use R2-1, Low Medium I Residential
295	Low Medium I Residential	Low Medium I Residential	R2-1	R2-1-CPIO	3:1	3:1	1	33'	33'	2 blocks generally bounded on north by 2 lots ways from Pico Blvd., south by Venice Blvd. and east by St. Andrews Pl. West side of Manhattan Pl. only.	Multiple residential units, single residential homes, elder care facilities	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]

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300	Community Commercial	Community Commercial	C2-1	C2-2D-CPIO	1.5:1	3:1	1	NL	4 stories	Lots west side of Western Ave. 3 lots south from Pico Blvd. to 15th St.	Auto repair establishments	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	NO EXISTING [Q]
310	Community Commercial	Neighborhood Commercial	C2-1-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	Corner lots fronting east side of Western Ave. from 14th St. to 15th St.	1 and 2 story commercial uses, including auto repair and NE corner of Western Ave. and 15th St.	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
315	Community Commercial	Low Medium I Residential	C2-1-HPOZ	R2-1-HPOZ	1.5:1	3:1	1	NL	33'	Internal lot at NE corner of Western Ave. and 15th St.	Courtyard apartment complex	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
320	Low Medium I Residential	Low Medium I Residential	[Q]R4-1-HPOZ	R2-1-HPOZ	3:1	3:1	1	33'	33'	8 lots properties on east side of Harvard Blvd. just 2 lots south of Pico Blvd. to 15th St. (1320 S. Harvard Blvd.-1423 S. Harvard Blvd).	Residential use single family homes (not church/school property)	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] limits expansion of church and limits density to R2-1 (REF. SA 58 OF ORD 167,121)
330	Low Medium I Residential	Low Medium I Residential	[Q]R4-1-HPOZ	R2-1-HPOZ	3:1	3:1	1	33'	33'	21 lots in block bounded by 14th St., Normandie Ave., 15th St. and Ardmore Ave.	Residential multifamily dwellings, an Byzantine Latino Quarter Lodge Frat. Org (historic Monument n- 4 lots including parking lot)	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] limits expansion of church and limits density to R2-1 (REF. SA 60 OF ORD 167,121)
340	Low Medium I Residential	Low Medium I Residential	[Q]R4-1-HPOZ	R2-1-HPOZ	3:1	3:1	1	33'	33'	West side lots of Normandie Ave. from 14th St. to 15th St.	4 lots located along Normandie Ave. are church parking, church located on 2759 15th St, parking on Normandie Ave./15th St.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] limits expansion of church and limits density to R2-1 (REF. SA 60 OF ORD 167,121)

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350	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	East side of Berendo St., middle of block, south of Pico Blvd. see revised ZIMAS map. Does not include church-owned parcels.	Residential properties (not including church or school properties)	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord. 167,121 SA 86. [Q] LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD1.5-1
360	Low Medium II Residential	Community Commercial	RD1.5-1	C2-2D-CPIO	3:1	3:1	1	45'	4 stories	3 lots on east side of New Hampshire Ave. just south of Pico Blvd. with following addresses: 1320, 1322, and 1326 S. New Hampshire Ave.	Residential multi-family development, single residence	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	NO EXISTING [Q]
380	Community Commercial	Community Commercial	[Q]C2-1	C2-1VL-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	West side of Western Ave. from 15th St. to Venice Blvd.	Commercial; Strip mall	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	A	Neighborhood Serving Corridor	Existing [[Q] IN ZIMAS. ORDINANCE173809 SUBAREA 160. PAGE MISSING FROM ordinance, intent of 160 was to required design guidelines for multi-family developments, commercial developments, Mixed use. Restricts max density at R3,
390	Community Commercial	Neighborhood Commercial	[Q]C2-1-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	Lots fronting east side of Western Ave. from 15th St. to Cambridge St., and block bounded by Western Ave., Cambridge St., Venice Blvd. and Oxford Ave, excluding residential fronting on Cambridge St.	Auto repair establishments, Restaurant equipment store, 2 story strip mall (dentist, acupuncture, Yoshinoya, check cashing, cigarette stand, etc.), older mixed use building with apartments and furniture store.	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.173,809 SA 160. Page missing from ordinance, intent of 160 was to required design guidelines for multi-family developments, commercial developments, Mixed use. Restricts max density at R3,

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410	General Commercial	Neighborhood Commercial	[Q]C2-1VL-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	NE corner of Venice Blvd. and Oxford Ave.	Multi-family building at corner, 2 older single family homes on Oxford	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,435 section 12.04 - CPC 99-0138 (HPOZ) Harvard Blvd. Heights HPOZ Area Map (2000) changing the zones and zone boundaries and 167,121 SA 166 C2-2 TO [Q]C2-1-VL. LIMITS CHURCH EXPANSION AND LIMITS DENSITY TO C1-1-VL (only for the 2 corner lots additional 180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants.
420	General Commercial	Neighborhood Commercial	[T][Q]C2-2-HPOZ	C2-1VL-HPOZ-CPIO	6:1	1.5:1	2	25'	3 stories or 45'	Venice Blvd. from just east of Oxford Ave. to just west of Hobart Blvd.	2 story residential, 2 auto sales/auto body business, other commercial business unidentifiable	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants and 173,435 section 12.04 - CPC 99-0138 (HPOZ) Harvard Blvd. Heights HPOZ Area Map (2000) changing the zones and zone boundaries and 162,807 [T][Q]C2-2 prohibited multiple residential uses, video arcades, liquor stores, fast food, design guidelines max 25 feet height)
430	General Commercial	Neighborhood Commercial	[Q]C2-1VL-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	NE corner of Venice Blvd. and Hobart Blvd.	2 story tool / lawnmower shop; storefront church, possible recycling center	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 167,121 SA 166 C2-2 TO [Q]C2-1-VL. LIMITS CHURCH EXPANSION AND LIMITS DENSITY TO C1-1-VL and 173,435 section 12.04 - CPC 99-0138 (HPOZ) Harvard Blvd. Heights HPOZ Area Map (2000) changing the zones and zone boundaries and 180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants
440	General Commercial	Neighborhood Commercial	C1-1VL-HPOZ/[Q]C2-1VL-HPOZ	C1-1VL-HPOZ-CPIO	1.5:1 / 1.5:1	1.5:1	1VL/1VL	3 stories or 45'/ 3 stories or 45'	3 stories or 45'	North side of Venice Blvd. from Hobart to Normandie	Liquor store, coin laundry, commercial, 1 story commercial, church, some residential, auto body repair shops, retail warehouse, restaurant	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	SA 167,121 SA 154 C2-2 TO [Q]C2-1-VL. LIMITS CHURCH EXPANSION AND LIMITS DENSITY TO C1-1-VL and 173,435 section 12.04 - CPC 99-0138 (HPOZ) Harvard Blvd. Heights HPOZ Area Map (2000) changing the zones and zone boundaries

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480	Medium Residential/ Low Medium I Residential/ Low Medium II/ Commercial Manufacturing	Medium Residential	R3-1/ RD5-1/ [Q]RD5-1/ [Q]R4-1/ CM-2/ QCM-1/ PB-1	R3-1	3:1 / 3:1 / 3:1 / 6:1 / 1.5:1	3:1	1	45' / 45' / 45' / NL / NL / NL / 2 stories	45'	Several lots north of Venice Blvd. form east of Normandie Ave. to S Berendo St., all under same ownership of Loyola High School (all appear to be school related facilities, except some residential owned also by Loyola High School)	Loyola High School (private, Catholic school)	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Existing [Q] on small /portion of RD5*-1and on portion zone CM
490	Commercial Manufacturing/ Low Medium II Residential	Community Commercial	[Q]C2-2/ CM-2/ RD1.5-1/ [Q]C2-1/ CM-1	C2-2D-CPIO	6:1/6:1/3 :1/1.5:1	3:1	2/2/1/1	NL / NL / 45'/NL	4 stories	1317-1521 S.Vermont Ave. (west side of Vermont Ave., just south of Pico Blvd. to Venice Blvd.), and east side of Vermont Ave. from south of Pico Blvd. to north of Venice Blvd.	Commercial uses on west side of Vermont, 6 lots residential and a 2 story commercial building on east.	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord. 167,121 SA 91 C2-2 TO QC2-2- [Q] prohibits R4 and R5; 167,121 SA 93 C2-1 TO QC2-1- [Q] prohibits R4 and R5
520	Low Medium II Residential	Low Medium II Residential	[Q]R4-1/ [Q]C2-1	RD1.5-1	3:1	3:1	1	45'	45'	1315-1521 S. Westmoreland Ave. (west side of Westmoreland Ave. just south of Pico Blvd. to just north of Venice Blvd.) Does not include church-owned parcels.	Mostly residential; excludes church-owned properties	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord. 167,121 SA 96. LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD1.5
530	Commercial Manufacturing/ Medium Residential/ Low Medium II Residential	Hybrid Industrial	CM-1/P-1/ RD1.5-1	CM-1-CPIO	1.5:1 /1.5:1/3:1	1.5:1	1	NL / NL / 45'	NL	Lots on Venice Blvd. (north and south side) generally bounded from Arapahoe St. on west to Menlo St. on the east	Various uses, including industrial and commercial uses, Post Office use in a privately owned lot, and associated parking lot	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	NO EXISTING [Q]
540	General Commercial/ Commercial Manufacturing	Community Commercial	R4-1VL/ CM-1	C2-1VL-CPIO	3:1/1.5:1	1.5:1	1VL/1	3 stories or 45' / NL	3 stories or 45'	1319 S. Hoover St.- 1529 S. Hoover St. (west side of Hoover St. from alley, south of Pico Blvd. to Venice Blvd.)	Mostly residential (including 20-50 unit Apt. Complex)	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
545	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on southeast corner of Arlington Ave. and Venice Blvd.	Auto Repair	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
546	Low Medium II Residential	Low Medium II Residential	RD2-1	RD2-1-CPIO	3:1	3:1	1	45'	45'	Block bounded by Arlington Ave., Venice Blvd., Van Ness Ave., just north of Washington Blvd. excluding the NW corner	Residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
547	Low Medium I Residential/ Medium Residential	Low Medium I Residential	R2-1/[Q]R3-1	R2-1-CPIO	3:1/3:1	3:1	1/1	33'/45'	33'	Blocks bounded by Van Ness Ave., Venice Blvd., Wilton Pl., just north of Washington Blvd. (boundary adjustment)	Residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	[Q] limits density to max 1,200 sf (less than what R3 allows); underlying zone and land use RD2-1 and Low Medium II Residential.
549	Medium Residential (Low Medium II Residential)	Low Medium II Residential	[Q]R3-1 (RD2-1)	RD2-1-CPIO	3:1	3:1	1	45'	45'	East side of Wilton Place from 18th St to Washington Blvd, excluding two commercial parcels	Residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	[Q] limits density to max 1,200 sf (less than what R3 allows); underlying zone and land use RD2-1 and Low Medium II Residential.
550	Medium Residential (Low Medium II Residential)	Low Medium II Residential	[Q]R3-1 (RD2-1)	RD1.5-1-CPIO	3:1	3:1	1	45'	45'	East and west side of Gramercy Pl from Venice Blvd to 18th Street. (boundary adjustment)	Single family and multi-family residential units	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	[Q] limits density to max 1,200 sf (less than what R3 allows); underlying zone and land use RD2-1 and Low Medium II Residential.
551	Medium Residential	Medium Residential	R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	4 blocks roughly bounded by Venice Blvd., Manhattan Pl., Washington Blvd. just east of Gramercy Pl.	Residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
560	Community Commercial	Community Commercial	[Q]C2-1/ P1-1	C2-2D-CPIO	1.5:1/ 3:1	3.5:1	1/1	NL / NL	5 stories	Whole block bounded by Western Ave., 18th St. and Venice Blvd.	Commercial, grocery store (Food 4 Less), CVS, drive thru fast food restaurant	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 160 C2-1 TO [Q]C2-1 [q]requires design guidelines for MF res., 2:1 for MU, limited to R3 density in c2 zone
570	Community Commercial	Neighborhood Commercial	[Q]C2-1-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	SE corner of Western Ave. and Venice Blvd.	Primarily commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809 SA 160: Design Guidelines, max 2:1 FAR for MU projects, max R3 density, prev. QS

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
572	Community Commercial	Low Medium I Residential	[Q]C2-1-HPOZ	R2-1-HPOZ	1.5:1	3:1	1	NL	33'	Internal lots in block bounded by Venice Blvd., Oxford Ave., and Western Blvd.	Rear yards of residential fronting on Oxford Ave.	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 173,809 SA 160: Design Guidelines, max 2:1 FAR for MU projects, max R3 density, prev. QS
580	General Commercial	Neighborhood Commercial	C1-1VL-HPOZ	C1-1VL-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Block on south side of Venice Blvd. from Oxford Ave. to Harvard Blvd.	Auto service and repair establishment, Commercial, some residential	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
592	General Commercial	Low Medium I Residential	R2-1-HPOZ	R2-1-HPOZ	3:1	3:1	1	33'	33'	Sliver of residential lot, 1649 S Hobart Blvd	Sliver of residential lot	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	No Existing [Q]
610	General Commercial	Neighborhood Commercial	C1-1VL-HPOZ	C1-1VL-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	South side of Venice Blvd. From Harvard Blvd. to Normandie	Commercial, some residential	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
650	General Commercial/ Low Medium I Residential	Open Space	C1-1VL/ R2-1	OS-1XL	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 33'	NL	South side of Venice Blvd. from Normandie Ave. to west of Angelus Cemetery, triangle shaped lot, could be city owned, no info on ZIMAS	Triangle shaped parcel, open space with tree	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
660	Commercial Manufacturing/ Low Medium II Residential	Hybrid Industrial	CM-2/ RD1.5-1	CM-1-CPIO	6:1/3:1	1.5:1	2/1	NL / 45'	NL	Venice Blvd. north and south side from Catalina St. to New Hampshire Ave.	Various uses including some light industrial, commercial uses and some residential (residentially zoned lots are parking lots; residential uses are on CM-zoned lots).	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
680	Low Medium II Residential/ Commercial Manufacturing	Community Commercial	[Q]C2-2/ RD1.5-1/ CM-2/[Q]C2-1/ CM-1	C2-2D-CPIO	6:1/3:1/6 :1/1.5:1/ 1.5:1	3:1	2/1/2/1/1	NL / 45' / NL/NL / NL	4 stories	West side of Vermont Blvd. from Venice Blvd. to Washington Blvd., south corner lots excluded, and east side of Vermont Ave. from Venice Blvd. to 17th Pl. and corner of Menlo Ave. Also includes east side of New Hampshire Ave from 1736 New Hampshire to Washington Ave.	Commercial, one motel, some residential	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord. 167,121 SA 305 and 257:Prohibits R4 and R5
682	Commercial Manufacturing	Low Medium II Residential	RD1.5-1	RD1.5-1	3:1	3:1	1	45'	45'	Internal lot at rear of 1630 S. New Hampshire, west of Vermont Blvd.	Rear residential yard	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
710	General Commercial/ Commercial Manufacturing/ Low Medium II Residential	Community Commercial	[Q]C2-1VL/ CM-1/ P-1/ RD1.5-1	C2-1VL-CPIO	1.5:1/1.5 :1/3:1	1.5:1	1VL/1/1/ 1	3 stories or 45' / NL / NL / 45'	3 stories or 45'	West side of Hoover St. from Venice Blvd. to 18th St. and corner of Arapahoe St.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	C	General Corridor	Existing [q] ord. 167121 SA 275 PROHIBITS R4 AND R5
720	Medium Residential	Low Medium II Residential	[Q]R4-1/ [Q]R3-1	RD2-1-CPIO	3:1/ 3:1	3:1	1/1	45'/45'	45'	North of Washington Blvd. between Gramercy Pl. and St. Andrews Pl. Doesn't include two church-owned parcels nearest 18th St.	Mostly residential (does not include church at 1800 &1810 Gramercy Pl.)	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	Ord. 167,121 SA 334. LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD1.5-1. Ord. 173809 SA 360: Residential development shall be limited to a maximum density of 1,200 sq ft per dwelling unit in the R3 zone. Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines.
722	Medium Residential	Low Medium II Residential	[Q]R4-1	[Q]R4-1-CPIO	3:1	3:1	1	45'	45'	2 lots at SE corner of 18th St. and Gramercy Place	Church	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	Ord. 167,121 SA 334. LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD1.5-1 -case related Q conditions to remain.
730	Community Commercial	Community Commercial	P-1	C2-2D-CPIO	3:1	3.5:1	1	NL	5 stories	Lots on east side of Manhattan Pl. from 18th St. to 2 lots north of Washington Blvd.	Primarily residential	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
740	Community Commercial	Neighborhood Commercial	[Q]C2-1-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	Lots on east side of Western Ave. just south of Venice Blvd. to just north of Washington Blvd.	Primarily commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809 SA 160: Design Guidelines, max 2:1 FAR for MU projects, max R3 density, prev. QS
762	Medium Residential	Medium Residential	[Q]R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	Lots on west side of Westmoreland Ave. from 17th Pl. to just north of Washington Blvd.	Multi-family residential; contributors to Washington Gardens Multi-Family Historic District.	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring zone into consistency with current use of subject and adjacent parcels.	O	Character Residential	Ord. 173,809 SA460: Design guidelines, Residential developments limited to max density of 1,200 sq. ft. per dwelling unit in R3 zone.
764	Medium Residential	Medium Residential	R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	Block bounded by Westmoreland to the west, 17th place to the north, Orchard Ave to the east, and the alley above Washington Blvd to the south	Multi-family residential; contributors to Washington Gardens Multi-Family Historic District.	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
770	Commercial Manufacturing/ Low Medium II Residential	Neighborhood Commercial	[Q]C2-1/ RD2-1	C1.5-1VL-CPIO	1.5:1/ 3:1	1.5:1	1	NL / 45'	3 stories or 45'	North side of Washington Blvd. from Arlington Ave. to Van Ness Ave.	2 story commercial, Fire Station #26, State Historic Resource, auto repair establishment	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.167,121 SA 345 Prohibits R4 and R5
780	Commercial Manufacturing/ Low Medium I Residential	Neighborhood Commercial	[Q]C2-1/ R2-1/ [Q]CM-1	C1.5-1VL-CPIO	1.5:1/3:1 /1.5:1	1.5:1	1	NL / 33'/ NL	3 stories or 45'	North side of Washington Blvd. from Van Ness Ave. to Wilton Pl.	Church building and parking lot, Wholesale electric co. other possible light industrial? No signs	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.167,121 SA 345 Q PROHIBITS R4 AND R5, 180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants and 177,323 Prohibits automobile-related uses, junk yards, open storage and recycling materials processing and sorting facilities, promoting mixed-use commercial and 173,809 SA 580 C2-1VL TO [Q]CM-1 [Q]= Max of 2:1 FAR for commercial/residential mixed use projects: Max 1.5:1 FAR for commercial uses, prohibited residential only uses, Max 2:1 FAR for industrial/residential mixed uses

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
800	Commercial Manufacturing	Neighborhood Commercial	[Q]CM-1	C1.5-1VL-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	North side of Washington Blvd. from Wilton Pl. to Gramercy Pl. and North east corner of Washington Blvd. and Gramercy Pl.	Vacant lots surrounded by block wall with mural (once slated for redevelopment by CRA ?); Liquor store and parking lot fronting Washington and Gramercy	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.173,809 SA 580,600,620 C2-1VL TO [Q]CM-1 [Q]= Maximum of 2:1 FAR for Mixed use projects: Max. 1.5:1 for commercial only. Residential is prohibited unless it is part of a Industrial/residential mixed use development, if so then max 2:1 FAR is allowed. Design Guidelines requirement.
820	Commercial Manufacturing	Neighborhood Commercial	[Q]C2-1	C1.5-1VL-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	North west corner of St. Andrews Pl. and Washington Blvd., and North side of Washington Blvd. between St Andrews Pl. and Manhattan Pl.	Commercial stores, party supply, furniture, auto related product stores, 1 and 2 story commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.167,121 Sas 331 and 333 Prohibits R4 and R5
840	Community Commercial	Community Commercial	[Q]C2-1/P-1	C2-2D-CPIO	1.5:1/3:1	3.5:1	1/1	NL / NL	5 stories	North west corner of Washington Blvd. and Western Ave. from Manhattan Pl. to 18th St.	Commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord.173,809 SA 160: Design Guidelines, max 2:1 FAR for MU projects, max R3 density, prev. QS
850	Community Commercial	Community Commercial	[Q]C2-1-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1/1	NL	45'	North east corner of Washington Blvd. and Western Ave.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	A	Neighborhood Serving	173,809 SA 160: Design Guidelines, max 2:1 FAR for MU projects, max R3 density, prev. QS
852	Community Commercial/ Low Medium I Residential	Neighborhood Commercial	[Q]C2-1-HPOZ/ R2-1-HPOZ	C1.5-1VL-HPOZ-CPIO	1.5:1/3:1	1.5:1	1	NL / 33'	3 stories or 45'	North west corner of Washington Blvd and Oxford Ave.	Multi-family residential (Harvard Heights contributor), 2 two-story historic mixed-use residential/commercial contributing buildings	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.173,809 SA 160: Design Guidelines, max 2:1 FAR for MU projects, max R3 density, prev. QS

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
860	Commercial Manufacturing	Neighborhood Commercial	[Q]C2-1-HPOZ	C1.5-1VL-HPOZ-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	North side of Washington Blvd. from Oxford Ave. to Harvard Blvd.	Commercial building and parking lot, Offices (Ray Charles Studio), warehouse uses, some residential, mortuary	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.167,121 SAs 327, 325, 323: Prohibits R4 and R5
890	Commercial Manufacturing/ Low Medium I Residential	Neighborhood Commercial	[Q]C2-1-HPOZ/ R2-1-HPOZ	C1.5-1VL-HPOZ-CPIO	1.5:1/3:1	1.5:1	1	NL/33'	3 stories or 45'	North side of Washington, from Harvard Blvd. to Normandie.	Private school, auto repair, Hungarian cultural center, multi-family complex	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.167,121 SA 321, 319, 317, 315: Prohibits R4 and R5
930	Low Medium II Residential/ Commercial Manufacturing	Community Commercial	[Q]C2-1	C2-1-CPIO	1.5:1	1.5:1	1	NL	NL	North side of Washington Blvd., from Walton Ave. to New Hampshire Ave.	Auto body, retail, residential, used car sales, commercial, various tenants	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord.167,121 SA 307, 313, 311: Prohibits R4 and R5 (Published in 1991). Previous ordinance 162,616 published in 1987 placed [T] , changed from C2-1, C2-2, R4-1, R4-2 to (T)(Q)CM-1, CPC No.86-454 ('89) removed (T) , General Covenant and Agreement (89-412319) There shall be no medical or dental offices permitted.
960	Commercial Manufacturing	Community Commercial	(Q)CM-1 (C2-2, R4-2)	C2-2D-CPIO	1.5:1	3:1	1	NL	4 stories	North west corner of Washington Blvd. and Vermont Ave, and west side of Vermont Ave. south of Venice Blvd.	Rite Aid, Burger King drive through	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord.167,121 SA 307 Prohibits R4 and R5 (Published in 1991) Previous ordinance 162,616 published in 1987 placed [T] , changed from C2-1, C2-2, R4-1, R4-2 to (T)(Q)CM-1, CPC No.86-454 ('89) removed (T) , General Covenant and Agreement (89-412319) There shall be no medical or dental offices permitted.
970	Commercial Manufacturing/ Low Medium II Residential	Community Commercial	[Q]C2-1/ RD1.5-1	C2-2D-CPIO	1.5:1/3:1	3:1	1/1	NL / 45'	4 stories	East side of Vermont Ave. between 17th St. and Washington Blvd., and South east corner of Vermont Ave. and Washington Blvd.	Auto related	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord.167,121 SA 303 Prohibits R4 and R5
980	Commercial Manufacturing / Low Medium II Residential	Community Commercial	[Q]C2-1/ CM-1 / RD1.5-1	C2-1-CPIO	1.5:1 / 1.5:1 / 3:1	1.5:1	1/1/1	NL/NL/45'	NL	North side of Washington Blvd. between Menlo Ave. and Arapahoe St.	Auto related and residential, vacant lot, liquor store, commercial	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord.167,121 SA 299, 295, 289, 287, 283: Prohibits R4 and R5

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
982	Low Medium II Residential	Community Commercial	RD1.5-1	C2-1-CPIO	3:1	1.5:1	1	45'	NL	Internal lot on east side of Menlo Ave. just north of Washington Blvd.	Parking lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
984	Medium Residential	Community Commercial	[Q]R3-1	C2-1-CPIO	3:1	1.5:1	1	45'	NL	Two internal lots fronting west side of Westmoreland Ave. just north of Washington Blvd.	Parking lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,809 SA 460 Residential density limited to 1200 SF/DU in R3 zone, Multi-family developments must conform with Multi-family residential design guidelines.
1030	General Commercial/ Commercial Manufacturing	Community Commercial	P-1VL/ [Q]C2-1/ C2-1	C2-1VL-CPIO	NL/1.5:1 /1.5:1	1.5:1	1VL/1/1/ 1	3 stories or 45' / NL / NL	3 stories or 45'	North west corner of Washington Blvd. and Hoover St. from Arapahoe St to 18th St. Excludes 6 publicly owned parcels along Hoover St.	Commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	C	General Corridor	Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord. 167,121 SA 281 change C2-1 to [Q]C2-1, residential uses at the density of the R4 and R5 zones shall be prohibited, Ord. 161,116 SA 38A Height District Changes
1032	General Commercial	Open Space	C2-1	OS-1XL	1.5:1	1.5:1	1	NL	NL	6 parcels on west side of Hoover St between 18th St and Washington Blvd	private school and park (publicly owned)	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1040	Commercial Manufacturing	Neighborhood Commercial	[Q]CM-1-O	C1.5-1VL-O-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	South east corner of Washington Blvd. and Arlington Ave.	Commercial uses (Bob's Tire Town)	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.173,809-SA 550- INTENT: Q]= Maximum of 2:1 FAR for Mixed use projects: Max. 1.5:1 for commercial only. Residential is prohibited unless it is part of a Industrial/residential mixed use development, if so then max 2:1 FAR is allowed. Design Guidelines requirement.
1050	Commercial Manufacturing	Neighborhood Commercial	C2-1VL-O/ [Q]C2-1-O	C1.5-1VL-O-CPIO	1.5:1/1.5 :1	1.5:1	1VL/1	3 stories or 45'/NL	3 stories or 45'	South side of Washington Blvd. generally between Arlington Ave. and Western Ave.	Commercial uses (Incl. Bob's Tire Town)	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.167,121 SA 351, 359, 361: Prohibits R4 &R5
1100	Community Commercial / Commercial Manufacturing	Community Commercial	[Q]C2-1-O	C2-2D-O-CPIO	1.5:1	3:1	1	NL	4 stories	North west corner of Western Ave. and Washington Blvd. from Washington Blvd. to 20th St.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants and 177,323 Prohibits automobile-related uses, junk yards, open storage and recycling materials processing and sorting facilities, promoting mixed-use commercial and173,809 SA 160 C2-1-0 TO [Q]C2-1-0, Design Guidelines, [Q]= Max of 2:1 FAR for commercial/residential mixed uses, Max of 1.5:1 for commercial uses, Residential restricted to max density R3 zone

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1110	Community Commercial	Community Commercial	[Q]C2-1-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	South east corner of Washington Blvd. and Western Ave.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	A	Neighborhood Serving Corridor	Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants and 173,809 SA 160 C2-1-0 TO [Q]C2-1-0, Design Guidelines, [Q]= Max of 2:1 FAR for commercial/residential mixed uses, Max of 1.5:1 for commercial uses, Residential restricted to max density R3 zone and 173,435 section 12.04 - CPC 99-0138 (HPOZ) Harvard Blvd. Heights HPOZ Area Map (2000) changing the zones and zone boundaries
1120	Commercial Manufacturing	Neighborhood Commercial	[Q]C2-1-HPOZ	C1.5-1VL-HPOZ-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	South side of Washington Blvd. from Oxford Ave. to Harvard Blvd.	Retail, conv. home 4 lots, auto related, fast food, large house	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.167,121 SA 365, 367 Prohibits R4 and R5
1140	Commercial Manufacturing	Neighborhood Commercial	[Q]C2-1-HPOZ	C1.5-1VL-HPOZ-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	South side of Washington, from Harvard Blvd. to Normandie Ave.	Retail, convalescent home, auto repair, strip mall, gas station	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.167,121 SA 369, 375 Prohibits R4 and R5
1155	Low Medium I Residential	Open Space	R2-1-HPOZ	OS-1XL-HPOZ	3:1	1.5:1	1	33'	NL	NW corner of Normandie Ave. and Cordova St.	Pocket Park	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1160	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	South side of Washington Blvd. between Normandie Ave. and Raymond Ave.	Various industrial uses, warehouse, auto painting	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	Ord.173,809 SA 635 The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Industrial developments and industrial/residential mixed use developments must obtain plan approval to ensure conformity with the industrial development design guidelines. Residential only uses shall be prohibited in the CM zone. However, industrial/residential mixed use may be permitted. In such cases, the FAR shall be no more than 2:1.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1180	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1/ PF-1	CM-1-CPIO	1.5:1/1.5:1	1.5:1	1	NL / NL	NL	Southside of Washington, to midblock east side of Raymond Ave.	Church, retail	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	Ord.173,809 SA 635 The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Industrial developments and industrial/residential mixed use developments must obtain plan approval to ensure conformity with the industrial development design guidelines. Residential only uses shall be prohibited in the CM zone. However, industrial/residential mixed use may be permitted. In such cases, the FAR shall be no more than 2:1.
1190	Limited Manufacturing	Public Facilities	M1-1	PF-1	1.5:1	1.5:1	1	NL	NL	South west corner of Budlong Ave. and Washington Blvd.	LAUSD new school	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1200	Limited Manufacturing	Limited Industrial	M1-1	M1-1-CPIO	1.5:1	1.5:1	1	NL	NL	South side of Washington Blvd., midblock between Vermont Ave. and Budlong Ave., north of Cordova St.	Warehouse and other industrial uses	Establish Compatible Industrial CPIO subarea to improve transition between industrial and residential uses and improve building design.	K	Compatible Industrial	NO EXISTING [Q]
1210	Limited Manufacturing	Community Commercial	M1-1/ M1-2	C2-2D-CPIO	1.5:1/6:1	3:1	1/2	NL / NL	4 stories	South west corner of Washington Blvd. and Vermont Ave.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	NO EXISTING [Q]
1220	Commercial Manufacturing/ Limited Manufacturing/ Low Medium II Residential	Public Facilities	[Q]C2-1/ M1-1/P-1/ [Q]CM-1/ RD1.5-1	PF-1	1.5:1/1.5:1/3:1/1.5:1/3:1	1.5:1	1	NL / NL / NL / NL / 45'	NL	South side of Washington Blvd. between Vermont Ave. and Orchard Ave. excluding south east corner.	West Adams Prep LAUSD school	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord.167,121 SA 401 Prohibits R4 and R5 [Q] CM?
1230	Commercial Manufacturing	Community Commercial	[Q]C2-1	C2-1-CPIO	1.5:1	1.5:1	1	NL	NL	South side of Washington Blvd. between Orchard Ave. and New England St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord.167,121 SA 403 Prohibits R4 and R5

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1240	Commercial Manufacturing/ Low Medium II Residential	Community Commercial	[Q]C2-1/ RD1.5-1	C2-1-CPIO	1.5:1/3:1	1.5:1	1	NL / 45'	NL	South side of Washington Blvd. between New England St. and Magnolia Ave.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord.167,121 SA 405 Prohibits R4 and R5
1250	Commercial Manufacturing/ Low Medium II Residential	Community Commercial	CM-1/P-1/ [Q]C2-1/ RD1.5-1	C2-1-CPIO	1.5:1/1.5:1	1.5:1	1	NL / NL / NL	NL	South side of Washington Blvd. from Magnolia Ave. to Arapahoe St.	Warehouse, Commercial, Children Bureau of Southern California, Office Building	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord.167,121 SA 418 Prohibits R4 and R5
1260	General Commercial/ Commercial Manufacturing	Community Commercial	(Q)P-1VL/ R4-1VL/ (Q)CM-1/ R4-1/ P-1/ CM-1/ C2-1VL/ [Q]C2-1	C2-1VL-CPIO	NL/3:1/1.5:1/3:1/ 3:1/1.5:1 /1.5:1/1.5:1	1.5:1	1VL/1VL/ 1/1/1/1/1 VL/1	3 stories or 45' / NL / NL / NL / NL / 3 stories or 45' / NL	3 stories or 45'	West side of Hoover St. from Washington Blvd. to 10 Freeway, and parcel at south east corner of Hoover and 20th St.	Commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	C	General Corridor	Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord. 167,121 SA 432 and 450 change to HD 1-VL, Ord. 161,116 SA 38A Height District Changes
1265	Public Facilities/ PF-Fwys	Public Facilities/PF-Fwys	[Q]C2-1	PF-1	1.5:1	1.5:1	1	NL	NL	Irregular shaped lot north of the 10 Freeway, just east of Hoover St.	Caltrans building, lot	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 173,809 SA 680 Multi-family residential must conform to multi family residential development design guidelines. FAR max 2:1 for commercial/res MU and 1.5:1 for commercial, both must conform with commercial design guidelines. Res uses in C2 restricted to max density allowed in R3 zone.
1270	Community Commercial	Community Commercial	[Q]C2-1	C2-2D-CPIO	1.5:1	3.5:1	1	NL	5 stories	Entire block at south east corner of Washington Blvd. and Hoover St.	Pep Boys, office building, other commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord.173,809 SA680: 2:1 FAR FOR COMM/RES MU PROJECTS. 1.5:1 for commercial only. Max R3 DENSITY. DESIGN GUIDELINES, [Q] 167,121 SA 436
1280	Community Commercial	Neighborhood Commercial	[Q]C2-1-O	C2-1VL-O-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	Lots at south west corner of Western Ave. and 20th St.	Primarily commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.180,103 -Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants and 177,323 Prohibits automobile-related uses, junk yards, open storage and recycling materials processing and sorting facilities, promoting mixed-use commercial and173,809 SA 160 C2-1-0 TO [Q]C2-1-0, Design Guidelines, [Q]= Max of 2:1 FAR for commercial/residential mixed uses, Max of 1.5:1 for commercial uses, Residential restricted to max density R3 zone
1285	Public Facilities	Public Facilities	[Q]C2-1-O	PF-1-O	1.5:1	1.5:1	1	NL	NL	Narrow lot on east side of Manhattan Place, just south of 20th St.	Fire station parking lot	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord.173,809 SA 160 C2-1-0 TO [Q]C2-1-0, Design Guidelines, [Q]= Max of 2:1 FAR for commercial/residential mixed uses, Max of 1.5:1 for commercial uses, Residential restricted to max density R3 zone

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1290	Low Medium I Residential	Low Medium I Residential	[Q]R4-1-HPOZ	R2-1-HPOZ	3:1	3:1	1	33'	33'	Lots generally bounded by Oxford Ave. and Hobart Blvd., south of Washington Blvd. Does not include church-owned parcels at southern end of block.	Primarily multiple family residential . Excludes church-owned lots.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord.167,121 SA 364 LIMITS CHURCH EXPANSION to 20% AND LIMITS DENSITY TO R2-1 20%, corresponding zone is R2-1; and 173,435 section 12.04 - CPC 99-0138 (HPOZ) Harvard Blvd. Heights HPOZ Area Map (2000) changing the zones and zone boundaries
1300	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-HPOZ	RD2-1-HPOZ	3:1	3:1	1	45'	45'	Block generally bounded by Hobart Blvd., 21st St. and Harvard Blvd. excluding lots fronting Washington Blvd.	Primarily multiple fam. residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord.167,121 SA 366 LIMITS CHURCH EXPANSION AND LIMITS DENSITY TO RD2-1 and 173,435 section 12.04 - CPC 99-0138 (HPOZ) Harvard Blvd. Heights HPOZ Area Map (2000) changing the zones and zone boundaries
1305	Low Medium II Residential	Low Medium II Residential	R3-1	RD2-1	3:1	3:1	1	45'	45'	4 lots (slivers) on west side of Congress Ave. just north of the 10 Freeway	Residential yard	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1310	Commercial Manufacturing	Hybrid Industrial	CM-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	North east corner of Normandie Ave. and Cordova St.	Apt. complex and industrial uses (light industrial most likely)	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	NO EXISTING [Q]
1320	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1/ (T)(Q)CM-1/ M1-1/ R3-1	CM-1-CPIO	1.5:1/1.5:1/1.5:1/ 3:1	1.5:1	1	NL / 2 stories or 30' per the [T](Q) / NL / 45'	NL	1915-1951 Raymond Ave., 5 lots south of Washington Blvd.	Auto Body Repair	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	Ord.173,809 SA 635 change M1-1 to [Q]CM-1 Maximum of 2:1 FAR for commercial/residential mixed use developments: Max. 1.5:1 for commercial only. Residential is prohibited unless it is part of a Industrial/residential mixed use development, if so then max 2:1 FAR is allowed. Design Guidelines requirements for commercial/residential mixed use developments, Industrial developments and industrial/residential mixed use developments. Residential only uses shall be prohibited in the CM zone. Industrial/residential mixed use may be permitted. In such cases, the FAR shall be no more than 2:1., Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord. 154 634 change R3-1 to [T](Q)CM-1 max 2 stories or 30 feet height.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1330	Limited Manufacturing/ Commercial Manufacturing/ General Commercial	Hybrid Industrial	M1-1/ M1-2/ CM-2/ C2-1VL	CM-1-CPIO	1.5:1/6:1 / 6:1/1.5:1	1.5:1	1/2/2/1V L	NL/NL/N L/3 stories or 45'	NL	Top half of the block facing Cordova St. at north, Budlong Ave. to west, east of Vermont Ave., and lots on west side of Vermont Ave. from Cordova St. to 20th St. (6 lots) lots fronting 20th St. (4 lots)	Some residential, bakery, warehouse, private school, dance hall	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	NO EXISTING [Q]
1345	Open Space	Low Medium II Residential	R1-1-O-HPOZ	RD1.5-1-O-HPOZ	3:1	3:1	1	33'	45'	Lot on east side of Cimarron St. just north of the 10 Freeway	Parking lot for shelter	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1350	Community Commercial	Neighborhood Commercial	[Q]C2-1-O	C2-1VL-O-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	Lots on west side of Western Ave. from 20th St. to 10 Fwy.	Primarily commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants and 177,323 Prohibits automobile-related uses, junk yards, open storage and recycling materials processing and sorting facilities, promoting mixed-use commercial and173,809 SA 160 C2-1-0 TO [Q]C2-1-0, Design Guidelines, [Q]= Max of 2:1 FAR for commercial/residential mixed uses, Max of 1.5:1 for commercial uses, Residential restricted to max density R3 zone
1360	Community Commercial	Neighborhood Commercial	[Q]C2-1-HPOZ/ R4-1	C2-1VL-HPOZ-CPIO	1.5:1/3:1	1.5:1	1/1	NL / NL	3 stories or 45'	Lots on east side of Vermont Ave. just south of Washington Blvd. to 10 Fwy.	Primarily commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.173,809 SA 160 C2-1-0 TO [Q]C2-1-0, Design Guidelines, [Q]= Max of 2:1 FAR for commercial/residential mixed uses, Max of 1.5:1 for commercial uses, Residential restricted to max density R3 zone and180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants and 177,323 Prohibits automobile-related uses, junk yards, open storage and recycling materials processing and sorting facilities, promoting mixed-use commercial and 173,435 section 12.04 - CPC 99-0138 (HPOZ) Harvard Blvd. Heights HPOZ Area Map (2000) changing the zones and zone boundaries
1365	Low Medium I Residential	Low Medium I Residential	R2-1-HPOZ / R4-1	R2-1-HPOZ	3:1/3:1	3:1	1	33' / NL	33'	Tiny lot south of 2069 S. Oxford, at Oxford Ave and the 10 Fwy	Portion of residential lot (driveway)	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1370	General Commercial/ Commercial Manufacturing/ Low Medium II Residential	Hybrid Industrial	[Q]C2-2/ C2-1VL/ RD1.5-1	CM-1-CPIO	6:1/1.5:1 /3:1	1.5:1	2/1VL/1	NL /3 Stories or 45' / 45'	NL	South west corner of 20th St. and Vermont Ave.	Office building	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	Ord.167,121 SA 461 Prohibits R4 and R5
1380	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	3 blocks south of 20th St. between Menlo Ave. and Magnolia Ave. north of 10 Fwy	Residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord.167,121 SA 456 R4-1 TO [Q]R4-1. LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD1.5-1 and 161,116 SA 38A height district changes to 1
1382	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1-CPIO	3:1	3:1	1	45'	45'	West side of Magnolia Ave. south of 20th St. and one lot fronting 20th. Most are contributors to Magnolia Avenue Residential Historic District identified by SurveyLA.	Residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring zone into consistency with current use of subject and adjacent parcels.	O	Character Residential	Ord.167,121 SA 456 R4-1 TO [Q]R4-1. LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD1.5-1
1384	Low Medium II Residential	Low Medium II Residential	RD1.5-1	RD1.5-1-CPIO	3:1	3:1	1	45'	45'	East side of Magnolia Ave. south of 20th St. and one lot fronting 20th. Contributors to Magnolia Avenue Residential Historic District identified by SurveyLA.	Residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
1390	Public Facilities/ PF- Fwys	Public Facilities/PF- Fwys	C2-1	PF-1	1.5:1	1.5:1	1	NL	NL	South east corner of Washington Blvd. and Union Ave.	mini storage; public facilities	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 440 change C2-2 to HD 1
1395	Public Facilities/ PF- Fwys	Public Facilities/PF- Fwys	RD1.5-1-O/ R1-1-O/ C2-1-O	PF-1-O	3:1/ 3:1/ 1.5:1	1.5:1	1/1/1	45' / 33' / NL	NL	North and south side of 10 Frwy from Arlington Ave to Western Ave	Freeway buffer	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1397	Public Facilities	Public Facilities	R4-1/ C2-1/ R3-1/ RD1.5-1	PF-1	3:1/ 1.5:1/ 3:1	1.5:1	1/1/1	NL / NL / 45'	NL	North and south side of 10 Frwy from Western Ave to Vermont Ave	Freeway buffer	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1398	Public Facilities/ PF- Fwys	Public Facilities/ PF-Fwys	C2-1/ R4-1/ FRWY/ VARIOUS	PF-1	1.5:1/ 3:1	1.5:1	1/1	NL / NL / NL	NL	North and south side of 10 Frwy from Vermont to Union Ave.	Freeway buffer	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1399	Low Medium II Residential / Public Facilities/ PF-Fwys	Public Facilities/ PF-Fwys	RD2-1/ C2-1/ R4-1	PF-1	3:1/1.5:1 / 3:1	1.5:1	1/1/1	45' / NL/NL	NL	South of 10 Fwy from Hoover St to Union Ave, Triangle parcel, SE corner at intersection of Union Ave and 20th St, Lot at north west corner of Washington Blvd. and Toberman St., along 10 Fwy.	Freeway buffer / parking, vacant land / small portion of front yard / storage under freeway	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1400	Low Residential	Low II Residential	[Q]R4-1-O-HPOZ	R1-1-O-HPOZ	0.45:1	0.45:1	1	33'	33'	Block north of 23rd St. from Cimarron St. to Gramercy Pl., north of alley.	Residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord.167,121 SA 669. LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1-O
1410	Community Commercial	Neighborhood Commercial	P-1-O/ C2-1-O	C2-1-O-CPIO	3:1/1.5:1	1.5:1	1	NL / NL	NL	West side of Western Ave. from 10 Fwy to 24th St.	Auto related, L.A. Metropolitan Medical Center	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
1418	Community Commercial	Community Commercial	[T][Q]C2-2D	[T][Q]C2-2D-CPIO	2:1	2:1	2D	75'	75'	Parcel at NE corner of Western and Adams	Golden State Mutual building / new development	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	CPC-2010-760-GPA-VZC-HD-SPR: GPA from Low Medium II Res to Community Commercial, Vesting zone change and HD change from RD1.5-1 to [T][Q]C2-2D, max height of 75'. See Letter of determination for further conditions. Conditions will remain with subarea. CC Adoption Date: 12/20/2012. Case related to CPC-2010-760-GPA-VZC-HD-SPR to remain.
1420	Low Medium II Residential/ Community Commercial	Neighborhood Commercial	C2-1/ RD1.5-1	C2-1-CPIO	1.5:1 / 3:1	1.5:1	1/1	NL / 45'	NL	East side of Western Ave. from 10 Fwy to Adams Blvd, and parcel at NE corner of Adams and Hobart.	Apartments, offices, strip mall	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1421	Medium Residential	Medium Residential	R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	Lots north of 22nd street south of the 10 Fwy, between Western Ave and Congress Ave. Does not include commercial lot at NE corner of Western and 22nd.	Apartments, a couple houses, vacant lot.	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1422	Low Medium II Residential	Low Medium II Residential	RD1.5-1	RD1.5-1-CPIO	3:1	3:1	1	45'	45'	Lots on west side of Hobart Blvd south of 22nd Street towards Adams. Does not include 3 lots north of Adams.	Multi-family apartments, parking lot, maybe single family homes.	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
1423	Low Medium II Residential	Low Medium II Residential	[Q]RD2-1	[Q]RD2-1-CPIO	3:1	3:1	1	45'	45'	Mid-block church-owned parcels, block with 22nd St. to north, Harvard Blvd to east, 25th St. to the south, and Hobart Blvd to the west.	Church, church-owned property	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	Ord. 167,121 SA 654, R4-1 to [Q]RD2-1. Limits church expansion to 20%, any more subject to plot plan approval and fees. Other uses restricted to those permitted in RD2-1 zone. No demo / alteration of any building under consideration for historic or cultural landmark status shall be approved unless the Commission deems okay. -case related Q conditions to remain.
1424	Low Medium II Residential	Low Medium II Residential	[Q]RD2-1	[Q]RD2-1-CPIO	3:1	3:1	1	45'	45'	Southern half of block surrounded by 22nd St to the north, La Salle Ave to the east, and Harvard Blvd to the west.	Church, church parking lot	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	Ord. 167,121 SA 646, R4-1 to [Q]RD2-1. Limits church expansion to 20%, any more subject to plot plan approval and fees. Other uses restricted to those permitted in RD2-1 zone. No demo / alteration of any building under consideration for historic or cultural landmark status shall be approved unless the Commission deems okay. -case related Q conditions to remain.
1425	General Commercial	Neighborhood Commercial	P-1VL	C2-1VL-CPIO	3:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lot at south west corner of 22nd St. and Normandie Ave.	Paved parking lot (for semis trucks, too?) tied to service station to the south	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
1426	Medium Residential	Medium Residential	R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	Lots south of 22nd St. between La Salle Ave. and 2nd lot west of Normandie Ave.	Single family houses and apartments	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
1427	Low Medium II Residential	Low Medium II Residential	RD2-1	RD2-1-CPIO	3:1	3:1	1	45'	45'	North and south side of 23rd St east and west of Congress Ave, and north side of 24th St., and South side of 24th St. and north and south side of 25th St. from Normandie Ave. to east of La Salle Ave. (appx. 5 lots deep from La Salle)	Apartments, single family houses	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1428	Low Medium II Residential	Low Medium II Residential	RD1.5-1	RD1.5-1-CPIO	3:1	3:1	1	45'	45'	South of 25th St. from Hobart to La Salle Ave; Lots east of La Salle Ave. approximately 5 lots deep from south side of 25th to north side of 23rd St.	Mainly apartments, some single family houses	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
1431	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Three lots at NW corner of 23rd St. and Normandie Ave.	Gas Station	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
1432	Low Medium II Residential	Low Medium II Residential	[Q]RD2-1	RD2-1-CPIO	3:1	3:1	1	45'	45'	Block with 22nd St. to north, Harvard Blvd to east, 25th St. to the south, and Hobart Blvd to the west. Excludes church-owned properties mid block.	Large single-family homes, apartments	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring zone into consistency with current use of subject and adjacent parcels.	O	Character Residential	Ord. 167,121 SA 654, R4-1 to [Q]RD2-1. Limits church expansion to 20%, any more subject to plot plan approval and fees. Other uses restricted to those permitted in RD2-1 zone. No demo / alteration of any building under consideration for historic or cultural landmark status shall be approved unless the Commission deems okay.
1435	Low Medium II Residential	Low Medium II Residential	[Q]RD2-1	RD2-1-CPIO	3:1	3:1	1	45'	45'	Northern half of block surrounded by 22nd St to the north, La Salle Ave to the east, and Harvard Blvd to the west.	apartment building, two large single residences	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring zone into consistency with current use of subject and adjacent parcels.	O	Character Residential	Ord. 167,121 SA 646, R4-1 to [Q]RD2-1. Limits church expansion to 20%, any more subject to plot plan approval and fees. Other uses restricted to those permitted in RD2-1 zone. No demo / alteration of any building under consideration for historic or cultural landmark status shall be approved unless the Commission deems okay.
1438	Low Medium II Residential	Low Medium II Residential	R3-1-HPOZ	RD1.5-1VL-HPOZ	3:1	3:1	1	45'	3 stories or 45'	SE corner of 22nd St. and Normandie Ave.	Residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1440	General Commercial	Neighborhood Commercial	C2-1VL-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on east side of Vermont Ave. from 10 Fwy to 24th St. (adjacent to University Ave. Park HPOZ)	Primarily Commercial Uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1442	Public Facilities	Low Medium II Residential	R4-1	RD2-1-HPOZ	3:1	3:1	1	NL	45'	Tiny lot behind 1417 W 22nd St., west of Ellendale Place	Part of residential parking lot	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1443	Low Medium II Residential	Low Medium II Residential	RD1.5-1-HPOZ	[Q]RD2-1XL-HPOZ	3:1	3:1	1	45'	2 stories or 30'	two lots at NE corner of Arapahoe St. and 22nd St	Residential	Bring zone into consistency with current use of subject and adjacent parcels and HPOZ preservation plan		x	NO EXISTING [Q]; new proposed [Q] limits development across original side yard setbacks on unified lots.
1444	Low Medium II Residential	Low Medium II Residential	RD2-1-HPOZ	[Q]RD2-1XL-HPOZ	3:1	3:1	1	45'	2 stories or 30'	Residential parcels between Vermont Ave and Hoover St, along both sides of 22nd St and 23rd St, and north side of 24th st between Magnolia and Hoover.	Residential	Bring height district into consistency with current use of subject and adjacent parcels and HPOZ preservation plan.		x	NO EXISTING [Q]; new proposed [Q] limits development across original side yard setbacks on unified lots.
1445	General Commercial	Low Medium II Residential	RD2-1-HPOZ	[Q]RD2-1XL-HPOZ	3:1	3:1	1	45'	2 stories or 30'	Interior lots west of Hoover St. between 23rd St and 24th St	Residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]; new [Q] limits development across original side yard setbacks on unified lots.
1450	General Commercial	Neighborhood Commercial	C2-1VL-HPOZ/P-1VL-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1/NL	1.5:1	1VL/1VL	3 stories or 45' / 3 stories or 45'	3 stories or 45'	Lots on west side of Hoover St. from 10 Fwy. to 24th St.	Commercial uses, including 24th St. Theater, Hoover Ranch Market, Arco gas station, multi-family residential	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1455	General Commercial/ Low Medium II Residential	Neighborhood Commercial	C2-1VL-O/ RD2-1-O	C2-1VL-O-CPIO	1.5:1 / 3:1	1.5:1	1	3 stories or 45' / 45'	3 stories or 45'	Lots on west side of Hoover St. from 24th St. to 25th St.	Primarily commercial uses, including Union Theater (Velaslavasay Panorama)	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1460	Neighborhood Office Commercial	Neighborhood Commercial	[Q]C2-1VL-O-HPOZ/ RD1.5-1-O-HPOZ/ C2-1L-O-HPOZ/C2-1-O-HPOZ/R4-1L-O-HPOZ	C2-1VL-O-HPOZ-CPIO	1.5:1/3:1 /3:1/3:1	1.5:1	1VL/1/1L /1/1L	3 stories or 45' / 45'/ 6 stories or 75' / NL / 6 stories or 75'	3 stories or 45'	Lots on east side of Hoover St. from 25th St. to 10 Fwy., including 3 blocks along Union Ave. Excludes residential parcels at NW corner of Union and 22nd.	Commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809 SA 760, change from QCM-1 to [Q]C2-1VL, Design guidelines, max 2:1 FAR for commercial/ residential mixed-use and 1.5:1 for commercial developments. Residential uses in C2 zone max R3 density. "Q" Conditions per CPC 28302 shall be retained for existing use(s). SA 780, change from C2-1L-O to [Q]C2-1VL-O. Same conditions as above, excluding the reference to CPC 28302.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1461	Neighborhood Office Commercial	Neighborhood Commercial	[Q]C2-1VL-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	3 parcels along Union Ave.	Commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809 SA 760, change from QCM-1 to [Q]C2-1VL, Design guidelines, max 2:1 FAR for commercial/residential mixed-use and 1.5:1 for commercial developments. Residential uses in C2 zone max R3 density. "Q" Conditions per CPC 28302 shall be retained for existing use(s). SA 780, change from C2-1L-O to [Q]C2-1VL-O. Same conditions as above, excluding the reference to CPC 28302.
1465	Neighborhood Office Commercial	Low Medium II Residential	RD1.5-1-O-HPOZ	[Q]RD2-1XL-O-HPOZ	3:1	3:1	1	45'	2 stories or 30'	Interior lot east of Union Ave on south side of 23rd St. (3rd from corner)	single family residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel and HPOZ preservation plan		x	NO EXISTING [Q]; new [Q] limits development across original side yard setbacks on unified lots.
1470	Low Medium II Residential	Low Medium II Residential	RD2-1-HPOZ / RD1.5-1-HPOZ	[Q]RD2-1XL-HPOZ	3:1	3:1	1/1	45'/45'	2 stories or 30'	Residential parcels bounded by the 10 freeway, Toberman St, 20th St, Oak St, 21st St, and Union Ave	Single and multi-family residential	Bring zone into consistency with current use of subject and adjacent parcels and HPOZ preservation plan		x	NO EXISTING [Q]; new [Q] limits development across original side yard setbacks on unified lots.
1472	Low Medium II Residential	Low Medium II Residential	RD2-1-O-HPOZ/ RD1.5-1-O-HPOZ	[Q]RD2-1XL-O-HPOZ	3:1	3:1	1/1	45'/45'	2 stories or 30'	Residential parcels bounded by 22nd St., Union, 21st St. and Tober	Single and multi-family residential	Bring zone into consistency with current use of subject and adjacent parcels and HPOZ preservation plan		x	NO EXISTING [Q]; new [Q] limits development across original side yard setbacks on unified lots.
1474	Low Medium II Residential	Low Medium II Residential	RD1.5-1-O-HPOZ	[Q]RD1.5-1XL-O-HPOZ	3:1	3:1	1	45'	2 stories or 30'	Residential parcels bounded by 23rd St., Toberman, and 21st. St	Single and multi-family residential	Bring zone into consistency with current use of subject and adjacent parcels and HPOZ preservation plan		x	NO EXISTING [Q]; new [Q] limits development across original side yard setbacks on unified lots.
1475	Low Medium II Residential	Low Medium II Residential	RD1.5-1-O-HPOZ	[Q]RD2-1XL-O-HPOZ	3:1	3:1	1	45'	2 stories or 30'	Residential parcels bounded by 23rd St., Toberman, and 24th St, Portland St, and 21st St.	Single and multi-family residential	Bring zone into consistency with current use of subject and adjacent parcels and HPOZ preservation plan		x	NO EXISTING [Q]; new [Q] limits development across original side yard setbacks on unified lots.
1476	Low Medium II Residential	Low Medium II Residential	RD1.5-1-O-HPOZ	[Q]RD1.5-1XL-O-HPOZ	3:1	3:1	1	45'	2 stories or 30'	Residential parcels bounded by 24th St., Toberman St., 25th St., Adams Blvd., Portland St., Scarff St., and St. James Pl.	Single and multi-residential	Bring zone into consistency with current use of subject and adjacent parcels and HPOZ preservation plan		x	NO EXISTING [Q]; new [Q] limits development across original side yard setbacks on unified lots.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1477	Low Medium II Residential	Low Medium II Residential	RD1.5-1-O-HPOZ	[Q]RD2-1XL-O-HPOZ	3:1	3:1	1	45'	2 stories or 30'	Residential parcels bounded by 23rd St., Portland St., Scarff St., and St. James Park	Single and multi-residential	Bring zone into consistency with current use of subject and adjacent parcels and HPOZ preservation plan		X	NO EXISTING [Q]; new [Q] limits development across original side yard setbacks on unified lots.
1478	Low Medium II Residential	Low Medium II Residential	RD1.5-1-O-HPOZ	[Q]RD1.5-1XL-O-HPOZ	3:1	3:1	1	45'	2 stories or 30'	Residential parcels bounded by Portland St., 23rd St., 21st St., Oak St., Norwood Ave. Bonsallo Ave., and Estrella Ave.	Single and multi-residential	Bring zone into consistency with current use of subject and adjacent parcels and HPOZ preservation plan		X	NO EXISTING [Q]; new [Q] limits development across original side yard setbacks on unified lots.
1479	Low Medium II Residential	Low Medium II Residential	RD1.5-1-O-HPOZ	[Q]RD2-1XL-O-HPOZ	3:1	3:1	1	45'	2 stories or 30'	Residential parcels bounded by 21st St., Oak St., Norwood St., Park Grove Ave., Bonsallo Ave., and Estrella Ave.	Single and multi-residential	Bring zone into consistency with current use of subject and adjacent parcels and HPOZ preservation plan		X	NO EXISTING [Q]; new [Q] limits development across original side yard setbacks on unified lots.
1480	Commercial Manufacturing	Low Medium II Residential	[Q]C2-2-HPOZ/ R3-1-HPOZ/ [Q]P-1-HPOZ/ R4-1 / P-1-HPOZ/ R4P-1/R4-1	[Q]RD1.5-1XL-HPOZ	6:1/3:1/3:1/3:1	1.5:1	2/1/1/1	NL / 45' / NL / NL / NL / NL	2 stories or 30'	Block bounded by Washington Blvd. to north, 20th St. to south, Toberman St. to west and Oak St. to east, excluding the school.	Private school on SE corner of Washington and Toberman St. - HPOZ contributing feature, multi-family houses, parking lots, food truck parking/storage area, commercial/ office	Bring zone into consistency with current use of subject and adjacent parcels and HPOZ preservation plan		X	Ord. 167,121 SA 547 & 551 Prohibits R4 and R5.; New [Q] limits development across original side yard setbacks on unified lots.
1490	Commercial Manufacturing	Neighborhood Commercial	(Q)CM-1-HPOZ/ (Q)CM-2-HPOZ/ (Q)P-1-HPOZ / R3-1-HPOZ / R4P-1 / (Q)P-1-HPOZ / R4-1/ C2-2	C2-1VL-HPOZ-CPIO	1.5:1/6:1/3:1	1.5:1	1/2/1	NL / NL / NL / 20' max per Q	3 stories or 45'	South side of Washington Blvd., east of Toberman St. and west of Oak St.	Light industrial, office, school, parking lot	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 152,095 change from C2-2 to (Q)CM-2, from R4P-1 to (Q)CM-1, from r4-1 to (Q) P-1, maximum 20 feet height, landscaped buffer setback of 10 feet along 20th St. except across driveway, Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.173,160 changing zones and boundaries to (Q)CM-1-HPOZ/(Q)CM-2-HPOZ/(Q)P-1-HPOZ, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
1494	Public Facilities/ PF-Fwys	Public Facilities/PF-Fwys	FRWY	PF-1	3:1	1.5:1	n/a	n/a	NL	SW corner of 110 / 10 Interchange	Parking, CHP building	Bring zone into consistency with land use category and current use of subject and adjacent parcels		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1495	Public Facilities	Public Facilities	FRWY/ R4-1-O/ C2-2-O	PF-1-O	3:1/ 1.5:1/6:1	1.5:1	1/2	NL/NL/N L	NL	SW corner of 110 / 10 Interchange	Parking, CHP building	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1497	Public Facilities/ PF- Fwys	Public Facilities/PF- Fwys	C2-1-O	PF-1-O	1.5:1	1.5:1	1	NL	NL	South side of ramp that transitions from the 10 east to the 110 south	vacant land, parking	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1500	General Commercial/ Commercial Manufacturing/ Low Medium II Residential	Neighborhood Commercial	C2-1VL-O- HPOZ / [Q]C2-2- O-HPOZ/ RD1.5- 1-O-HPOZ	C2-1VL-O- HPOZ-CPIO	1.5:1/ 6:1/ 3:1	1.5:1	1VL/2/1	3 stories or 45'/NL / 45'	3 stories or 45'	North side of Washington Blvd., from 10 Fwy. to 110 Fwy. connection ; South side of Washington Blvd. between Oak St. and Bonsallo Ave.	Vertigo event hall building. Some commercial uses, vacant buildings, parking lots, US Post Office, office building, mortuary, SEIU office building	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 167,121 SA 525, 535 and 533 Prohibits R4 and R5
1540	Commercial Manufacturing/ Low Medium II Residential	Neighborhood Commercial	[Q]C2-2-O- HPOZ/ P-1-O- HPOZ/[Q]R4-1- O-HPOZ	C2-1-O-HPOZ- CPIO	6:1/3:1/3 :1/1.5:1	1.5:1	2/1/1	NL/45'	NL	South east corner Washington Blvd. and Bonsallo Ave.	Vacant, church, institutional	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 167,121 SA 515 Prohibits R4 and R5 [Q] 167,121 SA 516 Limits expansion of church and limits density to R1.5-1
1550	Commercial Manufacturing	Public Facilities	[Q]R4-1/ R3-1	PF-1	3:1	1.5:1	1	45'	NL	South east corner 17th St. and Georgia St.	LAUSD college ready academy	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1560	Low Medium II Residential	Low II Residential	[Q]R4-1-O- HPOZ	R1-1-O-HPOZ	0.45:1	0.45:1	1	33'	33'	North side of 25th St. from Cimarron St. to Gramercy Pl.	Residential (ZIMAS)	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 167,121 SA 698. LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1-O
1561	Low Residential	Open Space	R1-1-O-HPOZ	OS-1XL-O- HPOZ	3:1	1.5:1	1	33'	NL	Island on Gramercy Park, east of Gramercy Place	Gramercy park	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1562	Medium Residential	High Medium Residential	R1-1-O-HPOZ	R4-1-O-HPOZ	3:1	3:1	1	33'	NL	4 lots on west side of St Andrews Place between 24th St. and Adams Blvd.	Multi-family residential, owner listed on ZIMAS as LOS ANGELES LOMOD SOUTH INC C/O HOUSING AUTHORITY L A CITY	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1565	Medium Residential	Medium Residential	R1-1-O-HPOZ	R3-1-O-HPOZ	3:1	3:1	1	33'	45'	4 lots on east side of St Andrews Place between 24th St. and Adams Blvd.	St. John of God Retirement and Care Center	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1566	Medium Residential/ High Medium Residential	High Medium Residential	R1-1-O-HPOZ/ R4-1-O-HPOZ	R4-1-O-HPOZ	3:1	3:1	1	33'/NL	NL	Lots located between St. Andrews Place, and Adams Blvd.	St. John of God Retirement and Care Center	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	
1570	Community Commercial	Neighborhood Commercial	[Q]C2-1-O-HPOZ/ C2-1-O-HPOZ	C2-1-O-HPOZ-CPIO	1.5:1/1.5:1	1.5:1	1	NL / NL	NL	West side of Western Ave from 24th St to Adams Blvd	Senior residential home , convalescent home	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809 SA 690 Multi family residential developments must obtain plan approval to ensure conformity with the multi family residential development design guidelines. The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential Uses in the C2 zone shall be restricted to a maximum density allow in the R3 zone.
1575	General Commercial/ Low medium II Residential	Neighborhood Commercial	C2-1VL-HPOZ/ RD2-1-HPOZ/ R2-1-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 45'	3 stories or 45'	Lots on west side of Vermont Ave. from 10 Fwy. to Adams St. HPOZ	Primarily commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	No existing [Q]
1580	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-HPOZ	[Q]RD2-1XL-HPOZ	3:1	3:1	1	45'	2 stories or 30'	North side of 24th St. just east of Vermont Ave. to Ellendale Pl. excluding church-owned parcels.	Residential, excluded church-owned parcels	Bring zone into consistency with land use category and current use of subject and adjacent parcels, and HPOZ preservation plan.		x	[Q] limits expansion of church and limits density to RD2-1 (REF. SA 772 OF ORD 167,121); new [Q] limits development across original side yard setbacks on unified lots.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1590	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-HPOZ	[Q]RD2-1XL-HPOZ	3:1	3:1	1	45'	2 stories or 30'	North side of 24th St. between Ellendale Pl. and Magnolia Ave.	Residential (3,3,1,3)	Bring zone into consistency with land use category and current use of subject and adjacent parcels, and HPOZ preservation plan.		x	[Q] limits expansion of church and limits density to RD2-1 (REF. SA 776 OF ORD 167,121); new [Q] limits development across original side yard setbacks on unified lots.
1610	Public Facilities/ PF-Fwys	Public Facilities/PF-Fwys	R4-1-O/ C2-1-O	PF-1-O	3:1	1.5:1	1	NL / NL	NL	Long lot west of 110 Fwy. From Washington Blvd. to 21st St.	Undeveloped	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1620	Commercial Manufacturing	Hybrid Industrial	CM-2-O	CM-2-O-CPIO	6:1	6:1	2	NL	NL	Block bounded by 18th St, Figueroa, Washington Blvd, and Georgia St. Also includes NW corner of 18th St and Figueroa.	Auto dealership, parking lot for adjacent dealership	Establish Hybrid Industrial CPIO subarea to address land use conflicts between residential and industrial uses.	I	Hybrid Limited	No existing [Q]
1622	Commercial Manufacturing	Hybrid Industrial	[Q]R4-1/CM-1	CM-2-CPIO	3:1/5:1	6:1	1	45' / NL	NL	Portion of block bounded by 17th St to the north, Figueroa to the east, 18th St to the south, and Georgia St to the west. Does not include NW corner, SE corner, or church property at SW corner	auto dealership, parking lot, two multi-family residential buildings	Establish Hybrid Limited CPIO subarea to address land use conflicts between residential and industrial uses.	I	Hybrid Limited	Ord. 167,121 SA 502. LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD3-1
1624	Public Facilities	Public Facilities	M1-1-O/ M2-2-O/ R4-1-O/ C2-1-O	PF-1-O	1.5:1/ 1.5:1/ 3:1/ 1.5:1	1.5:1	1/2/1/1	NL / NL / NL / NL	NL	Freeway buffer, SE corner of 110/10 interchange	Freeway buffer	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1625	Commercial Manufacturing/ Open Space	Hybrid Industrial	C2-1-O/ CM-1-O/ P-2-O	CM-1-O	3:1/1.5:1 /3:1	1.5:1	1/1/2	NL / NL / NL	NL	Lot at south west corner of Georgia St. and 18th St.	Light manufacturing	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1630	Low Residential	Low II Residential	[Q]R4-1-O-HPOZ	R1-1-O-HPOZ	0.45:1	0.45:1	1	33'	33'	Midblock south side of 25th St. from just west of Arlington Ave. to Cimarron St. (church-owned parcels on eastern end excluded)	Mostly residential, excludes church-owned properties	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 167,121 SA 688. LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1-O

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1640	Community Commercial/ General Commercial/ Low Medium II Residential	Neighborhood Commercial	C2-1/ C1-1VL / RD2-1/ RD1.5-1	C2-1VL-CPIO	1.5:1/1.5 :1/ 3:1	1.5:1	1/1VL/1	NL / 3 stories or 45' /45'	3 stories or 45'	North side of Adams Blvd. from Hobart Blvd. to Normandie Ave., Three lots at SW corner of Normandie Ave. and 25th St.	Primarily commercial uses, parking	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1650	General Commercial	Neighborhood Commercial	C1-1VL-HPOZ	C2-1VL-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	North east corner of Normandie Ave. and Adams Blvd.	Smog test center	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809 SA 710 - [Q]R4-1-0 to [Q]C2-1VL-O, Maximum of 2:1 FAR for Mixed use projects: Max. 1.5:1 for commercial only. Residential uses restricted to max R3. Design Guidelines requirement for multi family residential developments. Ord.167,121 SA 728 (C2-1 to [Q]R4-1-0 LIMITS CHURCH EXPANSION AND LIMITS DENSITY TO RD 1.5-1), 727, 736, 738,744 - Ordinance 180,218 , Ordinance 173,402, ord.171,682, Ord. 162,128
1652	General Commercial	Neighborhood Commercial	[Q]C2-1VL-O-HPOZ	C2-1VL-O-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Northern side of Adams Blvd. from just west of Normandie Ave. to Raymond Ave.	Primarily low scale residential, church	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809 SA 710: Multi-family development must conform to Multi-Family Design Guidelines; Max 2:1 FAR for commercial-residential mixed use and 1.5:1 for commercial uses; Residential uses in C2 zone restricted to max R3 density.
1654	Neighborhood Office Commercial/ General Commercial/ Neighborhood Commercial	Neighborhood Commercial	C1-1L-HPOZ/ C1-1VL-HPOZ / [Q]C2-1VL-HPOZ	C2-1VL-HPOZ-CPIO	3:1/ 1.5:1	1.5:1	1L/1VL	6 stories or 75' / 3 stories or 45'	3 stories or 45'	Northern side of Adams Blvd. from Raymond Ave. to Catalina St.	3 story residential multi family, low scale residential, laundromat, auto repair	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1660	Low Medium I Residential	Low Medium I Residential	[Q]R4-1-HPOZ	R2-1-HPOZ	3:1	3:1	1	33'	33'	South side of 25th St. between Catalina St. and just west of Vermont Ave. Excludes church-owned properties.	Multi-family residential, excluding church-owned properties	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] limits expansion of church and limits density to R2-1 (REF. SA 748 OF ORD 167,121). MW matrix notes: ref code changed from DU to AC; proposed land use updated from Medium Residential to Low Medium I.
1670	Neighborhood Commercial	Community Commercial	[Q]C2-1VL-HPOZ	C2-2D-HPOZ-CPIO	1.5:1/1.5 :1	3.5:1	1VL	3 stories or 45'	5 stories	North west corner of Vermont Ave. and Adams Blvd. up to 25th St. and Catalina St.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord.167,121, SA 610, SA 606, SA 758, SA 760 : CM-1 to C2-1-VL, SA 746 limits expansion of church, Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ordinance 173,402 change to C2-1VL-HPOZ/[Q]C2-1VL-HPOZ, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1675	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on east side of Vermont Ave. from 24th St. to 25th St. (adjacent to University Ave. Park HPOZ)	Primarily Commercial Uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1680	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD2-1-CPIO	3:1	3:1	1	45'	45'	South side of 24th St. from just east of Vermont Ave. to Ellendale Pl. excluding church-owned parcels.	Residential (3). Includes contributors to University Park Extension Historic District, identified by SurveyLA. (Excludes Estonian House church properties at 1306, 1312 and 1316 W. 24th St)	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring zone into consistency with current use of subject and adjacent parcels.	O	Character Residential	[Q] limits expansion of church and limits density to RD2-1 (REF. SA 766 OF ORD 167,121)
1685	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	[Q]R4-1-CPIO	3:1	3:1	1	45'	45'	3 parcels near SW corner of 24th St and Ellendale Place: 1306, 1312 and 1316 W. 24th St	Estonian House church	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	[Q] limits expansion of church and limits density to RD2-1 (REF. SA 766 OF ORD 167,121) -case related Q conditions to remain.
1688	Low Medium II Residential	Low Medium II Residential	RD2-1	RD2-1-CPIO	3:1	3:1	1	45'	45'	South side of 24th Street between Ellendale Pl and Magnolia Ave	Residential. Includes contributors to University Park Extension Historic District, identified by SurveyLA.	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1690	Neighborhood Commercial/ Community Commercial	Community Commercial	[Q]C2-1VL/ C2-1	C2-2D-CPIO	1.5:1/1.5 :1	3.5:1	1VL/1/1	3 stories or 45' / NL	5 stories	East side of Vermont Ave. between 25th St. and Adams Blvd.	Fast food restaurant and parking lot	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 720 change to [Q]C2-1VL, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines. Residential uses restricted to R3 maximum density, Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
1691	Community Commercial	Community Commercial	R4-1	C2-2D-CPIO	3:1	3:1	1	NL	4 stories	8 interior lots near NE corner of Vermont and Adams	Multi-family	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	NO EXISTING [Q]
1692	Low Medium II Residential	Low Medium II Residential	RD1.5-1	RD1.5-1-CPIO	3:1	3:1	1	45'	45'	North side of Adams Blvd and south side of 25th St. from mid-block on west to Magnolia on east; north side of 25th from Vermont to Magnolia (excluding lots fronting Vermont).	Mostly multi-family and some single family residential; many are contributors to University Park Extension Historic District identified by SurveyLA, and two church parking lots.	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
1696	Low Medium II Residential	Low Medium II Residential	RD2-1-O	RD2-1-O-CPIO	3:1	3:1	1	45'	45'	NE corner of Magnolia Ave and 24th St. (10 blocks fronting 24th)	Residential, including some contributors to University Park Extension Historic District identified by SurveyLA	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1698	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-O	[Q]R4-1-O-CPIO	3:1	3:1	1	45'	45'	NE corner of Magnolia Ave. and 25th St. (3 lots fronting 25th;	Church on 3 lots; contributor to University Park Extension Historic District identified by SurveyLA	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	[Q] limits expansion of church and limits density to RD1.5-1-O (REF. SA 804 OF ORD 167,121) -case related Q conditions to remain.
1700	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-O	RD2-1-O-CPIO	3:1	3:1	1	45'	45'	25th St. (north side) between Magnolia Ave. & Hoover St. Excludes church-owned parcels.	Primarily residential,; 2 are contributors to University Park Extension Historic District identified by SurveyLA. excludes religious institution located at 1189, 1183, 1177 25th St.	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring zone into consistency with current use of subject and adjacent parcels.	O	Character Residential	[Q] limits expansion of church and limits density to R1.5-1-O (REF. SA 804 OF ORD 167,121)
1705	Low Medium II Residential	Low Medium II Residential	RD1.5-1-O	RD1.5-1-O-CPIO	3:1	3:1	1	45'	45'	SE corner of 25th St. and Magnolia Ave. (9 lots fronting 25th St.)	Residential; 6 are contributors to University Park Extension Historic District identified by SurveyLA)	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
1708	General Commercial	Low Medium II Residential	[Q]C2-1VL-O	RD1.5-1-O-CPIO	1.5:1	3:1	1VL	3 stories or 45'	45'	1128 W 25th St	Residential home; contributor to University Park Extension Historic District (identified by SurveyLA)	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring zone and land use category into consistency with current use of subject and adjacent parcels.	O	Character Residential	Ord.167,121 SA 790 change R4-1-O to RD1.5-1-O and C2-1-O to RD1.5-1-O, SA 792 change C2-1-O to C2-1-VL-O , SA 872 change C2-1-O, C4-1-O and (Q)C1.5-1-O to HD 1-VL-O , Ordinance 180,218 , Ord.171,682, Ord. 162,128, conditional uses for alcoholic beverages
1710	General Commercial/ Low Medium II Residential/ Commercial Manufacturing	Neighborhood Commercial	[Q]P-1-O/ C2-1VL-O/ [Q]C2-1VL-O/ (Q)C1.5-1VL-O/C4-1VL-O/ RD1.5-1-O	C2-1VL-O-CPIO	1.5:1/1.5:1/ 1.5:1/3:1	1.5:1	1VL/1VL/ 1VL/1VL/ 1	3 stories or 45' / 3 stories or 45' / 3 stories or 45' / 3 stories or 45' / 45'	3 stories or 45'	NW corner of Hoover St. and Adams St. Excludes residential along 25th St.	Commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord.167,121 SA 790 change R4-1-O to RD1.5-1-O and C2-1-O to RD1.5-1-O, SA 792 change C2-1-O to C2-1-VL-O , SA 872 change C2-1-O, C4-1-O and (Q)C1.5-1-O to HD 1-VL-O , Ordinance 180,218 , Ord.171,682, Ord. 162,128, conditional uses for alcoholic beverages

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1725	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-O-HPOZ	[Q]RD1.5-1XL-O-HPOZ	3:1	3:1	1	45'	2 stories or 30'	parcels between Estrella Ave, 23rd St, and the 110 Freeway. Excludes many church-owned parcels.	Los Angeles Neighborhood Land park, some residential. Excludes church-owned parcels.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord. 167,121 SA 516 - Regulates church use, limits other uses to RD1.5-1.; New [Q] limits development across original side yard setbacks on unified lots.
1727	Public Facilities/ PF-Fwys	Public Facilities/PF-Fwys	C2-1-O / R4-1-O / M1-1-O	PF-1-O	1.5:1/ 3:1/ 1.5:1	1.5:1	1/1/1	NL / NL / NL	NL	East and west sides of 110 Frwy from Figueroa to 21st St, east side of 110 Fwy from 21st St. to Washington Blvd	Freeway buffer	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1730	Limited Manufacturing/ PF-Fwys	Community Commercial	M1-1-O/ M1-2-O	C2-2D-O-CPIO	1.5:1/6:1	6:1	1/2	NL / NL	12 stories/ CUP > 12	SW corner of Washington Blvd. and Figueroa St. lots fronting Washington Blvd. on south side from Freeway. to Figueroa St.	Auto related establishments	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	H	TOD Regional	NO EXISTING [Q]
1740	Medium Residential	Medium Residential	[Q]R4-1-O-HPOZ	R3-1-O-HPOZ	3:1	3:1	1	45'	45'	Part of block bounded by Manhattan Pl. to Cimarron St. (East to West) Adams St. to 27th (North to South) 43 parcels excluding SE corner Adams St. & Cimarron St. from corner east 7 parcels)	Multiple family residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord. 167,121 SA 926 & 927. LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R3-1-O
1750	Community Commercial/ High Medium Residential	Neighborhood Commercial	C2-1-O-HPOZ	C2-1-O-HPOZ-CPIO	1.5:1	1.5:1	1	NL	NL	Northwest corner of Adams St./Western Ave. from Western Ave. to 29th St.	Strip mall, 100 + mixed use building	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1760	Community Commercial/ General Commercial	Community Commercial	C2-1-O/ C1-1VL-O	C2-2D-O-CPIO	1.5:1/1.5:1	3.5:1	1/1VL	NL / 3 stories or 45'	5 stories	SE corner of Adams St. and Western Ave.	5 story office, parking lot	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1770	General Commercial/ Low Medium II Residential	Neighborhood Commercial	C1-1VL-O/ RD1.5-1-O	C2-1VL-O-CPIO	1.5:1/3:1 /3:1	1.5:1	1VL/1VL/ 1	3 stories or 45' / 45'/45'	3 stories or 45'	South side of Adams St., from Hobart Blvd. to Normandie Ave.; Lots immediately behind boulevard-facing lots on south side of Adams from Harvard Blvd to midblock between La Salle and Dalton; Internal lot near SE corner of La Salle Ave. and Adams Blvd.	Primarily commercial uses, Greater Page Temple, parking lots, multi-family residential building	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1779	General Commercial	Low Medium II Residential	RD1.5-1-O	RD1.5-1-O-CPIO	3:1	3:1	1	45'	45'	2617 S. Dalton Ave.	single residence	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring land use category into consistency with current use of subject and adjacent parcels.	O	Character Residential	NO EXISTING [Q]
1780	General Commercial/ Neighborhood Office Commercial/ Low Medium II Residential	Neighborhood Commercial	C2-1VL-O-HPOZ/ C1-1VL-O-HPOZ/ C1-1L-O-HPOZ/ [Q]C2-1VL-O-HPOZ/ RD1.5-1-O-HPOZ	C2-1VL-O-HPOZ-CPIO	1.5:1/1.5:1/1.5:1/3:1	1.5:1	1VL/1VL/ 1L/1VL/1	3 stories or 45' / 3 stories or 45' / 3 stories or 45' / 45'	3 stories or 45'	South side of Adams St., from Normandie Ave. to Catalina St.	Primarily commercial uses, some residential and church	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 167,121 SA 898, 896 - change C2-1-0 to [Q] C2-1-VL-0, LIMITS CHURCH EXPANSION AND LIMITS DENSITY TO C1-1-VL , 894, 892, 890, 900, 902 - C2-1-0 to C2-1-VL-0, Ord.180,218, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord. 173,402, Ord.171,682, Ord. 162,128
1785	Neighborhood Office Commercial	Neighborhood Commercial	[Q]C2-1VL-O-HPOZ	C2-1VL-O-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	SE corner Adams Blvd. and Catalina St., Lots on SW corner of Adams St. and Vermont Ave., including lots facing Adams St. from Catalina St. to Vermont Ave., and lots facing Vermont Ave. from Adams St. to Dana St.	Used auto sales, two story multi family apartment building, St. Agnus church and school property	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809 SA 720 change to [Q]C2-1VL-O, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines. Residential uses restricted to R3 maximum density, Ordinance 173,402 change to C2-1-0-HPOZ, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1800	Neighborhood Commercial	Community Commercial	[Q]C2-1VL-O	C2-2D-O-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	SE corner of Adams St. and Vermont Ave., lots fronting Vermont Ave. on east side from Adams St. to mid block	Ralphs supermarket and other commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 720 change to [Q]C2-1VL-O, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines. Residential uses restricted to R3 maximum density, Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
1810	Community Commercial	Community Commercial	(T)(Q)C2-1L-O/ R4-1L-O/ [Q]C2-1-O	C2-2D-O-CPIO	1.5:1 / 3:1/ 1.5:1	3:1	1L/1L/1	6 stories or 75' / 6 stories or 75'/NL	4 stories	SW Adams St. and Menlo Ave.	Ralphs supermarket parking lot, supermarket, and other commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Low	Ord. 173,809 SA 720 change to [Q]C2-1VL-O, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines. Residential uses restricted to R3 maximum density, Ord. 158,193 change to R4-1-L-O, Ord. 164,849 change to (T)(Q)C2 -1L-O, Design Standards Requirements, .Ord. 158,193 change to R4-1-L-O, Ord. 164,849 change to (T)(Q)C2 -1-O, Design Standards Requirements, Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
1815	Medium Residential	Medium Residential	R4-1L-O	R3-1-O	3:1	3:1	1L	6 stories or 75 ft.	45'	Sliver near SW corner of Adams Blvd and Ellendale Place	Part of driveway for apt. building to south	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1820	Medium Residential	Medium Residential	[Q]R4-1-O-HPOZ	R3-1-O-HPOZ	3:1	3:1	1	45'	45'	Part of block bounded by Manhattan Pl. to Cimarron St. (East to West) Adams St. to 27th (North to South) 43 parcels excluding SE corner Adams St. & Cimarron St. from corner east 7 parcels)	Single family residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord. 167,121 SA 926 & 927. LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R3-1-O
1825	Medium Residential	Medium Residential	[Q]R4-1-O-HPOZ	R3-1-O-HPOZ	3:1	3:1	1	45'	45'	Parcel located on south side of Adams Blvd at Gramercy Place. Does not include church-owned property.	Aids Healthcare Foundation facility (closed?)	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord. 167,121 SA927 - limits expansion of church to 20%; Corresponding zone listed as R3-1-O.
1830	Community Commercial	Community Commercial	C2-1-O	C2-2D-O-CPIO	1.5:1	3.5:1	1VL	NL	5 stories	Western Ave., between Adams Blvd. and 27th St.	Parking lot at (NW corner), 2 churches and 2 undeveloped lots	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
1832	Low Medium II Residential	Low Medium II Residential	RD1.5-1-O	RD1.5-1-O-CPIO	3:1	3:1	1	45'	45'	West and east sides of Hobart Blvd and Harvard Blvd, and west side of LaSalle Ave. 27th St. to Adams Blvd. Does not include lots fronting Adams or two northernmost internal lots between Harvard and LaSalle.	Mix of single family homes, apartment buildings, and parking / vacant lots	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
1834	Low Medium II Residential	Low Medium II Residential	RD1.5-1-O	RD1.5-1-O-CPIO	3:1	3:1	1	45'	45'	Blocks between La Salle Ave. and Normandie Ave, between Adams and 27th St. Does not include lots fronting Adams or certain lots adjacent to commercial.	Apartments and some single family homes	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1836	General Commercial	Medium Residential	R3-1VL-O	R3-1VL-O-CPIO	3:1	3:1	1VL	3 stories or 45'	3 stories or 45'	Three lots fronting Normandie south of Adams Blvd, just south of alley	Apartments	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring land use category into consistency with current use of subject and adjacent parcels.	O	Character Residential	NO EXISTING [Q]
1840	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-O-HPOZ	RD1.5-1-O-HPOZ	3:1	3:1	1	45'	45'	2 parcels on north side of Dana St., just to east of Catalina Street	Multi-family housing owned by LA City Housing Authority	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] limits expansion of church and limits density to that permitted in land use designation (corresponding zone listed as R1.5-1-O) (REF. SA 886 OF ORD 167,121)
1860	Community Commercial/ General Commercial / Low Residential	Neighborhood Commercial	C2-1-O-HPOZ/ C2-1VL-O-HPOZ / R2-1-O-HPOZ	C2-1VL-O-HPOZ-CPIO	1.5:1/1.5:1/ 3:1	1.5:1	1/1VL/1	NL/3 stories or 45' /33'	3 stories or 45'	East side of Western Ave. from 27th St. to 30th St.	Strip mall, (27th to 28th st), residential, commercial	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1870	General Commercial	Neighborhood Commercial	C2-1VL-O	C2-1VL-O-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	East side of Western Ave., from 27th St. to 29th St.	Church, mostly low scale residential	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1872	Low Residential	Low II Residential	R1-1-O	R1R3-O-CPIO	0.45:1	0.45:1/ 0.43:1/ 0.41:1	1	33'	28'	27th St. to the north, Normandie Ave. to the east, 29th St. to the south, and the alley between Western and Hobart Blvd to the west. Does not include park.	Mainly single family houses, some multi-family	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
1876	Low Medium II Residential	Low Medium II Residential	RD1.5-1-O	RD1.5-1-O-CPIO	3:1	3:1	1	45'	45'	West side of Normandie Ave. from 27th St. to 29th St.	Older homes, mostly converted into apartments	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
1877	Low Medium II Residential	Open Space	RD1.5-1-O-HPOZ	OS-1XL-O-HPOZ	3:1	1.5:1	1	45'	NL	SE corner of Budlong Ave. and 27th St.	Park	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1890	Community Commercial	Low Medium II Residential	(Q)C2-1-O	RD1.5-1-O	1.5:1	3:1	1	NL	45'	Lots fronting west side of Menlo Ave.	Multi-family residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
1895	Community Commercial	Low Medium II Residential	RD1.5-1-O	RD1.5-1-O	3:1	3:1	1	45'	45'	Lots on the west side of Menlo Ave between Adams Blvd and 29th St	Multi-family residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	
1910	Medium Residential/ Low Medium II Residential	Medium Residential	[Q]R4-1-O/ RD1.5-1-O	R3-1-O	3:1	3:1	1	45'/ 45'	45'	Lots fronting east side of Ellendale Pl from Adams Blvd to 29th Street	Primarily multiple family 2-3 story housing, primarily student housing, both private and University Ave. owned	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 167,121 SA6424 - Limits expansion of church to 20% and limits density to R3-1-O
1912	High Medium Residential	High Medium Residential	RD1.5-1-O	R4-1L-O	3:1	3:1	1	45'	6 stories or 75'	Interior lots near SE corner of Orchard Ave. and Adams Blvd.	Multi-family residential (buildings front Adams)	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1914	Low Medium II Residential	Low Medium II Residential	R4-1L-O	RD1.5-1-O	3:1	3:1	1L	6 stories or 75 ft.	45'	1180 W Adams Blvd (South side of Adams between Magnolia Ave. and Monmouth	Single Residence	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1915	High Medium Residential	High Medium Residential	RD1.5-1-O/ R3-1-O	R4-1L-O	3:1/3:1	3:1	1/1	45' / 45'	6 stories or 75'	Two interior lots south of Adams Blvd. between Monmouth Ave and Hoover St.	Church-owned private school	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1916	Low Medium II Residential	Medium Residential	[Q]R4-1-O	R3-1-O	3:1	3:1	1	45'	45'	Triangular block bordered by Portland St, Hoover St, and Adams Blvd. Excludes church-owned parcels.	Residential uses including fraternity houses, some lots privately owned others owned by USC, for possibly graduate student or faculty housing.	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 169,193 SA1120 - Limits expansion of church to 20% and limits density to R3-1-O
1918	Low Medium II Residential	Medium Residential	[Q]R4-1-O	[Q]R4-1-O	3:1	3:1	1	45'	45'	Southeast corner of Adams and Hoover St.	Church-owned lots; religious, former institutional uses	Bring land use category into consistency with zone and current use of subject and adjacent parcels.		x	Ord. 169,193 SA1120 - Limits expansion of church to 20% and limits density to R3-1-O -case related Q conditions to remain.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
1920	Community Commercial	Low Medium II Residential	P-1-O-HPOZ	RD1.5-1-O-HPOZ	3:1	3:1	1	33'	45'	NE corner Adams St. & St. James Pl.	Parking lot, owned by AAA	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
1921	Community Commercial/ Low Medium II Residential/ Public Facilities	Open Space	[Q]R4-1-O-HPOZ/RD1.5-1-O-HPOZ/ R1-1-O-HPOZ	OS-1XL-O-HPOZ	3:1/3:1/3:1	1.5:1	1/1/1	NL /45' /33'	NL	4 medians: two on St. James Place, two on St. James Park	Narrow medians	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	No Q listed on ZIMAS, likely limits density to the zone corresponding to the land use.
1950	General Commercial	Neighborhood Commercial	C2-1VL-O	C2-1VL-O-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Vermont Ave. from 27th St. to 30th St.	Commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
1960	General Commercial/ Neighborhood Commercial	Neighborhood Commercial	C2-1VL-O/ [Q]C2-1VL-O	C2-1VL-O-CPIO	1.5:1 / 1.5:1	1.5:1	1VL	3 stories or 45' / 3 stories or 45'	3 stories or 45'	East side of Vermont Ave. from approx. 27th St. (adjacent to SA2440) to just south of 30th St.	Commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809, SA 720. Change C2-1VL-O to [Q]C2-1VL-O. M-F design guidelines, FAR no more than 2:1 for commercial/res MU and 1.5:1 for commercial developments, must conform to design guidelines. Res uses in the C2 zone max R3 density. Q conditions shall be retained for existing use.
1962	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-O	RD1.5-1-O	3:1	3:1	1	45'	45'	4 lots located at the NE corner of 29th St and Menlo Ave	Residential uses	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord.167,121 SA6430
1970	Community Commercial	Community Commercial	P-1-O/ [Q]C2-1-O	C2-1VL-O	3:1	1.5:1	1	NL / NL	3 stories or 45'	SW corner Adams St. & Figueroa St. (710 Adams St. + rear adjacent parking parcel)	Surface parking lot for AAA building, historic AAA building	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 173,809 SA 1040 Multi family residential developments must obtain plan approval to ensure conformity with the multi family residential development design guidelines. The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses in the C2 zone shall be restricted to a maximum density allowed in the R3 zone.
2000	General Commercial	Neighborhood Commercial	C2-1VL-O	C2-1VL-O-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	East side of Western Ave., from Adams St. to 27th St.	Mostly low scale residential, some commercial, offices, fast food	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2002	Low Residential	Low II Residential	R1-1-O	R1R3-O-CPIO	0.45:1	0.45:1/ 0.43:1/ 0.41:1	1	33'	28'	29th St. to the north, Normandie Ave. to the east, 30th St. to the south, and the alley between Western and Hobart Blvd to the west.	Mostly single family residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
2004	Low Medium II Residential	Low Medium II Residential	R1-1-O	RD1.5-1-O-CPIO	3:1	3:1	1	33'	33'	7 parcels on the west side of Normandie south of 29th St.	Mostly single family residential, duplexes	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
2005	Low Medium I Residential	Low Medium II Residential	RD2-1-HPOZ	RD2-1-HPOZ	3:1	3:1	1	45'	45'	South side of 29th St., from Van Buren Pl. to 29th St.	Residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
2010	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-O	RD1.5-1-O	3:1	3:1	1	45'	45'	2917-2931 Walton Ave., between 29th & 30th St.	Residential single family, multi family; excludes church-owned property	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] limits expansion of church and limits density to R1.5-1-O (REF. SA 1107 OF ORD 167,121)
2020	General Commercial	Neighborhood Commercial	C2-1VL-O	C2-1VL-O-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Vermont Ave. from 30th St. and 30th Pl.	Commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
2025	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-O	RD2-1-O	3:1	3:1	1	45'	45'	29th St. (north)/ Orchard Ave.(east)/ alley (south)/ alley (west)	Residential. Excludes church at 1276 W. 29th St	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord.167,121 SA 6450 RD1.5-1-O to [Q]R4-1-0, Ordinance 180,218 , Ord.171,682, Ord. 162,128, conditional uses for alcoholic beverages
2040	General Commercial	Neighborhood Commercial	C2-1VL-O-HPOZ	C2-1VL-O-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	West side of Western Ave. from 30th St. 31st St.	Mostly commercial	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
2041	Neighborhood Commercial	Community Commercial	[Q]C2-1VL-O	C2-2D-O-CPIO	1.5:1	3:1	1VL	3 stories or 45'	4 stories	East side of Western Ave. from 30th Pl. to Jefferson Blvd.	Commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord.173,809 SA 960, change C2-1-O to [Q]C2-1VL-O Maximum of 2:1 FAR for commercial/residential mixed use projects: Max. 1.5:1 for commercial only. Residential uses restricted to max R3. Design Guidelines requirement for commercial developments and commercial/residential mixed use projects, Ord.167,121 SA 1228, change C2-1-O to HD 1-VL-O, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2042	Low Residential	Low II Residential	R1-1-O	R1R3-O-CPIO	0.45:1	0.45:1/ 0.43:1/ 0.41:1	1	33'	28'	30th St. to the north, the alley between Western and Hobart to the west, Jefferson to the south (excludes lots fronting Jefferson though), and the alley in between Brighton and Normandie to the east.	single family and low scale residential	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
2048	Medium Residential	Medium Residential	R3-1-O	R3-1-O-CPIO	3:1	3:1	1	45'	45'	West side of Normandie Ave. from 30th St. to alley north of Jefferson Blvd.	single family and apartments	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
2050	Neighborhood Commercial	Community Commercial	[Q]C2-1VL-O/ [Q]C2-1VL-O-HPOZ	C2-2D-O-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	North side of Jefferson Blvd. from Western Ave. to Hobart Blvd., and SW corner of Western Ave. and Jefferson Blvd.	Commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord.173,809 SA 960, change C2-1-O to [Q]C2-1VL-O Maximum of 2:1 FAR for commercial/residential mixed use projects: Max. 1.5:1 for commercial only. Residential uses restricted to max R3. Design Guidelines requirement for commercial developments and commercial/residential mixed use projects, Ord.167,121 SA 1228, change C2-1-O to HD 1-VL-O, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
2056	General Commercial/ Neighborhood Office Commercial	Neighborhood Commercial	C2-1VL-O/ C2-1L-O	C2-1VL-O-CPIO	1.5:1 / 3:1	1.5:1	1VL/1L	3 stories or 45' / 6 stories or 75'	3 stories or 45'	North side of Jefferson from Brighton Ave on the west to Catalina St on the east.	Oil drill site between Budlong and Van Buren; otherwise primarily commercial uses, including strip mall , laundromat, smog test center, doughnut shop, storefront church, auto uses, and some multi-family residential.	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2060	Low Medium I Residential/General Commercial	Public Facilities	C2-1VL-O/ R2-1-O	PF-1-O	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 33'	NL	Block generally bounded by 30th Pl., Catalina St. and Jefferson Blvd.	LAUSD School	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
2070	Medium Residential/ General Commercial/ Low Medium I Residential / High Medium Residential	Community Commercial	C2-1VL-O/ R3-1-O/ R4-1-O/ R2-1-O	C2-2D-O-CPIO	1.5:1/3:1 /3:1	3.5:1	1VL/1/1	3 stories or 45' / 45'/NL	5 stories	Block generally bounded by 30th Pl., Catalina St. and Jefferson Blvd., and NE corner of Jefferson Blvd and Vermont Ave.	Religious institution, office building and parking, senior housing complex	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
2085	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-O	RD1.5-1-O	3:1/3:1	3:1	1	45'	45'	30th (south)/ Hoover St. (east)/ alley (north). Does not include church-owned parcels.	Residential, excludes church at 1063,1059, 1051 and 1049 W. 30th St	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord.167,121 SA 6446 RD1.5-1-O to [Q]R4-1-O, Ordinance 180,218 , Ord.171,682, Ord. 162,128, conditional uses for alcoholic beverages, Ord.46951, Ord.158,192 establishment of the setback lines
2097	General Commercial	Neighborhood Commercial	C2-1VL-O	C2-1VL-O-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	3411 S. Gramercy Place (just south of Jefferson)	single residence	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
2098	General Commercial	Neighborhood Commercial	C2-1VL-O-HPOZ	C2-1VL-O-HPOZ-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	North side of Jefferson from Arlington to St. Andrews Place.	Primarily commercial, Baptist church, fast food restaurant, Catholic church, private school, some residential, auto repair shop	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
2099	Neighborhood Commercial	Community Commercial	[Q]C2-1VL-O-HPOZ	C2-2D-O-HPOZ-CPIO	1.5:1	3:1	1VL	3 stories or 45'	4 stories	lots on Jefferson Blvd. from Western Ave. to St. Andrews	Residential, some commercial	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord. 173,809 SA 960 change C2-1-O to [Q] C2-1VL-O Maximum of 2:1 FAR for Mixed use projects: Max. 1.5:1 for commercial only. Residential uses restricted to max R3. Design Guidelines requirement for commercial developments, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682, Ord. 162,128, conditional uses for alcoholic beverages

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2100	Neighborhood Commercial	Community Commercial	[Q]C2-1VL-O-HPOZ	C2-2D-O-HPOZ-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	West side of Western Ave. from 31st St. to Jefferson Blvd.	Residential and commercial	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 960 change C2-1-O to [Q] C2-1VL-O Maximum of 2:1 FAR for Mixed use projects: Max. 1.5:1 for commercial only. Residential uses restricted to max R3. Design Guidelines requirement for commercial developments, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682, Ord. 162,128, conditional uses for alcoholic beverages
2102	Low Residential/ Neighborhood Commercial	Neighborhood Commercial	[Q]C2-1VL-O / R1-1-O	C2-1VL-O-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 33'	3 stories or 45'	North side of Jefferson Blvd from Hobart to Harvard, Sliver parcel behind lots at NW corner of Harvard Blvd and Jefferson Blvd	Multi-family residential, and Side yard for multi-family residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	
2105	Low Medium II Residential	Neighborhood Commercial	RD1.5-1-O	C2-1VL-O-CPIO	3:1	1.5:1	1	45'	3 stories or 45'	North side of Jefferson Blvd from Harvard Blvd to Halldale Ave.	Apartment complex	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
2106	General Commercial	Neighborhood Commercial	C2-1VL-O	C2-1VL-O-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	North side of Jefferson from Halldale Ave to Brighton Ave	Multi-family residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
2110	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-O-HPOZ/ [Q]R4-1-O	RD2-1-O-HPOZ	3:1	3:1	1	45'	45'	3416-3448 Arlington Ave. east and lots at Cimarron St. and 35th. Doesn't include land along Jefferson.	Parking lot?	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord. 167,121 SA1259. Limits church expansion and limits density to corresponding zone, RD2-1-O.
2115	Low Medium II Residential/ General Commercial	Neighborhood Commercial	C2-1VL-O-HPOZ/ [Q]R4-1-O-HPOZ	C2-1VL-O-HPOZ-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 45'	3 stories or 45'	Lots along Jefferson between Arlington and Cimarron	Commercial at corner (Jefferson Park HPOZ contributor), vacant lot / gravel pit, church	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 167,121 SA1259 - limits expansion of church and limits density to RD2-1
2118	Low Medium II Residential	Low Medium II Residential	R2-1-O/ [Q]C2-1-O	RD1.5-1-O	3:1/1.5:1	3:1	1/1	33' / NL	45'	Lots fronting 35th St. on north side between Cimarron St. and Gramercy Pl.	4-unit apartment buildings	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 173,809 SA 1110 R2-1-O TO [Q]C2-1-O
2120	Low Medium I Residential	Low Medium I Residential	[Q]C2-1-O	R2-1-O	1.5:1	3:1	1	NL	33'	North side 35th St. between Cimarron St. & Gramercy Pl.	single family residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 173,809 SA 1110 R2-1-O TO [Q]C2-1-O

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2140	Neighborhood Office Commercial	Community Commercial	[Q]C2-1VL/ P-1	C2-2D-CPIO	1.5:1/3:1	3.5:1	1VL/1	3 stories or 45' / NL	5 stories	SE corner of Western Ave. and Jefferson Blvd.	Single family	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 960 change to [Q]C2-1VL-O, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
2146	General Commercial	Low Medium II Residential	C2-1VL-O	RD1.5-1-O	1.5:1	3:1	1VL	3 stories or 45'	45'	4 interior parcels on south side of Jefferson Blvd, close to Normandie intersection.	Multi-family residential and parking for residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
2148	General Commercial	Neighborhood Commercial	C2-1VL-O	C2-1VL-O-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	West side of Normandie Ave from Jefferson Blvd. to 35th St.; 5 parcels.	Car wash, multi-family residential, some commercial	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
2150	Neighborhood Office Commercial	Low Medium II Residential	[Q]C2-1VL	RD1.5-1	1.5:1	3:1	1VL	3 stories or 45'	45'	One lot at 1724 Jefferson Blvd.	one lot used for Single Family residence at 1724 w Jefferson Blvd.	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 173,809 SA 960 change to [Q]C2-1VL-O, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
2152	General Commercial/ Neighborhood Office Commercial	Neighborhood Commercial	C2-1VL/ C2-1L	C2-1VL-CPIO	1.5:1/ 3:1	1.5:1	1VL/1L	3 stories or 45' / 6 stories or 75'	3 stories or 45'	South side of Jefferson from Normandie Ave to Walton Ave. Includes 2 parcels at NE corner of Normandie and 35th St., and SE corner of Walton and Jefferson	Church parking lot, primarily commercial, store / residential, auto repair, residential, Churches, Korean Memorial Association	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2160	Medium Residential	Community Commercial	R3-1	C2-2D-CPIO	3:1	3.5:1	1	45'	5 stories	SW corner of Jefferson Blvd. and Vermont Ave. (across of USC)	Residential project	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
2170	Medium Residential	Medium Residential	[Q]R4-1-O	R3-1-O	3:1	3:1	1	45'	45'	Parcel in the middle of the block bounded by Hoover St. (west), 32nd St. (north), University Ave. (east). Excludes church-owned parcels.	Private school/childcare?	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1155 Limits expansion of church and limits density to R3-1-O
2190	Low Medium II Residential	Low Medium I Residential	R1-1-O/ R2-1-O/ [Q]C2-1-O	R2-1-O	3:1/3:1/ 1.5:1	3:1	1	33' / 33' / NL	33'	Block bound by Cimarron St. (west), 35th St. (north), Gramercy Pl. (east), 35th Pl. (south)	Residential units	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 173,809 SA 1110 R2-1-O TO [Q]C2-1-O
2195	Low Medium I Residential	Low II Residential	R1-1-O	R1-1-O	0.45:1	0.45:1	1	33'	33'	Lots fronting west side of Gramercy Place from 35th St. to 35th Place and lots fronting north side of 35th Pl from Gramercy to Cimarron St.	Primarily single family residential homes	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
2200	Neighborhood Office Commercial / General Commercial / Low Medium I Residential	Community Commercial	[Q]C2-1VL-O / C2-1VL-O / R2-1-O	C2-2D-O-CPIO	1.5:1 / 1.5:1 / 3:1	3:1	1VL/1VL/1	3 stories or 45' / 3 stories or 45' / 33'	4 stories	West side of Western Ave. from 35th St. to 37th Place	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord. 173,809 SA 960 change to [Q]C2-1VL-O, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2220	Neighborhood Commercial / General Commercial / Low Medium I Residential	Community Commercial	[Q]C2-1VL-O/ C2-1VL-O/ R2-1-O/ P-1VL-O	C2-2D-O-CPIO	1.5:1/1.5:1/ 3:1/ 3:1	3.5:1	1VL/1VL/ 11VL	3 stories or 45' / 3 stories or 45' / 33' / 3 stories or 45'	5 stories	East side of Western Ave. from 35th St. to 37th place	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 960 change to [Q]C2-1VL-O, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
2240	Low Medium II Residential	Low Medium II Residential	[Q]R4-1-O	RD2-1-O	3:1	3:1	1	45'	45'	East side of Denker Ave. between 35th St. & 35th Pl.	Residential. Excludes church-owned property.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1368 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD2-1-O
2245	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Both sides of Normandie Ave. from 35th St. to 36th St, excluding lots at NE corner of Normandie and 35th Pl.	Commercial, retail, churches, some residential, parking lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
2250	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD2-1	3:1	3:1	1	45'	45'	west side of Raymond Ave. between 35th St. & 35th Pl., excluding church-owned and city-owned parcels.	Residential. Excludes ABUNDANT LIFE CHRISTIAN CHURCH 3500 S Normandie Ave.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1361 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD2-1-O
2255	General Commercial/ Low Medium II Residential	Public Facilities	C2-1VL/ [Q]R4-1	PF-1	1.5:1/3:1	1.5:1	1	3 stories or 45' / 45'	NL	NE corner of Normandie Ave. and 35th Pl.	DWP building, parking lot	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1361 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD2-1-O

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2260	General Commercial/ Community Commercial/ Low Medium II Residential/ Public Facilities	Community Commercial	C2-1VL/ C4-1 / PF-1/ RD1.5-1	C2-2D-CPIO	1.5:1/1.5 :1/1.5:1/ 3:1	4:1	1VL/1/1/ 1	3 stories or 45' / NL/ NL / 45'	8 stories	Block on west side of Vermont Ave. from 35th St. to 37th Dr.	Post Office, property appears to be private, strip mall with parking in front various commercial tenants including smart and final, subway, also stand alone drive-through fast food establishment, vacant lot (previously library), residential	Enable specialized transit oriented development parameters for certain commercial properties within 1/2 mile of the Metro Expo Line Vermont station.	G	TOD High	NO EXISTING [Q]
2320	Low Medium I Residential	Low Medium II Residential	[Q]R4-1-O	RD2-1-O	3:1	3:1	1	45'	45'	Block bounded by Western Ave. (west), 36th St. (north), Denker Ave. (east), 36th Pl. (south)	Residential.	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1484 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD2-1-O
2322	Low Medium I Residential	Low Medium II Residential	[Q]R4-1-O	[Q]R4-1-O	3:1	3:1	1	45'	45'	Lot at SW corner of 36th St. and Denker	Use code on ZIMAS says Church, appears residential from street.	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	[Q] 167,121 SA 1484 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD2-1-O -case related Q conditions to remain.
2330	General Commercial	Neighborhood Commercial	C1-1VL	C1-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	SE corner Normandie Ave. & 36th St.	Parking lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
2350	Low Residential	Low II Residential	[Q]R4-1-O	R1-1-O	0.45:1	0.45:1	1	33'	33'	Block bounded by Gramercy Pl. (west), 36th Pl. (north), Ruthelen St. (east), 37th Pl. (south). Does not include church-owned parcels.	Residential. Excludes Oriental missionary society of LA Holiness Church at 3650 S GRAMERCY PL (multiple lots)	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1508 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1-O

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2360	Low Residential	Low II Residential	[Q]R4-1-O	R1-1-O	0.45:1	0.45:1	1	33'	33'	Block bound by St. Andrews Pl. (west), 36th Pl. (north), Alley (east), 37th St. (south). Excludes church-owned parcels.	Residential, excludes church lot, 3680 & 1789 St Andrews Baptist, 1794& 1788	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1512 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1-O
2380	Low Medium I Residential	Low Medium I Residential	[Q]R4-1-O	R2-1-O	3:1	3:1	1	33'	33'	Block bound by Halldale Ave. (west), 36th Pl. (north), Normandie Ave. (east), 37th St. (south)	Residential. Excludes church-owned lots (parking)	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1520 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1-O
2390	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD2-1	3:1	3:1	1	45'	45'	Parcels within block bounded by 36th Pl, Raymond Ave, 37th St, and Normandie Ave. Excludes Buddhist church-owned properties and those on Normandie end of block.	Residential. Excludes Senshin Buddhist Temple (1311 West 37th St.) and other lots owned by religious organizations.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1526 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD2-1
2420	Low Medium I Residential	Low Medium I Residential	R2-1-O	R2-1-O-CPIO	3:1	3:1	1	33'	33'	Block bounded by Gramercy Pl. Pl., 37th Pl., Ruthelen St. and Exposition Blvd.; Block bounded by Ruthelen St. on west 37th Pl. on north, Exposition Blvd. on south and St. Andrews Pl. on east; Lots fronting 37th Pl. on south side from St. Andrews Pl. on west to alley, just west of Western Ave.; Lots fronting 37th Dr. on north side from St. Andrews Pl. to alley just west of Western Ave.	Primarily residential	Establish Multi-Family Design CPIO subarea to enhance the character of the neighborhood.	N	Multi-Family	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2460	General Commercial	Community Commercial	C2-1VL-O	C2-2D-O-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	Lots on west side of Western Ave. from 37th Pl. to Exposition Blvd.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
2470	Low Medium I Residential	Low Medium I Residential	R2-1-O	R2-1-O-CPIO	3:1	3:1	1	33'	33'	Lots on south side of 37th Dr. from St. Andrews to alley just west of Western Ave.	Primarily residential	Establish Multi-Family Design CPIO subarea to enhance the character of the neighborhood.	N	Multi-Family	NO EXISTING [Q]
2480	Low Medium I Residential	Community Commercial	R2-1-O	C2-2D-O-CPIO	3:1	3.5:1	1	33'	5 stories	Lots fronting Exposition Blvd. on north side from St. Andrews Pl. to alley, located west of Western Ave.	Primarily residential	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
2500	General Commercial	Community Commercial	[Q]C2-1VL-O	C2-2D-O-CPIO	1.5:1	3-4 3.5:1	1VL	3 stories or 45'	5 stories	NE corner of Exposition Blvd. and Western Ave.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 1210 change RD3-1-O to [Q]C2-1VL-O, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,121 SA 1616 change to RD3-1-O, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
2540	Low Medium I Residential	Low Medium I Residential	[Q]R4-1-O	R2-1-O	3:1	3:1	1	33'	33'	Block generally bounded by Halldale Ave. on west 37th Dr. on north, Normandie Ave. approximately from Halldale Ave. (not including church property on NW corner Normandie Ave. and Exposition Blvd. or 4 lots on east side)	Residential properties. Excludes church at 1416 W. 37th Dr.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord. 167,121 SA 1606 change R2-1-O to [Q]R4-1-O, limits expansion of church and limits density to R2-1-O, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2550	Low Medium II Residential	Community Commercial	[Q]C2-1	C2-2D-CPIO	3:1	3:1	1	25'	4 stories	NE corner of Normandie Ave. and Exposition Blvd.	Commercial Uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord. 163,053 zone change from CM-1 and P-1 to [T][Q] C2-1, uses limited to C1 Zone, max 25 feet height, Ord.171,682, Ord. 162,128, conditional uses for alcoholic beverages
2560	Low Medium II Residential	Low Medium II Residential	RD2-1	RD2-1-CPIO	3:1	3:1	1	45'	45'	Blocks bounded by 37th Pl, Raymond Ave, Catalina St., and Exposition Blvd; Lots on 37th Dr. within a block generally bounded by Normandie Ave. on west 37th Dr. on north, Raymond Ave. on east, Exposition Blvd. on south; and block bounded by Catalina St, 37th Dr, 37th Pl, and just west of Vermont Ave.	Residential uses	Establish Multi-Family Design CPIO subarea to enhance the character of the neighborhood.	N	Multi-Family	NO EXISTING [Q]
2630	General Commercial/ Community Commercial/ Low Medium II Residential	Community Commercial	C2-1VL/ [Q]R4-1	C2-2D-CPIO	1.5:1/3:1	4:1	1VL/1	3 stories or 45' / 45'	8 stories	Block bounded by 37th Dr. to the north, Vermont Ave. to the east, Exposition Blvd. to the south, Catalina St. to the west.	Religious institution and parking, residential. Mosque at 1025 Exposition Boulevard	Enable specialized transit oriented development parameters for certain commercial properties within 1/2 mile of the Metro Expo Line Vermont station.	G	TOD High	EXISTING [Q] Ord. 167,121 SA- 1580: existing churches subject to sec12.11 all other uses limited to RD2-1
2642	Public Facilities	Public Facilities	PF-1/ R1-1	PF-1	1.5:1/3:1	1.5:1	1/1	NL / 33'	NL	Center median along Exposition Blvd between Vermont Ave. and Figueroa St.	Light rail right of way / street	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
2645	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	NE corner of Arlington Ave. and Rodeo Rd.	Retail (small market/liquor store)	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
2648	General Commercial	Neighborhood Commercial	C1-1VL	C1-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	lots along north side of Rodeo Rd. from Arlington Ave. to Cimarron St. Does not include lots fronting Arlington.	Apartments, small stores	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2649	Open Space	Open Space	R2-1	OS-1	3:1	1.5:1	1	33'	NL	NE corner of Cimarron St and Rodeo Road, south of the Expo light rail ROW	Open space Government owned, utilities (City of LA)	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
2650	Low Medium I Residential	Low Medium I Residential	R2-1	R2-1-CPIO	3:1	3:1	1	33'	33'	South side of Rodeo Rd. from Van Ness Ave. to St. Andrews Place	Primarily residential	Establish Multi-Family Design CPIO subarea to enhance the character of the neighborhood.	N	Multi-Family	NO EXISTING [Q]
2655	Low Medium I Residential	Low II Residential	R1-1	R1-1	0.45:1	0.45:1	1	33'	33'	3785 S. Cimarron St	Residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
2670	Low Medium I Residential	Community Commercial	R2-1	C2-2D-CPIO	3:1	3:1	1	33'	4 stories	Lots on south side of Exposition Blvd. from St. Andrews Place walking path to just west of Western Ave.	Primarily residential	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	NO EXISTING [Q]
2680	General Commercial	Community Commercial	C2-1VL	C2-2D-CPIO	1.5:1	3:1 3.5:1	1VL	3 stories or 45'	5 stories	Both sides of Western Ave. from Exposition to 38th Place	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
2720	General Commercial	Community Commercial	P-1VL/ C2-1VL	C2-2D-CPIO	3:1/1.5:1	3:1	1VL/1VL	3 stories or 45' / 3 stories or 45'	4 stories	SW and SE corners of Normandie Ave. and Exposition Blvd.	Commercial uses; auto sales establishment at SW corner	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	NO EXISTING [Q]
2725	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD2-1	3:1	3:1	1	45'	45'	Lot at SW corner of 38th St. and Normandie Ave.	Normandie Community Temple parking lot	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord. 167,121 SA1728 - limits church expansion, density limited to that permitted in RD1.5-1
2740	Low Medium II Residential	Low Medium II Residential	RD1.5-1	RD1.5-1-CPIO	3:1	3:1	1	45'	45'	Lots on south side of Exposition Blvd. roughly from Normandie Ave. on west to Budlong Ave. on east; 4 lots on NE corner of Normandie Ave and 38th St	Multiple family	Establish Multi-Family Design CPIO subarea to enhance the character of the neighborhood.	N	Multi-Family	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2750	Medium Residential/ Community Commercial	Community Commercial	[Q]R3-1/ (T)(Q)C2-1	C2-2D-CPIO	3:1	4:1	1	45'	8 stories	Block bounded by Exposition, Wisconsin St., 38th St, and Budlong Ave.	Several multiple family developments	Enable specialized transit oriented development parameters for certain commercial properties within 1/2 mile of the Metro Expo Line Vermont station.	G	TOD High	173,809 SA1915: change RD1.5-1 to [Q]R3-1, residential limited to max 1200 square feet/dwelling unit in R3 zone multi-family residential development design guidelines, Ord.167,121, SA 1696: R3-1 to RD1.5-1, Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
2760	Community Commercial/ Medium Residential / Low Medium II Residential	Community Commercial	C2-1/ [Q]R4-1 /(Q)C2-1	C2-2D-CPIO	1.5:1/3:1 /1.5:1	4:1	1/1/1	NL / 45' / NL	8 stories	SW corner of Vermont Ave. and Exposition Blvd.; Lots on west side of Vermont Ave. from Leighton Ave. to Expo	Gas station, some multiple family residential and other commercial uses. Gas Station at 3775 South Vermont Ave.	Enable specialized transit oriented development parameters for certain commercial properties within 1/2 mile of the Metro Expo Line Vermont station.	G	TOD High	Ord.167,121, SA 1694: R3-1 to [Q]R4-1, limits extension of churches to 20% and all other uses limited to R3-1,Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. Need further research on (Q) temporary condition.
2770	Low Medium I Residential	Low Medium I Residential	R2-1	R2-1-CPIO	3:1	3:1	1	33'	33'	Lots on north side of 38th Pl. from mid block to just west of Western Ave., 12 lots; Lots generally bounded by 38th St. to the north just west of Western Ave., 38th Pl. on the south and mid block on the west	Primarily residential	Establish Multi-Family Design CPIO subarea to enhance the character of the neighborhood.	N	Multi-Family	NO EXISTING [Q]
2780	Low Medium II Residential	Low Medium II Residential	[Q]R4-1/ RD1.5-1	RD2-1-CPIO	3:1	3:1	1	45'	45'	Lots on 38th St. roughly from Normandie Ave. on west to Budlong Ave. on east	Multiple family	Establish Multi-Family Design CPIO subarea to enhance the character of the neighborhood.	N	Multi-Family	EXISTING [Q] Ord. 167,121 SA- 1704: R3-1 to [Q]R4-1, limits extension of churches to 20% and all other uses limited to RD2-1, Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
2800	Medium Residential	Community Commercial	[Q]R4-1	C2-2D-CPIO	3:1	4:1	1	45'	8 stories	SW corner of Vermont Ave. and Exposition Blvd.	Multiple family	Enable specialized transit oriented development parameters for certain commercial properties within 1/2 mile of the Metro Expo Line Vermont station.	G	TOD High	Ord.167,121, SA 1694: R3-1 to [Q]R4-1, limits extension of churches to 20% and all other uses limited to R3-1,Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
2835	Low Medium II Residential	Open Space	RD1.5-1	OS-1XL	3:1	1.5:1	1	45'	NL	NE corner of Rolland Curtis Pl. and Normandie Ave	mini park	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
2850	Medium Residential	Medium Residential	[Q]R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	Block bounded by 38th St. to north, Wisconsin St. to the east, 39th St. to the south, and Walton Ave. to the west	Multiple family	Establish Multi-Family Design CPIO subarea to enhance the character of the neighborhood.	N	Multi-Family	Ord. 173,809 SA1915: change RD1.5-1 to [Q]R3-1, residential limited to max 1200 square feet/dwelling unit in R3 zone multi-family residential development design guidelines, Ord.167,121, SA 1824: R3-1 to RD1.5-1,Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
2860	Low Medium II Residential	Community Commercial	RD1.5-1	C2-2D-CPIO	3:1	4:1	1	45'	8 stories	Block generally bounded by 38th St. to the north, Wisconsin St. on the west, 39th St. on the south, and Vermont Ave. on east (not including lots within SA2690)	Multiple family	Enable specialized transit oriented development parameters for certain commercial properties within 1/2 mile of the Metro Expo Line Vermont station.	G	TOD High	NO EXISTING [Q]
2880	General Commercial	Community Commercial	C2-1VL	C2-2D-CPIO	1.5:1	3:1	1VL	3 stories or 45'	4 stories	The east side of Western Ave. from 38th Place to 39th Street, and the west side of Western from 38th Place to Leighton Ave.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	NO EXISTING [Q]
2920	General Commercial	Neighborhood Commercial	C1-1VL	C1-1VL	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	NW corner Denker Ave. & 39th St.	Multiple family residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
2925	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Four corners of intersection at 39th St. and Normandie Ave.	Commercial, salon, auto repair, meat market	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
2930	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	block bound by (w) Budlong Ave., (n) 39th st, (e)Walton Ave., (s) 39 Pl. (Excludes church-owned parcel)	multi-family residential (3). Excludes church, BETHANY CHURCH OF GOD 3916 S Budlong Ave.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1864 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1.5-1
3000	Highway Oriented and Limited Commercial	Open Space	R1-1	OS-1XL	3:1	1.5:1	1XL/1	33'	NL	3924 S Western Ave	Recreation and parks facility	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3010	Low Medium II Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	Browning Blvd. between Halldale Ave. & Brighton Ave. excluding church-owned parcels (42 parcels north from Browning Blvd.)	8 multi fam., 7 single fam., 4 two fam., Excludes church, TRUE FELLOWSHIP MISSIONARY at 3959 Brighton Ave.	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1882 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
3012	Low Medium II Residential	Low Medium I Residential	[Q]R4-1	[Q]R4-1	3:1	3:1	1	33'	33'	Two church-owned parcels fronting Brighton Ave. in block bounded by Brighton, Browning Blvd, Halldale Ave, and 39th St. (3957 and 3959 Brighton)	True Fellowship Missionary Baptist Church.	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	[Q] 167,121 SA 1882 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1 -case related Q conditions to remain.
3017	Low Medium II Residential	Low Medium II Residential	R2-1	RD1.5-1	3:1	3:1	1	33'	45'	Lots fronting Leighton Ave. on south side, between Normandie Ave and Budlong Ave.	Primarily multi-family residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
3030	Open Space/ Community Commercial / High Medium Residential	Public Facilities	RD1.5-1/ R4-1/ C2-1L / [Q]C2-1 / OS-1XL	PF-1	3:1/ 3:1/ 1.5:1/1.5 :1	1.5:1	1/ 1/ 1L/ 1/ 1XL	45'/ NL/ 6 Stories or 75' / NL/ NL	NL	Exposition Park (bounded by MLK to the south, Exposition to the north, Figueroa to the east, and Vermont to the west, excluding Jesse Brewer Jr. Park in NW corner)	Government owned: Coliseum, museums, swim stadium, LA Memorial Sports Arena, parking lots.	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 173,809 SA 1920: change C2-1 to [Q]C2-1, Maximum of 2:1 FAR for Mixed use projects: Max. 1.5:1 for commercial only. Residential uses in C2 zone restricted to max R3, Ord.167,121, SA 2028, SA 2034 (C2-1 to HD 1-L), Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages, Ord. 180768 Coliseum District Specific Plan, Sign Ordinance, Ord. 177, 840, Ord.177,558 Coliseum District Specific Plan
3035	Low Medium I Residential	Low Medium I Residential	R2-1	R2-1-CPIO	3:1	3:1	1	33'	33'	Lots on either side of Browning Blvd from Van Ness Ave to alley just west of Western Ave.	Duplex houses (part of Browning Duplex Historic District identified by SurveyLA)	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
3040	Neighborhood Commercial	Community Commercial	[Q]C2-1VL	C2-2D-CPIO	1.5:1	3:1	1VL	3 stories or 45'	4 stories	West side of Western Ave., from Leighton Ave. to Browning Blvd. Blvd.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord. 173,809 SA 1900: change C2-1 to [Q]C2-1VL. Multi-family Residential development must conform to Multi-Family Residential Design Guidelines; FAR max 2:1 for commercial-residential mixed-use and 1.5:1 for commercial uses; projects must conform to commercial design guidelines; residential uses in C2 zone restricted to max R3 density.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3050	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	SW corner Leighton Ave. & Harvard Blvd. (10 southern parcels from corner) & SE corner Leighton Ave. & Hobart Blvd. (9 southern parcels excluding the corner)	Two fam. res., multi. fam. res., no church	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1952 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
3070	Community Commercial	Community Commercial	[Q]C2-1	C2-2D-CPIO	1.5:1	3.5:1	1	NL	5 stories	Lots on west side of Vermont Ave. from Leighton Ave. to Browning Blvd, and lots fronting Leighton Ave. and Browning Blvd to the west of Vermont Ave. (5 lots deep on each street)	LA county building, residential uses, including both multiple family and single family	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 1920: change C2-1 to [Q]C2-1, Maximum of 2:1 FAR for Mixed use projects: Max. 1.5:1 for commercial only. Residential uses in C2 zone restricted to max R3, Ord.167,121, SA 1824: R3-1 to RD1.5-1,Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
3076	Low Medium II Residential	Community Commercial	R3-1	C2-2D-CPIO	3:1	3.5:1	1	45'	5 stories	two lots west of Vermont, fronting Browning Blvd and Leighton Ave.	Multiple family residential	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
3080	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	North side of Martin Luther King Jr. Blvd. between Wilson and Van Ness, excluding C2 and church-owned parcels.	Residential. Excludes PLEASANT HILL BAPTIST CHURCH INC 2009 W Martin Luther King Jr. JR Blvd.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 1930 limits expansion of church and limits density to R1.5-1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3090	Neighborhood Commercial, Low Medium I Residential	Community Commercial	[Q]C2-1VL/P-1/RD5-1	C2-2D-CPIO	1.5:1/3:1 / 3:1	3.5:1	1VL/1/1	3 stories or 45'/ NL/ 45 ft.	5 stories	NW Corner of Western Ave. and Martin Luther King Jr. Blvd.; 2 lots located on the NE corner of Western Ave. and Martin Luther King Jr. Blvd.; SW corner of Martin Luther King Jr. Blvd. and Western Ave., lots on south side of MLK from 4 lots west of St. Andrews Pl. and Western Ave. lots on west side of Western Ave. from Exposition Blvd. to 41st St.; SE corner of Martin Luther King Jr. Blvd. and Western Ave. excluding church-owned parcels.	primarily commercial uses, possibly a religious institution and/or private school, auto sales establishment, m-f residential, drive-thru fast food, Ralphs supermarket, senior housing	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 1900: change C2-1 to [Q]C2-1VL. Multi-family Residential development must conform to Multi-Family Residential Design Guidelines; FAR max 2:1 for commercial-residential mixed-use and 1.5:1 for commercial uses; projects must conform to commercial design guidelines; residential uses in C2 zone restricted to max R3 density. Portion changing from RD5-1 is already built out to R4 density (senior housing).
3110	Medium Residential	Low Medium I Residential	R2-1	R2-1	3:1	3:1	1	33'	33'	Lots located just north of Martin Luther King Jr. Blvd. (not including lots fronting Martin Luther King Jr. Blvd.) from Hobart Blvd. to La Salle Ave.	Two family residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
3120	General Commercial/ Neighborhood Office Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on north side of Martin Luther King Jr. Blvd. generally bounded by Hobart Blvd. to mid block just east of Brighton Ave.	Various commercial uses, church, and residential uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3121	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on north side of Martin Luther King Jr. Blvd. generally bounded by Hobart Blvd. to Denker Ave.	Church, commercial, some residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3130	Neighborhood Office Commercial	Community Commercial	[T][Q]C2-1L	[T][Q]C2-1L-CPIO	1.5:1	1.5:1	1L	6 stories or 75'	6 stories or 75'	NW corner of Martin Luther King Jr. Blvd./Normandie Ave.	Drive-through restaurant	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 165,364 CPC 89-0213 establishing a building line on portions of Normandie Ave., Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages. - case related to CPC 89-0213 to remain
3140	Medium Residential	Medium Residential	R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	Lots on north side of Martin Luther King Jr. Blvd. from alley (just east of Normandie Ave.) to Budlong Ave. and lots on south side of Martin Luther King Jr. Blvd. from alley just east of Normandie Ave. and to alley just west of Budlong Ave.	Primarily residential	Establish Multi-Family Design CPIO subarea to enhance the character of the neighborhood.	N	Multi-Family	NO EXISTING [Q]
3150	Medium Residential	Medium Residential	[Q]R4-1	R3-1	3:1	3:1	1	45'	45'	NE corner MLK & Budlong Ave.	residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 2090 limits expansion of church and limits density to R3-1
3155	Medium Residential	Neighborhood Commercial	[Q]R4-1	C2-1VL-CPIO	3:1	1.5:1	1	45'	3 stories or 45'	Northeast corner of Martin Luther King Jr. Blvd. and Budlong Ave.	University SDA Church	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	[Q] 167,121 SA 2090 limits expansion of church and limits density to R3-1
3160	Medium Residential	Neighborhood Commercial	R3-1	C2-1VL-CPIO	3:1	1.5:1	1	45'	3 stories or 45'	Lots on north side of Martin Luther King Jr. Blvd. locating in a block generally bounded by Budlong Ave. on the west to Vermont Ave. (not part of proposed SA 2740)	Residential, commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3170	Community Commercial	Community Commercial	[T][Q]C2-1	C2-1-CPIO	1.5:1	1.5:1	1	NL	NL	Lot on north side of Martin Luther King, Jr. Blvd between Budlong Ave. and Vermont Ave.	Commercial uses, undeveloped lot		C	General Corridor	Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord. 167,121 SA 2083 change (T)(Q)C2-1 to [T][Q]C2-1, CPC 83-230 ZC - minimum setback from MLK Blvd.. of 15 feet, no automotive service, sales or storage facilities shall be permitted, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3180	Community Commercial	Community Commercial	[Q]C2-1/ P-1	C2-1-CPIO	1.5:1/3:1	1.5:1	1/1/1	NL/NL	NL	Lots on north side of Martin Luther King Jr. Blvd. locating in a block generally bounded by Budlong Ave. on the west to Vermont Ave. (not part of proposed SA 2740)	Commercial uses drive through fast food, undeveloped lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,809 SA 1920 change C2-1 to [Q]C2-1, Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines. FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, The "T" and "Q" conditions as per CPC 86-603 and CPC 83-230 shall be retained for the existing use(s); Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord. 167,121 SA 2083 change (T)(Q)C2-1 to [T][Q]C2-1, CPC 83-230 ZC - minimum setback from MLK Blvd.. of 15 feet, no automotive service, sales or storage facilities shall be permitted, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.
3190	Community Commercial/ Medium Residential	Community Commercial	[Q]C2-1/ P-1/ [Q]R3-1	C2-2D-CPIO	1.5:1/3:1 / 3:1	3.5:1	1/1/1	NL / NL/45'	5 stories	Lots on NW corner of Vermont Ave. and Martin Luther King Jr. Blvd.; lots on SW corner of Martin Luther King Jr. Blvd. and Vermont Ave.; block on SE corner of Martin Luther King Jr. Blvd. and Vermont Ave.	Strip mall, Starbucks and other commercial uses; Gas station at SW corner of Martin Luther King Jr. Blvd../Vermont Ave., strip mall, multiple family residential and auto repair; strip mall	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA1920: change C2-1 to [Q]C2-1, Maximum of 2:1 FAR for Mixed use projects: Max. 1.5:1 for commercial only. Residential uses in C2 zone restricted to max R3, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.180,218 North University Ave. Park-Exposition Park-West Adams St. Neighborhood Stabilization Overlay (NSO) District, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
3210	Low Medium I Residential	Low Medium I Residential	RD5-1	R2-1-CPIO	3:1	3:1	1	45'	33'	South side Martin Luther King Jr. Blvd. between Van Ness Ave. & St. Andrews Pl. excluding 4 parcels on east end	Residential	Establish Legacy Single-Family CPIO subarea to preserve the existing scale and character of the neighborhood.	M	Legacy Single-Family	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3240	Community Commercial	Community Commercial	C2-1	C2-1-CPIO	1.5:1	1.5:1	1	NL	NL	Lots on south side of Martin Luther King Jr. Blvd. generally bounded by Hobart Blvd. to La Salle Ave.	Commercial uses motel, car wash and other retail	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3250	Community Commercial/ Low Medium I Residential	Public Facilities	C2-1/ R2-1	PF-1	1.5:1/3:1	1.5:1	1	NL / 33'	NL	South side of Martin Luther King Jr. Blvd. from La Salle Ave. to Denker Ave.	City owned building, police and fire building and parking lot	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
3260	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	South side of Martin Luther King Jr. Blvd. from Denker Ave. to Brighton Ave.	Commercial uses and some multiple family	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3265	Medium Residential	Low Medium I Residential	R2-1	R2-1	3:1	3:1	1	33'	33'	Lots south of MLK fronting east side of Halldale Ave. and both sides of Brighton Ave.	Single family residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
3270	Neighborhood Office Commercial	Community Commercial	C2-1L	C2-1L-CPIO	3:1	3:1	1L	6 stories or 75'	6 stories or 75'	SW, SE, and NE corner of Normandie Ave. and Martin Luther King Jr. Blvd.	Gas station on SW corner and on NE corner fast food drive-through restaurant on SE corner	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3280	Neighborhood Office Commercial	Low Medium II Residential	C2-1L	RD1.5-1	1.5:1	3:1	1L	6 stories or 75'	45'	4007 Normandie Ave. (west side Normandie Ave. south of MLK Jr. Blvd.	commercial	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3290	Community Commercial	Community Commercial	[Q]C2-1	C2-1-CPIO	1.5:1	1.5:1	1	NL	NL	SW and SE corner of Budlong Ave. and Martin Luther King Jr. Blvd. and lots on south side of Martin Luther King Jr. Blvd. from Budlong Ave. to Kansas Ave.	Commercial Uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,809 SA 1920 change C2-1 to [Q]C2-1, Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines. FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, The "T" and "Q" conditions as per CPC 86-603 and CPC 83-230 shall be retained for the existing use(s); Ord. 167,121 SA 2160 change C1-1 to HD 1-VL, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.
3320	Community Commercial	Community Commercial	[Q]C2-1	C2-1-CPIO	1.5:1	1.5:1	1	NL	NL	SE corner of Menlo Ave. and Martin Luther King Jr. Blvd.	Medical Clinic	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,809 SA 1920 change C2-1 to [Q]C2-1, Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines. FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, The "T" and "Q" conditions as per CPC 86-603 and CPC 83-230 shall be retained for the existing use(s); Ord. 167,121 SA 2072 change C2-1 to HD 1-L, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.
3330	High Medium Residential	Medium Residential	R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	South side Martin Luther King Jr. Blvd. just east of Menlo Ave. and just west of Hoover St.	Residential uses, 2 story apartment complexes; includes many contributors to Exposition Park Square Historic District identified by SurveyLA.	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring land use category into consistency with current use of subject and adjacent parcels.	O	Character Residential	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3340	Community Commercial	Community Commercial	(T)(Q)C2-2/ R3-1/ C2-1	(T)(Q)C2-2-CPIO	6:1	6:1	2	NL	NL	SW corner of Hoover St. and Martin Luther King Jr. Blvd. (5 parcels) and SE corner (3 parcels)	Honda of Downtown LA (relocation)	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	See CPC-2016-1032-GPA-ZC-HD-BL-ZAD-SPR, R3 to C2 (Community Commercial) - Case related to CPC-2016-1032-GPA-ZC-HD-BL-ZAD-SPR to remain.
3350	Community Commercial	Community Commercial	R3-1/ C2-1	C2-1-CPIO	3:1/1.5:1	1.5:1	1	45' / NL	NL	Block bounded by 40th Pl. and Martin Luther King between Hoover St. and Figueroa St., excluding 3 parcels from Hoover and lots on west side of Figueroa from 40th Place to 41st Dr.	High housing 3-5 stories, commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]. Zone change from Residential to Commercial is a technical correction to be consistent with commercial land use designation, so DU overall.
3355	Community Commercial	Community Commercial	C2-1	C2-2D-CPIO	1.5:1	3.5:1	1	NL	5 stories	SW corner of Martin Luther King, Jr. Blvd. and Figueroa St.	Bank, parking lot	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
3360	Neighborhood Commercial/ General Commercial	Neighborhood Commercial	[Q]C2-1VL/C2-1VL	C2-1VL-CPIO	1.5:1/1.5:1	1.5:1	1VL	3 stories or 45'/3 stories or 45'	3 stories or 45'	East side of Western Ave. from mid block to 41st Pl., and west side of Western Ave. from 41st St. to 43rd St.	Motel, commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,809 SA 1900 change C2-1 VL to [Q]C2-1VL, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,121 SA 2112 change C2-1 to HD 1-VL, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
3370	General Commercial	Neighborhood Commercial	P-1	C2-1VL-CPIO	3:1	1.5:1	1	NL	3 stories or 45'	NE corner Vermont Ave. & 41st Dr.	Three story apartments	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3375	Medium Residential	Medium Residential	[Q]R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	Both sides of 40th Pl and 41st St from Hoover to Menlo, and block surrounded by Menlo to east, 41st St to south, alley to west, and 40th Pl to north.	Primarily multi-family residential; includes many contributors to Exposition Park Square Historic District identified by SurveyLA.	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood. Bring zone into consistency with current use of subject and adjacent parcels.	O	Character Residential	Ord. 173,809 SA 2170: Residential development must comply with multi-family residential design guidelines, and residential development limited to max density of 1200 SF per dwelling unit in R3 zone.
3382	Low Medium II Residential	Community Commercial	RD1.5-1	C2-1-CPIO	3:1	1.5:1	1	45'	NL	Lot fronting south side of 40th Place, near SW corner of Figueroa and 40th Pl., and Internal lots near NW corner of Figueroa St. and 41st Dr.	Multi-family residential development (Stovall Housing Corp) and Multi-family residential development (Figueroa Arms Apts)	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3391	Neighborhood Commercial/ General Commercial	Community Commercial	[Q]C2-1VL	C2-2D-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	West side of Western Ave. from 43rd St. to 43rd Pl.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 1900, SA 1960 change C2-1 to [Q]C2-1VL, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
3400	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on east side of Western Ave. from 41st Pl. to 42nd Pl.	primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3420	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	NW corner 43rd St. & Kenwood Ave. extends north along Kenwood Ave. Excludes all church-owned parcels.	Residential. Excludes 4 parcels south from sw corner owned by Archdiocese.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 2290 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
3430	Low Medium II Residential	Low Medium I Residential	R2-1	R2-1	3:1	3:1	1	33'	33'	1112 & 1118 W. 41st Pl.	Residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3440	Low Medium II Residential	Low Medium I Residential	R2-1	R2-1	3:1	3:1	1	33'	33'	East side Walton Ave. from 42nd St. to Vernon Ave.	Multi family residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
3450	General Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1/1.5:1/3:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on east side of Vermont Ave. from 40th Pl. to 42nd St.	Various commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,809 SA 2160 change [Q]C2-1 to [Q]C2-1VL, FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,121 SA 2079 change C2-1 to [Q]C2-1, Residential uses at the density of the R4 and R5 prohibited, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.
3455	General Commercial/ Neighborhood Commercial/ Medium Residential	Neighborhood Commercial	[Q]C2-1VL/ C2-1VL/ R3-1	C2-1VL-CPIO	1.5:1/1.5:1/3:1	1.5:1	1VL/1VL/ 1	3 stories or 45' / 3 stories or 45' / 45'	3 stories or 45'	Lots on east side of Vermont Ave. from 42nd St. to 43rd Pl. and lots on west side from 42nd St. to 43rd St.	Primarily commercial, strip mall, motel, multi-family residential development, liquor store, vacant lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,809 SA 2160 change [Q]C2-1 to [Q]C2-1VL, FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,121 SA 2079 change C2-1 to [Q]C2-1, Residential uses at the density of the R4 and R5 prohibited, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.
3456	Neighborhood Commercial/ Low Medium II Residential	Neighborhood Commercial	[Q]C2-1VL/ RD1.5-1	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 45'	3 stories or 45'	East side of Hoover from 41st Dr. to 41st Place and from 42nd Street to 42nd Place, and the west side of Hoover from 42nd Street to 42nd Place.	Commercial and multi-family residential	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809 SA 2250. FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Multi-family residential must obtain plan approval to ensure conformity with the multi family residential development design guidelines.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3457	Neighborhood Commercial/ Medium Residential	Neighborhood Commercial	[Q]C2-1VL/ R3-1	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 45'	3 stories or 45'	East side of Hoover from 41st Pl to 42nd St.	Commercial including auto repair, and residential.	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809 SA 2250. FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Multi-family residential must obtain plan approval to ensure conformity with the multi family residential development design guidelines.
3460	Medium Residential	Medium Residential	[Q]R4-1	R3-1	3:1	3:1	1	45'	45'	SW corner Menlo Ave. & 42nd Pl. excluding church-owned parcels.	No notes on map: lot 7 & 8 (partial), church (zimas)/ 950 W. 42 Pl/ remaining is residential. NEW BETHEL PRIMITIVE BAPTIST 950 West 42nd Place	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 2324 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1.5-1
3475	Neighborhood Office Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	East and west side of Hoover from 42nd Place to midway between 43rd Place and Vernon Ave.	Residential and Commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Ord. 173,809 SA 2250. FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Multi-family residential must obtain plan approval to ensure conformity with the multi family residential development design guidelines.
3477	Neighborhood Commercial/ Low Medium II Residential	Low Medium II Residential	[Q]C2-1VL/ RD2-1	RD2-1	1.5:1	3:1	1VL	3 stories or 45'	45'	Narrow residential lot near SE corner of 43rd Place and Hoover St.	Residential driveway, garage	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 173,809 SA 2250. FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Multi-family residential must obtain plan approval to ensure conformity with the multi family residential development design guidelines.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3480	Low Medium I Residential	Low Medium II Residential	RD2-1	RD2-1	3:1	3:1	1	45'	45'	725 & 725 1/2 W. 43rd St & 726 & 728 W. 42nd Pl.	Multi family residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
3490	General Commercial/ Low Medium II Residential/ Community Commercial	Neighborhood Commercial	C2-1VL/ RD1.5-1/ C2-1	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45'/45'	3 stories or 45'	Lots on west side of Figueroa St. from 41st Dr. to 43rd St., and two lots fronting the south side of 41st Drive, just west of Figueroa	Commercial uses, multi-family residential, parking lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3500	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	Block bounded by (west) Van Ness Ave., (north) alley, (east) Gramercy Pl., (south) Vernon Ave.	Single family residential/ multi family residential, market, institutional-market at 2043 Vernon Ave., Christian academy at 1915? Vernon Ave.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 2468 limits expansion of church and limits density to RD5-1
3510	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD2-1	3:1	3:1	1	45'	45'	Block bounded by (west) Gramercy Pl., (north) alley, (east) St. Andrews Pl., (south) Vernon Ave. Excludes church-owned parcels.	Multi family residential, excludes church @1843&1847 Vernon Ave. GREATER TRUE FRIENDSHIP MISSIONARY BAPTIST CHURCH 1843 W Vernon Ave.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 2466 limits expansion of church and limits density to RD2-1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3520	Neighborhood Commercial	Community Commercial	[Q]C2-1VL	C2-2D-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	Lots on north side of Vernon Ave. from St. Andrews Pl. to alley (just west of Western Ave.); NW corner of Western Ave. and Vernon Ave.; Block on south side of Vernon Ave. from St. Andrews Pl. to alley (just west of Western Ave.)	Primarily commercial uses some residential, 2 story commercial building with liquor store and office/residential, vacant lot.	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 1960 change C2-1VL to [Q]C2-1VL, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,121 SA 2464 change C2-1 to HD 1-L, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
3535	Neighborhood Commercial	Community Commercial	[Q]C2-1VL	C2-2D-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	Lots on east side of Western Ave. from 42nd Pl. to Vernon Ave.; NW corner of Western Ave. and Vernon Ave. (lots fronting Vernon Ave. from Western Ave. to Hobart Blvd.); Lots on north side of Vernon Ave. from Hobart Blvd. to Harvard Blvd.; SE corner of Vernon Ave./Western Ave., lots fronting Western Ave. from Vernon Ave. to 45th St.	Primarily commercial uses, 1 and 2 story commercial and office uses, some residential, car wash, gas station, coin laundry	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 1960 change C2-1VL to [Q]C2-1VL, The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,121 SA 2266 change C2-1 to HD 1-VL, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
3560	Low Medium II Residential	Neighborhood Commercial	[Q]R4-1	C2-1VL-CPIO	3:1	1.5:1	1	45'	3 stories or 45'	Block bounded by (west) Denker Ave., (north) alley, (east) Dalton Ave., (south) Vernon Ave. Does not include church-owned lot at corner of Denker and Vernon.	Vacant lot, post office, retail commercial, junk yard at 1525 Vernon Ave., post office at 1519, 1517, 1509. Excludes ST MATTHEWS BAPTIST CHURCH 1534 W Vernon Ave.	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	[Q] 167,121 SA 2450 limits expansion of church and limits density to RD1.5-1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3570	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	Block bounded by (west) Halldale Ave., (north) alley, (east) Brighton Ave., (south) Vernon Ave. Excludes church-owned parcel at corner of Vernon and Brighton.	Two family residential, residential. Excludes church AGAPE MISSIONARY BIBLE CHURCH 1431 W Vernon Ave.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 2444 limits expansion of church and limits density to RD1.5-1
3580	General Commercial	Neighborhood Commercial	RD1.5-1	C2-1VL-CPIO	3:1	1.5:1	1	45'	3 stories or 45'	1413 & 1415 Vernon Ave.	Multi family residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3585	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on north Vernon Ave. between Raymond Ave. and past Van Buren Pl.	Residential; Auto Repair; Parking Lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3590	General Commercial/ Neighborhood Office Commercial	Low Medium I Residential	R2-1	R2-1	3:1	3:1	1	33'	33'	4343 and 4345 Budlong Ave. (north of Vernon Ave.)	Two family residential, single family residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
3610	Medium Residential/ Neighborhood Commercial	Community Commercial	[Q]R3-1/ [Q]C2-1VL/ R3-1/ R4-1/C2-1	C2-2D-CPIO	3:1/1.5:1 /3:1/3:1/ 1.5:1	3:1 3.5:1	1/1VL/1/ 1/1	45' / 3 stories or 45' / 45' / NL / NL	5 stories	NW corner of Vermont Ave. and Vernon Ave.	Number uno (shopping center) supermarket and various other retail stores, some residential (only 3 lots)	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 2140 change C2-1 to [Q]C2-1VL, FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,121 SA 2406 change R4-1 to R3-1, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3620	Neighborhood Office Commercial	Community Commercial	[Q]C2-1VL	C2-2D-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	West side of Vermont from Vernon to 45th St, east side of Vermont from 43d St to 45th St, north and south sides of Vernon from Vermont to Menlo Ave.	Commercial uses retail stores, dry cleaners, eye clinic, residential uses, one 2-story building with commercial on the ground floor and possibly residential or office above.	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 2140 change C2-1 to [Q]C2-1VL, FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,121 SA 2400 change C2-1 to C1-1-VL, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.
3625	Low Medium I Residential / Medium Residential	Public Facilities	R2-1 / R3-1 / [Q]R3-1	PF-1	3:1/ 3:1/	1.5:1	1/1/1	45'/45'	NL	South of Vernon Ave. from Orchard Ave to Wesley Ave	Public elementary school	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 173,792 SA 2490: change RD2-1 to [Q]R3-1, Residential developments shall be limited to a maximum density of 1,200 square feet per dwelling unit in the R3 zone. 2. Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines.
3635	Public Facilities	Public Facilities	[Q]C2-1VL	PF-1	1.5:1	1.5:1	1VL	3 stories or 45'	NL	NE corner Hoover St. & Vernon Ave.	Fire station	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	ORD-173809-SA2240- limits density to R3. Limits expansion of churches.. Limits FAR for commercial and Mixed used projects
3642	Neighborhood Commercial	Public Facilities	[Q]C2-1VL	PF-1	1.5:1	1.5:1	1VL	3 stories or 45'	NL	721 W Vernon Ave (north side of Vernon, east of Hoover)	Fire Station No. 46 parking lot	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 173,809 SA2240 The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density. The "Q" conditions as per CPC 86-447 GPC shall be retained for existing uses.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3645	Neighborhood Commercial / Medium Residential	Neighborhood Commercial	[Q]C2-1VL/ R3-1	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 45'	3 stories or 45'	Lots on west and southeast corners of Vernon Ave. and Hoover St. Lots north of Vernon Ave. roughly between Hoover St. st and Figueroa St.	Commercial. Market and Liquor	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,809 SA2240 The FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density. The "Q" conditions as per CPC 86-447 GPC shall be retained for existing uses.
3650	Community Commercial/ Medium Residential	Community Commercial	C2-1	C2-2D-CPIO	1.5:1	3:4 3.5:1	1	NL	5 stories	Lots on west side of Figueroa St. from 43rd St. To 45th St.	Commercial uses, strip mall, residential	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
3670	Neighborhood Commercial	Community Commercial	[Q]C2-1VL	C2-2D-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	Lots on west side Western Ave. from Vernon Ave. to 45th St.	Fast Food establishment parking lot in front, restaurant, appliance store, cash advance place	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,809 SA 2260 change [Q]C2-1 to [Q]C2-1VL, Design guidelines for multi-family residential developments, the FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,121 SA 2489 change C2-1 to HD 1-L, 167,121 SA 2641 change C2-1 to [Q]C2-1, residential uses at the density of R4 and R5 zones shall be prohibited, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3671	Neighborhood Office Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Western Ave. from 45th St. to 46th St.	Fast Food establishment parking lot in front, restaurant, appliance store, cash advance place	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,809 SA 2260 change [Q]C2-1 to [Q]C2-1VL, Design guidelines for multi-family residential developments, the FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,121 SA 2489 change C2-1 to HD 1-L, 167,121 SA 2641 change C2-1 to [Q]C2-1, residential uses at the density of R4 and R5 zones shall be prohibited, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
3690	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on south side of Vernon Ave. from alley (just east of Western Ave.) to Harvard Ave.	Commercial and residential uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3691	General Commercial	Community Commercial	C2-1VL	C2-2D-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	Lots on south side of Vernon Ave. from Harvard Blvd. to Denker Ave.	Commercial and residential uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
3696	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on north-east and north-west corners of Vernon Ave. and Normandie Ave., lots on southwest corner to 45th St.	Apartments; Commercial	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3698	Neighborhood Office Commercial/ Low Medium II Residential	Neighborhood Commercial	C2-1L/ [Q]R4-1	C2-1VL-CPIO	3:1	1.5:1	1L	6 stories or 75'	3 stories or 45'	Lots on corners of Vernon Ave. and Budlong Ave.	Market; RV Storage/Enclosed Parking Lot; Vermont Ave. Square United Church and parking lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3700	Low Medium II Residential	Community Commercial	[Q]R4-1	C2-2D-CPIO	3:1	3.5:1	1	45'	5 stories	SW corner Vernon Ave. & Kansas Ave. (7 parcels)	Residential	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	[Q] 167,121 SA 2508 limits expansion of church and limits density to RD2-1
3710	General Commercial	Community Commercial	C2-1VL	C2-2D-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	Lots on south side of Vernon Ave. from Kansas Ave. to alley (just west of Vermont Ave.)	Mostly commercial some residential, church. St. Brigid Church at 5214 South Western Ave.	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
3760	Neighborhood Office Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on east side of Western Ave. from 45th St. to 46th St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,809 SA 2280 change [Q]C2-1 to [Q]C2-1VL, Design guidelines for multi-family residential developments, the FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,121 SA 2635 change C2-1 to [Q]C2-1, residential uses at the density of R4 and R5 zones shall be prohibited, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
3770	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	Block bounded by (west) alley, (north) 45th St., (east) Normandie Ave., (south) 46th St.	Multi family residential (2 story)- all residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 2620 limits expansion of church and limits density to RD1.5-1
3772	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on the east side of Normandie Ave. from 45th St south to 3 lots south of 46th St.	Mostly multi-family, one commercial building, empty lot.	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3780	Low Medium I Residential/ General Commercial/ Neighborhood Office Commercial	Public Facilities	[Q]R4-1/ C2-1VL/ R2-1/ C2-1L	PF-1	3:1/1.5:1 /3:1	1.5:1	1VL/1VL/ 1	33' / 3 stories or 45' / 33'	NL	Area generally bounded by Western Ave., 46th St., St. Andrews Pl. and alley of block bounded by 47th St., Western Ave., 48th St. and St. Andrews Pl..	New LAUSD middle school. Barack Obama Global Prep Academy 1700 W. 46th St.	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 167,121 SA 2660 change C2-1 to HD 1-VL, SA 2658 change R2-1 to [Q]R4-1, limits church expansion to 20% and limits density to R2-1, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
3790	General Commercial /Highway Oriented and Limited Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots east side of Western Ave. from 46th St. to midblock of (just south of 47th St.)	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3800	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	Block bound by (west) alley, (north) 46th St., (east) Normandie Ave., (south) 47th St. Excludes church-owned parcels.	2 multi family, 1 single family residential. Excludes church (on 2 lots), PILGRIM BONGREGATION AL CHURCH, UNITED CHURCH OF CHRIST 4601 S. Normandie Ave.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 2680 limits expansion of church and limits density to RD2-1
3805	Neighborhood Office Commercial/ General Commercial / Highway Oriented and Limited Commercial	Neighborhood Commercial	C2-1L/ C2-1VL	C2-1VL-CPIO	3:1/1.5:1	1.5:1	1L/1VL	6 stories or 75' / 3 stories or 45'	3 stories or 45'	Lots on west side of Normandie Ave. from 47th St. to mid-block between 51st St. and 51st Place, and on the east side of Normandie from 3 lots north of 47th St. to 3 lots south of 48th St., and 50th St. to mid-block between 51st St. and 51st Place.	Commercial, storefront churches, multi-family, single family residential. Includes liquor stores, used auto sales, marijuana dispensary, auto repair, salon, bakery, 2-story mixed use market, 3 auto repair/smog check	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3806	Low Residential/ Public Facilities	Low II Residential	R1-1	R1R3-CPIO	0.45:1	0.45:1/ 0.43:1/ 0.41:1	1	33'	28'	Blocks bounded by Normandie to the west, Vernon to the north, Budlong to the east, and 47th St. to the south. Excludes parcels fronting Normandie and Vernon, and LAUSD school at corner.	Single family residential, historic neighborhood	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
3807	Low Residential	Low II Residential	R1-1	R1R3-CPIO	0.45:1	0.45:1/ 0.43:1/ 0.41:1	1	33'	28'	Blocks bounded by Budlong to the west, Vernon to the north, Vermont to the east, and 47th St. to the south. Excludes parcels fronting Vernon and Vermont.	Single family residential, historic neighborhood	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
3808	Low Residential	Low II Residential	R1-1	R1R3-CPIO	0.45:1	0.45:1/ 0.43:1/ 0.41:1	1	33'	28'	Lots bounded by 49th St to the south, the alley east of Normandie to the west, 47th st to the north, and Budlong to the east. Excludes park.	Single family residential, historic neighborhood	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
3809	Low Residential	Low II Residential	R1-1	R1R3-CPIO	0.45:1	0.45:1/ 0.43:1/ 0.41:1	1	33'	28'	Lots bounded by 47th Street to the north, the alley west of Vermont to the east, 50th St to the south, and Budlong to the west.	Single family residential, historic neighborhood	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3810	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots facing Vermont Ave. from just south of 45th St. on north to 48th St. on south side. Excludes school-owned parcels on west side of Vermont between 46th and 47th Streets.	Primarily commercial uses, does not include LAUSD school	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3812	General Commercial/ Low Residential	Public Facilities	C2-1VL/ R1-1	PF-1	1.5:1/3:1	1.5:1	1	3 stories or 45' / 33'	NL	Lots on west side of Vermont, from 46th St. to 47th St. (LAPD school)	LAUSD school	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
3814	Low Medium I Residential	Open Space	R2-1	OS-1XL	3:1	1.5:1	1	33'	NL	4600 S Orchard Ave (north of 47th St)	Park	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
3815	Neighborhood Office Commercial/ Neighborhood Commercial/ Low Medium II Residential	Neighborhood Commercial	C2-1L/ RD2-1/ [Q]C2-1VL	C2-1VL-CPIO	3:1/3:1	1.5:1	1L/1	6 stories or 75' / 45'	3 stories or 45'	East side of Hoover St from above 45th St. to below 47th St., and SW corner of 47th St. and Hoover St.	Residential, commercial, warehouse	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
3817	Neighborhood Office Commercial	Low Medium II Residential	C2-1L	RD2-1	1.5:1	3:1	1L	6 stories or 75'	45'	Interior parcels east of Hoover between 45th St. and 46th St.; Interior sliver parcel near SE corner of 46th St. and Hoover St.	Residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
3825	Low Medium I Residential	Low Medium I Residential	C2-1L	R2-1	1.5:1	3:1	1L	6 stories or 75'	33'	Interior parcel near NE corner of Wilton Pl and 48th St.	Residential yard	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
3830	Neighborhood Office Commercial	Neighborhood Commercial	C2-1L	C2-1VL-CPIO	3:1	1.5:1	1L	6 stories or 75'	3 stories or 45'	2 lots located at NW corner of 48th St. and Western Ave. and 3 lots located at SW corner of Western Ave. and 48th St.	Commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3840	Neighborhood Office Commercial	Neighborhood Commercial	C2-1L	C2-1VL-CPIO	3:1	1.5:1	1L	6 stories or 75'	3 stories or 45'	NW corner of 48th St. and Western Ave.	Commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
3850	Low Residential	Low II Residential	[Q]R4-1	R1-1	0.45:1	0.45:1	1	33'	33'	West side of Gramercy Pl. south of 48th St. Excludes 5 church-owned parcels.	Primarily residential. Excludes church, BROOKINS COMMUNITY AFRICAN METHODIST EPISCOPAL CHURCH, INC. 4831 S GRAMERCY PL	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 167,121 SA 2836: R1-1 changed to [Q]R4-1, limits church expansion to 20% and limits density to R1-1.
3852	Low Residential	Low II Residential	[Q]R4-1	[Q]R4-1	0.45:1	0.45:1	1	33'	33'	5 internal lots fronting Gramercy Place near Gramercy and 49th St.	church, BROOKINS COMMUNITY AFRICAN METHODIST EPISCOPAL CHURCH, INC. 4831 S GRAMERCY PL	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	Ord. 167,121 SA 2836: R1-1 changed to [Q]R4-1, limits church expansion to 20% and limits density to R1-1. -case related Q conditions to remain.
3860	Low Residential	Low II Residential	[Q]R4-1	R1-1	0.45:1	0.45:1	1	33'	33'	Block bounded by (west) St Andrews Pl., (north) alley, (east) alley, (south) 50th St. Excludes easternmost, church-owned parcel.	Residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 167,121 SA 2930 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1
3870	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	East side of Western Ave. from mid block (just north of 49th St.) to 51st St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3879	Neighborhood Office Commercial/ Low Medium II Residential/ Low Residential	Low Medium II Residential	C2-1L/ RD2-1/ R1-1	RD2-1	1.5:1/ 3:1/ 3:1	3:1	1L/1/1	6 stories or 75' / 45' / 33'	45'	NE corner of 51st Place and Normandie Ave.	3 single-family homes	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3880	General Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots facing Vermont Ave. from just south of 48th St. on north to 49th St. on south side	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,809 SA 2380 change to [Q]C2-1VL, Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines. FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, The "Q" conditions as per CPC 86-603 and CPC 27083 shall be retained for the existing use(s); Ord. 167,121 SA 2877 and 2879 change C2-1 to [Q]C2-1, Residential uses at the density of the R4 and R5 prohibited, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.
3882	Low Residential	Low II Residential	R1-1	R1R3-CPIO	0.45:1	0.45:1/ 0.43:1/ 0.41:1	1	33'	28'	Lots bounded by 49th St to the north, Budlong to the east, 51st St to the south, and the alley east of Normandie to the west.	Single family residential, historic neighborhood	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
3883	Low Residential	Low II Residential	R1-1	R1R3-CPIO	0.45:1	0.45:1/ 0.43:1/ 0.41:1	1	33'	28'	Lots on the south side of 51st Street from Normandie Ave to Budlong, excluding commercial lots fronting Normandie.	Single family residential, historic neighborhood	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3884	Low Residential	Low II Residential	R1-1	R1R3-CPIO	0.45:1	0.45:1/ 0.43:1/ 0.41:1	1	33'	28'	Block bounded by 50th St to the north, Kansas Ave to the east, 51st St to the south, and Budlong to the west, plus the south side of 51st St. from Budlong to Vermont, excluding commercial lots on Vermont.	Single family residential, historic neighborhood	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
3885	Low Medium II Residential	Neighborhood Commercial	RD2-1	C2-1VL-CPIO	3:1	1.5:1	1	45'	3 stories or 45'	945 W 49th St (north side of 49th east of Vermont Ave.)	Parking lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3887	Neighborhood Office Commercial	Neighborhood Commercial	C1-1L	C1-1VL-CPIO	3:1	1.5:1	1L	6 stories or 75'	3 stories or 45'	NW corner of Hoover St. and 48th St.	Residential, store	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
3890	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD2-1	3:1	3:1	1	45'	45'	NW corner Hoover St. & 49th St. (8 parcels west and north)	Residences	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 2880 limits expansion of church and limits density to RD2-1
3898	Low Residential	Neighborhood Commercial	[Q]R4-1	C2-1VL-CPIO	3:1	1.5:1	1	33'	3 stories or 45'	1719 W 50th St (just west of Western Ave)	Parking lot, GREATER NEW JERUSALEM MISSIONARY BAPTIST CHURCH OF L.A.	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	[Q] 167,121 SA 2930 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1
3900	General Commercial/ Low Medium I Residential	Neighborhood Commercial	C2-1VL/ [Q]R4-1	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45'/33'	3 stories or 45'	Western Ave. from 51st St to 53rd St.	Commercial uses, Catholic church, parking lot. Includes Church-owned lot at 1738 W. 52nd St.	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	[Q] 167,121 SA 3126 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1; [Q] 167,121 SA 3126 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1
3901	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots fronting Western Ave. from mid block of (block bounded by 48th St., Western Ave., 49th St. and alley) to just north of 51st St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3910	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots facing Vermont Ave. from just south of 49th St. on north to 50th St. on south side	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3920	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD2-1	3:1	3:1	1	33'	45'	Block bounded by (west) Vermont Ave., (north) 49th St., (east) Hoover St., (south) 50th St. (residential parcels only, excludes church-owned parcels).	Residences. Excludes church, ST. JOHN BAPTIST CHURCH, INC. 936 W. 49TH ST	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 2902 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
3930	Low Medium II Residential	Neighborhood Commercial	C2-1	C2-1VL-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	NW corner Hoover St. & 50th St. (4 lots north to 49th St.)	Mixed use, retail comm., multi family	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
3935	General Commercial/ Highway Oriented and Limited Commercial	Low Medium II Residential	C2-1VL	RD2-1	1.5:1	3:1	1VL	3 stories or 45'	45'	522 W. 47th Street (just west of Figueroa St.)	Residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
3940	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Figueroa St. from 45th St. to 51st St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3941	General Commercial /Low Medium II Residential	Neighborhood Commercial	C2-1VL/RD2-1	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45' / 45'	3 stories or 45'	Lots on west side of Figueroa St. from 48th St. to 51st St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
3960	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1-CPIO	0.45:1	3:1	1	33'	33'	Block bounded by (west) Western Ave., (north) 51st St., (east) Denker Ave., (south) 51st Pl.	Single family, (2 multi family) no church, only residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.	M	Legacy Single-Family	[Q] 167,121 SA 3064 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
3970	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1-CPIO	3:1	3:1	1	33'	33'	Block bounded by (west) Denker Ave., (north) 51st Pl., (east) Halldale Ave., (south) alley. Excludes church-owned parcels.	(1) multi family, (10) single family. Does not include LIBERTY BAPTIST CHURCH 1506 W 51ST PL and other church-owned parcels.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.	M	Legacy Single-Family	[Q] 167,121 SA 3116 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
3980	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	NW corner Normandie Ave. & 52nd St., 3 parcels along Normandie.	Multi family. Does not include church (2 parcels) ROCK OF FAITH BAPTIST CHURCH 5151 S Normandie Ave.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 3110 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD1.5-1
3990	General Commercial	Neighborhood Commercial	[T][Q]C2-2D	[T][Q]C2-2D-CPIO	1.5:1/6:1	1.5:1	2D/1VL	3 stories or 45' 3 stories or 45' per the [T][Q]	3 stories or 45' per the [T][Q]	Block facing Vermont Ave. on west side from 50th St. to 51st St.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 167,121 SA 2990 change C2-1 to HD 1-VL, Ord. 168,598, change from C2-1VL to [T][Q]C2-2D, Air quality installations, lightning directed onto the site, attractively landscaping, graffiti removal and deterrence, height maximum 3 stories/45 feet, any use shall operate only between 7am-9pm, use limited to a recreational or community center including child care facilities and classrooms, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages. (UNDERLYING ZONE C2-1VL) PERM. Q TEMP T -case related Q conditions to remain.
4000	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on east side of Vermont Ave. from 50th St. to 51st Pl.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4010	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	Block bounded by (west) alley, (north) 51st St., (east) Alley, (south) 51st Pl. (residential parcels only) Excludes church-owned parcel.	Multi family, single family. Excludes church, ZION TEMPLE MISSIONARY BAPTIST CHURCH 937 W. 51ST PL	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 3082 limits expansion of church and limits density to R2-1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4020	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD2-1	3:1	3:1	1	45'	45'	SE corner Hoover St. & 50th St.	Multi family. Excludes church THE CARVER MISSIONARY BAPTIST CHURCH 5050 S Hoover St.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 3009 limits expansion of church and limits density to RD2-1
4030	General Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	SW corner of 51st St. and Figueroa St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,792 SA 2580 change to C2-1 to [Q]C2-1VL, Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development t design guidelines. FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.
4040	Low Medium I Residential	Low Medium I Residential	R2-1	R2-1-CPIO	3:1	3:1	1	33'	33'	Lots bounded between Western Ave., Normandie Ave., and 51st. St through 53rd St.	Single and multi-family	Establish Legacy Single-Family CPIO subarea to preserve the existing scale and character of the neighborhood.	M	Legacy Single-Family	NO EXISTING [Q]
4042	Low Medium I Residential	Low Medium I Residential	R2-1	R2-1-CPIO	3:1	3:1	1	33'	33'	Lots bounded between Western Ave., Normandie Ave., and 53rd St. through 58th St.	Single and multi-family	Establish Legacy Single-Family CPIO subarea to preserve the existing scale and character of the neighborhood.	M	Legacy Single-Family	NO EXISTING [Q]
4050	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1-CPIO	0.45:1	3:1	1	33'	33'	North side 52nd St., east from Western Ave. (10 parcels), excluding church-owned parcels on western side.	Single and multi-family residential; excludes church-owned private catholic elementary school- 1743,1747, 1751& 1755 W 52nd St/	Bring zone into consistency with land use category and current use of subject and adjacent parcels.	M	Legacy Single-Family	[Q] 167,121 SA 3126 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4060	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1-CPIO	3:1	3:1	1	33'	33'	South side 52nd St. from Western Ave. to Denker Ave. (excluding west corner parcel) include Denker Ave. facing parcels south to 53rd St.	Single family, multi family. Excludes church-owned residence at 1738 W 52nd St.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.	M	Legacy Single-Family	[Q] 167,121 SA 3196 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
4070	General Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	33'	3 stories or 45'	Lots on west side of Vermont Ave. from 51st St. to 53rd St. and lots on east side of Vermont Ave. from 51st Pl. to 53rd Rd.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,792 SA 2440 change to [Q]C2-1 to [Q]C2-1VL, Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development t design guidelines. FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, The "Q" conditions as per CPC 86-603 and CPC shall be retained for the existing use(s); Ord. 167,121 SA 3219 change C2-1 to [Q]C2-1, Residential uses at the density of the R4 and R5 prohibited, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.
4075	General Commercial/ Low Medium I Residential	Neighborhood Commercial	C2-1VL/ [Q]R4-1	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	East side of Hoover St. from 51st St. to 53rd St. and SW corner of 52nd St. and Hoover St.	Parking lot, residential, commercial	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
4077	General Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	NW corner of Hoover St. and 53rd St.	Residential	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	[Q] 173,792 SA 2540 change RD2-1 to [Q]C2-1VL, Multi-family residential developments must obtain plan approval to ensure conformity with multi-family residential development design guidelines; FAR shall be no more than 2:1 for commercial/residential mixed use and 1.5:1 for commercial developments. Must obtain plan approval with commercial design guidelines; residential uses in C2 zone shall be restricted to a maximum density allowed in R3 zone.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4080	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	Block bounded by (west) Hoover St., (north) 52nd St., (east) Figueroa St., (south) 52nd Pl. (residential parcels only)	Multi family, single family. Excludes ROSE OF SHARON MISSIONARY BAPTIST CHURCH at 728 W 52ND ST	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 3234 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
4100	Neighborhood Office Commercial/ General Commercial	Neighborhood Commercial	C2-1VL/ C2-1L	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1L	3 stories or 45'/ 6 stories or 75'	3 stories or 45'	Lots on north and south side of 54th St. (just west of Western Ave.) total of 10 lots, plus NW corner of 54th St. and Western Ave. (4 lots) and SW corner of Western Ave. and Manhattan Pl	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4130	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1-CPIO	3:1	3:1	1	33'	33'	SE corner Denker Ave. & 53rd St. east from 1528 W. 53rd to 1414 W. 53rd St.	Single family & multi family	Bring zone into consistency with land use category and current use of subject and adjacent parcels.	M	Legacy Single-Family	[Q] 167,121 SA 3290 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
4135	Neighborhood Office Commercial	Neighborhood Commercial	C2-1L	C2-1VL-CPIO	3:1	1.5:1	1L	6 stories or 75'	3 stories or 45'	West side of Normandie from 52nd St. to 55th St, east side of Normandie from 51st Place to 52nd St and 53rd St to 55th St.	Residential, some retail, restaurants, Arco gas station	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4137	Low Medium I Residential	Low Medium I Residential	C2-1L	R2-1	3:1	3:1	1L	6 stories or 75 ft.	33'	Interior sliver at NE corner of Normandie Ave and 55th St	Residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
4140	General Commercial/ Neighborhood Office Commercial	Community Commercial	C2-1L	C2-1L-CPIO	3:1	3:1	1L	6 stories or 75'	6 stories or 75'	Lots on east and west of Vermont Ave. from 53rd Rd. to half a block (on both sides of Vermont Ave.) just south of 54th St.	Strip malls, 2 liquor stores, some retail, some office, vacant building on NE corner of 53rd St. and Vermont Ave.	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4145	General Commercial/ Low Medium I Residential	Neighborhood Commercial	C2-1VL/ [Q]R4-1	C2-1VL-CPIO	1.5:1/ 3:1	1.5:1	1VL/1	3 stories or 45' / 33'	3 stories or 45'	East side of Hoover St. from 53rd St. to 57th St, and west side of Hoover from alley north of 54th St. to 55th St, and NW corner of hoover and 57th St.	Church, residential, commercial	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	[Q] 167,121 SA 3366 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
4150	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	Block bounded by (west) Hoover St., (north) 53rd St., (east) Figueroa St., (south) 54th St. (residential parcels only)	Multi family, single family. Excludes 2 parcels of church parking, GOOD SHEPHERD MISSIONARY BAPTIST CHURCH INC. 510 W. 53RD St.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 3254 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
4160	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Figueroa St. from midblock from 51st St. and 52nd St. to 57th St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4170	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	2 parcels at NE corner of Gramercy Place and Alley (just south of 54th St)	(1) single, (1) multi. Excludes CHRIST EVANGELICAL LUTHERAN CONGREGATION OF LOS ANGELES 1962 CONCORDIA WALK	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 3440 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
4180	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Western Ave. roughly from 54th St. to 57th St., and 2 blocks on east side of Western Ave. from 54th St. to 56th St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4200	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	West side Normandie Ave. between 55th St. & 56th St.	Multi residential., liquor store (no church)	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 3394 limits expansion of church and limits density to RD1.5-1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4202	Neighborhood Office Commercial	Neighborhood Commercial	C2-1L/R2-1	C2-1VL-CPIO	3:1/3:1	1.5:1	1L/1	6 stories or 75'/33'	3 stories or 45'	East side of Normandie from 55th St to 57th St., and Internal lot fronting 57th St. near NE corner of Normandie Ave. and 57th St.	Single family residential, laundromat, commercial building; internal lot is part of residential house	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4210	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Half of blocks bounded by 54th St. and 55th St. and all blocks (west and east side) on Vermont Ave. from 55th St. to 58th St.	Fast Food at NE corner of 58th St. and Vermont Ave., bank on same block and on opposite side, 2 churches and offsite parking lots facing Vermont Ave.. SW corner Vermont Ave. 56th church parking lot, SE corner church school playground, NW Vermont Ave. 56th corner church, NE corner of Vermont Ave. 56th church, school	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4220	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	North side 57th St., east of Vermont Ave. (excluding church-owned parcels)	Single & multi family residential, Excludes Catholic private school @937-953 W 57th St.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 3524 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4230	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	NL	33'	Block bounded by (west) Hoover St., (north) 55th St., (east) Figueroa St., (south) 56th St.	Multi & single family residential. Excludes church parking lot for SECOND AFRICAN METHODIST EPISCOPAL CHURCH 5500 S. Hoover St.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,121 SA 3366 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
4235	General Commercial	Low Medium I Residential	C2-1VL	R2-1	1.5:1	3:1	1VL	3 stories or 45'	33'	517 W. 56th Street (parcel behind resident facing the street)	Rear portion of residential property/house	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
4240	Commercial Manufacturing	Neighborhood Commercial	[Q]C2-1	C2-1VL-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	North side of Slauson Ave. from Van Ness Ave. to St. Andrews Pl.	Primarily commercial uses including cleaners adult day care Flower St. shop, vacant building, auto repair, new building possibly office, 1 window manufacturer	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	ORD-167121, SA 3471: Restricts residential density to R3.
4250	Commercial Manufacturing	Public Facilities	[Q]C2-1	PF-1	1.5:1	1.5:1	1	NL	NL	North side of Slauson Ave., 4 lots located in block bounded by Ruthelen St. and St. Andrews Pl.	Fire Station	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	ORD-167121-SA3479. Residential density at the R4 AND R5 zone is prohibited. Ord. 167,121 SA 3479 change C2-1 to [Q]C2-1, residential uses at the density of the R4 and R5 zones shall be prohibited. Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4260	Commercial Manufacturing	Community Commercial	CM-1/ [Q]CM-1	C2-2D-CPIO	1.5:1/1.5:1	3.5:1	1	NL/NL	5 stories	Lots on facing Slauson Ave. (north side) block bounded by St. Andrews Pl. and Manhattan Pl.	Auto related use at NW corner of Slauson Ave.& St. Andrews, followed by 5 lots developed with single family and lots zoned [Q] is a narrow surface parking lot and Pizza Hut at NW corner of Manhattan Place and Slauson Ave.	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	[Q] ONLY ON 1 LOT placed by Ordinance 173792 Subarea 2735, MU max 2:1, commercial 1.5:1, design guidelines, res prohibited in cm zone except for MU res/ind proj.
4270	Neighborhood Commercial	Community Commercial	[Q]C2-1VL	C2-2D-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	NW corner of Slauson Ave. and Western Ave., total of 6 lots; and 2 blocks located on east side of Western Ave., block 1 (6 lots on east side of Western Ave. from 57th St. to 58th St., block 2 from 58th St. to Slauson Ave. (NE corner of Slauson Ave. and Vermont Ave., total of 3 lots)	Big lots and large parking lot, gas station, and other commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	[Q] PLACED BY 173792 Subarea 2740: Design Guidelines for new project 2:1 FAR for MU max R3 density
4280	Neighborhood Office Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots facing Western Ave. on east side of street from 56th St. to 57th St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ordinance # 173792 subarea2740 :Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines. The FAR shall be no more than 2:1 for commercial /residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain~ plan approval to ensure conformity. With the commercial development design guidelines. Residential uses in the C2 zone shall be restricted to a maximum density allowed in the R3 zone.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4300	Commercial Manufacturing	Hybrid Industrial	CM-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	Lots fronting north side of Slauson Ave. (approx. 1731-1709 W Slauson Ave. and lots on south side of 58th St. from 1744-1710 W 58th St.	Appears to be primarily light industrial uses	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	NO EXISTING [Q]
4310	Commercial Manufacturing	Hybrid Industrial	[Q]MR1-1VL	CM-1-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	NL	Lots on north side Slauson Ave.	Industrial use, public storage parking lot	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	[Q] 167,545 SA 20 landscaping, parking, sign & lighting restrictions
4320	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	Lots on north side Slauson Ave. from approx. 1659 W. Slauson Ave. to end of block at Denker Ave.	Self Storage Building, residential units on 8 lots, and 1 retail? on 1 lot, NW corner of Slauson Ave. and Denker	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	[Q] placed on by ord. 173792 SA 2760: FAR of max 2:1 for MU projects, design guidelines of comm. And industrial, retain existing [q]
4330	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	Lots fronting 58th St.(on south side) from Denker Ave. to Normandie Ave. includes all lots except those in SA 3415 and SA 3720 developed with light industrial uses	Residential dwelling units, single family primarily	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	Existing [Q] placed by ordinance 173,792 subareas 2780,3170,3190No more than 2:1 FAR for Comm. Res MU, Design Guidelines, Res prohibited, Unless in industrial/residential MU w/ max at 2:1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4340	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	4 lots fronting 58th St. on (south side) including 1508-1456 W, 58th St.; 3 lots fronting 58th St. on (south side) starting at 1422 -1410 W. 58th St. and 3 lots fronting Normandie Ave. from 5815-1503 S Normandie Ave.; Lots facing Slauson Ave. (on south side of St.) total 2 blocks2 blocks Block 1 from Denker to Halladale Ave. Block 2 Halldale Ave. to Normandie Ave. primarily industrial uses	Appears light manufacturing (printing shops), Industrial use, welding/aluminum business? Auto service center?, Slauson Ave. block 1 from Denker to Halldale Ave. developed with surface parking lot SE corner of Denker and Slauson Ave., animal hospital, metal processing and other industrial, block 2 from Halldale Ave. to Normandie Ave. primarily industrial uses	Establish Hybrid Limited CPIO subarea to address land use conflicts between residential and industrial uses.	I	Hybrid Limited	Existing [Q] placed by ordinance 173,792 subareas 2780,3170,3190: No more than 2:1 FAR for Comm. Res MU, Design Guidelines, Res prohibited, Unless in industrial/residential MU w/ max at 2:1
4360	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	Lots fronting 58th St. from Normandie Ave. to Budlong Ave.	Industrial uses	Establish Hybrid Limited CPIO subarea to address land use conflicts between residential and industrial uses.	I	Hybrid Limited	Existing [Q] placed by ordinance 173,792 subareas 2800, 3210,3230. No more than 2:1 FAR for Comm. Res MU, Design Guidelines, Res prohibited, Unless in industrial/residential MU w/ max at 2:1
4370	Commercial Manufacturing	Medium Residential	[Q]CM-1/ P-1	R3-1	1.5:1/3:1	3:1	1	NL / NL	45'	Lots fronting 58th St. from Budlong to 2 lots west of Vermont Ave.	Residential uses (single family)	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Existing [Q] placed by ordinance 173,792 subareas 2820. No more than 2:1 FAR for Comm. Res MU, Design Guidelines, Res prohibited, Unless in industrial/residential MU w/ max at 2:1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4380	Commercial Manufacturing/ General Commercial/ Community Commercial	Community Commercial	P-1/ C2-1VL/ [Q]C2-1VL/ [Q]CM-1/ [Q]C2-1	C2-2D-CPIO	3:1/1.5:1 / 1.5:1/ 1.5:1/ 1.5:1	3.5:1	1/1VL/1V L/1/1	NL / 3 stories or 45/3 stories or 45'/NL/N L	5 stories	NW corner of Vermont Ave. and Slauson Ave. (not including MTA ROW); NE corner of Vermont Ave. and Slauson Ave. (not including MTA ROW); SW corner of Vermont Ave. and Slauson Ave.; SE corner of Slauson Ave. and Vermont Ave. bounded by Slauson Ave. on north, Menlo Ave. on east, 58th Pl. on the south, Vermont Ave. on the west	Parking lot, Drive-through fast food and undeveloped commercial and industrial lots, existing industrial use, Shopping center, including supermarket, Kmart, Drive-through Fast Food and other retail uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Existing [Q] Ordinance 173792 SA 2850, 3250, 3300: Design Guidelines for Multiple Fam. And MU commercial uses. Max 2:1 FAR for com/res MU. Max density R3 and [Q] ORD. 173792 SA 28602:1 FAR for commres/ind/res uses. NO residential allowed other than MU. Design Guidelines
4390	Light Manufacturing	Public Facilities	M1-1	PF-1	1.5:1	1.5:1	1	NL/NL	NL/NL	Includes parcels bounded by Van Ness Ave., Wilton Ave., and Slauson Ave.	LACMTA rail line	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		X	
4391	Commercial Manufacturing	Public Facilities	[Q]CM-1	PF-1	6:1	1.5:1	2	NL/NL	NL/NL	Includes parcels on Slauson Ave., between Denker Ave., Normandie Ave., and Budlong Ave.	LACMTA rail line	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		X	[Q] ORD. 173792 SA2780: max 2:1 FAR for MU (comm./res). NO residential allowed other than MU in ind/res. Design Guidelines
4392	Commercial Manufacturing/ Light Manufacturing	Public Facilities	[Q]C2-2/ [Q]CM-1	PF-1	6:1/1.5:1	1.5:1	2/1	NL / NL	NL	NW corner Slauson Ave. & Vermont Ave.	LACMTA rail line	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 167,121 SA 3594 Residential uses prohibited except as provided in industrial zones
4410	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	Lots located in the middle of block bounded by Vermont Ave. and Hoover St.	Residential uses	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	[Q] ORD. 173792 SA 2860: max 2:1 FAR for MU (comm./res). NO residential allowed other than MU in ind/res. Design Guidelines
4420	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	6 Lots located at the NW corner of Hoover St. and Slauson Ave.	Shelter	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	[Q] ORD. 173792 SA 2860: max 2:1 FAR for MU (comm./res). NO residential allowed other than MU in ind/res. Design Guidelines

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4430	Commercial Manufacturing	Neighborhood Commercial	[Q]C2-1	C2-1VL-CPIO	1.5:1	1.5:1	1	NL	3 stories or 45'	SE corner Hoover St. & 57th St.	Possibly vacant commercial building? Might be or have been church	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	[Q] 167,121 SA 3545 Prohibits R4 and R5
4435	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1/ CM-1	CM-1-CPIO	1.5:1/1.5:1	1.5:1	1	NL / NL	NL	Both sides of Hoover St from 57th St. to 58th St, excluding SE corner of 57th and Hoover, and Lots fronting Slauson Ave. (north side) from Hoover St. on west side	St. Johns Well Child and Family Center, house, office building, warehouse, industrial uses, residential uses.	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	[Q] Ord. 173,792, SA 2840, 2880: Max 2:1 FAR for MU (comm./res). NO residential allowed other than MU ind/res. Commercial development design guidelines, Industrial development design guidelines.
4450	General Commercial	Neighborhood Commercial	C2-1VL/ [Q]C2-1VL	C2-1VL-CPIO	1.5:1/1.5:1	1.5:1	1VL	3 stories or 45' / 3 stories or 45'	3 stories or 45'	Lots on west side of Figueroa St. from 57th St. to 58th St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 167,121 SA 3542 change C2-1 to HD 1VL and 3543 change C2-1 to [Q] C2-1. Residential uses at the density of the R4 and R5 shall be prohibited, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.
4460	General Commercial/ Commercial Manufacturing	Community Commercial	C2-1VL/ [Q]CM-1	C2-1-CPIO	1.5:1/1.5:1	1.5:1	1VL/1	3 stories or 45' / NL	NL	NW corner of Figueroa St. and Slauson Ave.	Dental office	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Existing [Q] existing [q] 173792, 2880 max 2:1 FAR for MU (comm/res). NO residential allowed other than MU in ind/res. Design Guidelines
4470	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	lots facing Slauson Ave. (on south side from Van Ness Ave.) to Wilton Pl.	Residential and commercial uses including cleaners/laundry establishment, 2 story residential units, auto sales, possibly vacant building	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4480	Light Manufacturing	Limited Industrial	M2-1	M1-1-CPIO	1.5:1	1.5:1	1	NL	NL	SE corner of Slauson Ave. and Wilton Pl.	Appears to be primarily industrial uses	Establish Compatible Industrial CPIO subarea to improve transition between industrial and residential uses and improve building design.	K	Compatible Industrial	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4485	Light Manufacturing	Light Industrial	M2-1	M2-1-CPIO	1.5:1	1.5:1	1	NL	NL	2000 W Slauson Ave	Active Recycling	Establish Compatible Industrial CPIO subarea to protect industrial land from non-industrial uses.	K	Compatible Industrial	NO EXISTING [Q]
4490	Light Manufacturing	Community Commercial	M2-1	C2-2D-CPIO	1.5:1	3.5:1	1	NL	5 stories	SW corner of Slauson Ave. and Vermont Ave. and 1 lot at the SE corner of Slauson Ave. and Vermont Ave.	Commercial center, including Home Depot, Walgreens, Starbucks, and a variety of other retail stores, and a new strip mall including several tenants	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
4510	Light Manufacturing/ Commercial Manufacturing	Limited Industrial	M2-1	M1-1-CPIO	1.5:1	1.5:1	1	NL	NL	SW corner of Western Ave. and Slauson Ave. (not including SA 3640)	Appears to be primarily industrial uses	Establish Compatible Industrial CPIO subarea to improve transition between industrial and residential uses and improve building design.	K	Compatible Industrial	NO EXISTING [Q]
4530	Commercial Manufacturing/ General Commercial	Hybrid Industrial	[Q]CM-1/C2-1VL	CM-1-CPIO	1.5:1/1.5:1	1.5:1	1/1VL	NL/3 stories or 45'	NL	Lots fronting Slauson Ave. (on south side) 1st block, Normandie Ave. to Raymond Ave., 2nd block Raymond Ave. to Budlong Ave., and Small interior lot on east side of Normandie between Slauson and 58th Place.	Primarily industrial uses, unpaved parking	Establish Hybrid Limited CPIO subarea to address land use conflicts between residential and industrial uses.	I	Hybrid Limited	Existing [Q] placed by ordinance 173,792 subareas 2800, 3210,3230. No more than 2:1 FAR for Comm. Res MU, Design Guidelines, Res prohibited, Unless in industrial/residential MU w/ max at 2:1
4540	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	SE corner of Budlong Ave. and Slauson Ave., a total of 5 lots fronting Slauson Ave.	5 lots developed primarily with light industrial and one lot developed with 1 story multiple family apartments	Establish Hybrid Limited CPIO subarea to address land use conflicts between residential and industrial uses.	I	Hybrid Limited	Existing [Q] placed by ordinance 173,792 subareas 3250 . No more than 2:1 FAR for Comm. Res MU, Design Guidelines, Res prohibited, Unless in industrial/residential MU w/ max at 2:1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4570	Community Commercial	Community Commercial	C2-1	C2-1-CPIO	1.5:1	1.5:1	1	NL	NL	12 lots fronting Slauson Ave. between Menlo Ave. and alley just west of Hoover St.	A two story commercial building on one lot (possibly residential on 2nd floor) subarea is primarily surface parking lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4575	General Commercial/ Low Medium I Residential	Public Facilities	R2-1/ C2-1VL	PF-1	3:1/1.5:1	1.5:1	1/1VL	33' / 3 stories or 45'	NL	Area bounded by Slauson to the north, Hoover to the east, 60th to the south, and Menlo to the west; excluding parcels that front along Slauson and those that front Hoover between Slauson and 58th Pl.	New LAUSD school.	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
4580	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	6 lots fronting Hoover St. from Slauson Ave. to 58th Pl., and lots fronting Slauson (on south side) from Hoover St. to Denker Ave.	Vacant lots, commercial uses (some auto related, some residential, office, one wholesale establishment)	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4595	Low Medium I Residential	Community Commercial	R2-1	C2-1-CPIO	3:1	1.5:1	1	33'	NL	Two lots fronting Estrella Ave. and Denver Ave, just south of Slauson Ave.	Parking lot for commercial on Slauson	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4610	Commercial Manufacturing	Hybrid Industrial	[Q]CM-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	East side of Western Ave. from 59th St. to 60th Pl.	Church , auto repair, office building, warehouse district	Establish Hybrid Limited CPIO subarea to address land use conflicts between residential and industrial uses.	I	Hybrid Limited	ORD-173792-SA3020- Change zone from M to CM. Requires design guidelines. Max mar 2:1 for mixed use projects. Residential uses prohibited.
4615	Low Medium I Residential	Hybrid Industrial	R2-1	CM-1-CPIO	3:1	1.5:1	1	33'	NL	Eastern half of the alley near SE corner of Western and 59th St.	Back of church building	Establish Hybrid industrial CPIO subarea to address land use conflicts between residential and industrial uses.	J	Hybrid	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4617	General Commercial / Low Residential	Neighborhood Commercial	C2-1VL/R1-1	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45'/33'	3 stories or 45'	Both sides of Normandie Ave. from north of 58th Place to 59th Place, and Interior lot at NW corner of Normandie Ave. and 59th Place	Single family residential, multi-family residential, churches, liquor/market, laundromat, restaurant, retail, empty lot, parking lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4625	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	12 lots fronting Hoover St. from just south of Slauson Ave. to 59th Pl.	Commercial uses, including some auto related uses and some residential	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
4626	General Commercial	Community Commercial	C2-1VL	C2-1-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	NL	SW corner of Figueroa St. and Slauson Ave. (lots fronting Slauson Ave. on south side bounded by Denker Ave. to Figueroa St.) and lots fronting Figueroa St. from just south of Slauson Ave. to 59th St.	Commercial uses strip mall, some office, liquor store at NW corner of 59th St and Figueroa St. most lots facing Fig. Are residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4630	General Commercial/ Low Medium I Residential	Community Commercial	C2-1VL/ R2-1	C2-1-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 33'	NL	SE corner of Slauson Ave. and Figueroa St. and lots on east side of Figueroa St. from Slauson Ave. to 59th Pl.	Primarily commercial	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4635	Public Facilities/ PF- Fwys	Public Facilities/ PF-Fwys	R3-1	PF-1	3:1	1.5:1	1	45'	NL	East and west side of 110 Frwy from Slauson Ave to Gage Ave	Freeway buffer	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
4640	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Broadway from Slauson Ave to 64th St.	Commercial and residential uses, including fast food restaurant, liquor store, cabinet store, and discount store.	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4650	Light Manufacturing	Limited Industrial	M1-1	M1-1-CPIO	1.5:1	1.5:1	1	NL	NL	Block bounded by SE corner of Hyde Park & Van Ness Ave. to SW corner of Hyde Park & Wilton Pl.	Light industrial	Establish Compatible Industrial CPIO subarea to improve transition between industrial and residential uses and improve building design.	K	Compatible Industrial	NO EXISTING [Q]
4660	Light Manufacturing	Limited Industrial	M1-1/ M2-1	M1-1-CPIO	1.5:1	1.5:1	1	NL	NL	North side 60th St. between Gramercy Pl. & Wilton Pl, and west side of Gramercy between 60th and 62nd.	Light industrial	Establish Compatible Industrial CPIO subarea to improve transition between industrial and residential uses and improve building design.	K	Compatible Industrial	NO EXISTING [Q]
4670	Light Manufacturing	Light Industrial	M2-1	M2-1-CPIO	1.5:1	1.5:1	1	NL	NL	Area just south of Slauson Ave., generally bounded by railroad right of way, Gramercy Pl., Gage Ave. and Western Ave./Manhattan Pl.	Primarily industrial	Establish Compatible Innovation CPIO subarea to protect industrial land from non-industrial uses.	K	Compatible Industrial	NO EXISTING [Q]
4671	Light Manufacturing	Hybrid Industrial	M2-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	Area just south of Slauson Ave., generally bounded by railroad right of way, Gramercy Pl., Gage Ave. and Western Ave./Manhattan Pl.	Primarily industrial	Establish Hybrid Industrial CPIO subarea to protect industrial land from non-industrial uses.	J	Hybrid	NO EXISTING [Q]
4680	Limited Manufacturing	Limited Industrial	M1-1	M1-1-CPIO	1.5:1	1.5:1	1	NL	NL	Lots on west side of Western Ave. from 60th St. to Gage Ave. St.	Primarily industrial	Establish Compatible Industrial CPIO subarea to improve transition between industrial and residential uses and improve building design.	K	Compatible Industrial	NO EXISTING [Q]
4690	Commercial Manufacturing/ Open Space	Community Commercial	[Q]CM-1/ OS-1XL	C2-1-CPIO	1.5:1/1.5:1	1.5:1	1/1XL	NL / NL	NL	Lots on east side of Western Ave. from 60th St. to Gage Ave.	Residential and commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	ORD-173792-SA3040- Change zone from M to CM. Requires design guidelines. Max mar 2:1 for mixed use projects. Residential uses prohibited. Ord. 173,792 SA 3040 change M1-1 to [Q]CM-1, FAR shall be no more than 2:1 for mixed use and 1.5:1 for commercial, commercial developments, commercial/residential, industrial, industrial/residential must obtain plan approval, residential only uses shall be prohibited in the CM zone . Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4693	Low Residential/ General Commercial	Neighborhood Commercial	R1-1/ C2-1VL	C2-1VL-CPIO	3:1/1.5:1	1.5:1	1/1VL	33'/3 stories or 45'	3 stories or 45'	Both sides of Normandie from 59th Place to Gage Ave., and interior lot at SW corner of 60th Place and Normandie Ave.	Commercial, residential, smog test facility, church, banquet hall, parking, used car sales, restaurant, markets, parking lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4700	Low Medium I Residential	Medium Residential	[Q]R3-1	R3-1	3:1	3:1	1	45'	45'	NE corner Menlo Ave. and 61st (3 corner parcels and 1 parcel east of corner)	(3) 2 family dwellings	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 164,951 limits density to no more than 1 dwelling unit per 1,200 sq. ft. of lot area
4710	Low Medium I Residential	Medium Residential	[T][Q]R3-1	[T][Q]R3-1	3:1	3:1	1	30'	30'	NE corner Menlo Ave. & 61st (3rd parcel east of corner)	(1) multi unit dwelling (# of units in ?)	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	[T][Q] 164,952 limits density to no more than 4 dwelling units, additional height, parking, landscaping, air quality, and energy conservation restrictions. Max height 30'. -case related Q conditions to remain.
4720	Low Medium I Residential	Medium Residential	[Q]R3-1	R3-1	3:1	3:1	1	45'	45'	North side of 61st St. between Menlo Ave. and Hoover Street (9 residential parcels west of Hoover St)	Single & multi family dwellings	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 164,951 limits density to no more than 1 dwelling unit per 1,200 sq. ft. of lot area
4725	General Commercial / Low Medium I Residential/ Highway Oriented and Limited Commercial	Neighborhood Commercial	C2-1VL / [Q]R4-1	C2-1VL-CPIO	1.5:1/ 3:1	1.5:1	1VL/1	3 stories or 45' / 33'	3 stories or 45'	East side of Hoover St. from 59th St. to 62nd St, west side of Hoover from 60th St. to 62nd St.	Mix of residential and commercial, church	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	[Q] 167,093 SA 4012 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
4730	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	Block bounded by (west) Hoover St., (north) 61st St., (east) Figueroa St., (south) 62nd St. Excluding church-owned parcel.	Mix of single, multiple residential, institution., & mixed use-- Excludes church.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,093 SA 4012 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4740	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	Block bounded by (west) Grand Ave., (north) 61st St., (east) alley, (south) alley	Single, multi residential. Excludes church: SOUTHERN CALIFORNIA ASSOCIATION OF SEVENTH-DAY ADVENTISTS	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,093 SA 4022 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
4770	Low Residential	Low II Residential	R3-1	R1-1	3:1	0.45:1	1	45'	33'	6111 S. Haas	Single fam. Residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
4775	Limited Manufacturing	Limited Industrial	M1-1	M1-1-CPIO	1.5:1	1.5:1	1	NL	NL	NE corner at 62nd and Van Ness Ave.	Mini market, vacant lot, empty building	Establish Compatible Industrial CPIO subarea to improve transition between industrial and residential uses and improve building design.	K	Compatible Industrial	NO EXISTING [Q]
4780	Limited Manufacturing	Low II Residential	R1-1	R1-1	0.45:1	0.45:1	1	33'	33'	NW corner 62nd St. & Haas St.	(1) multi res., (3) single fam.	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
4790	Light Manufacturing	Hybrid Industrial	[Q]MR1-1VL/[T][Q]MR1-1VL	CM-1-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	NL	East side of Wilton Pl. from Gage Ave. to 62nd St.	(1) multi res., (1) institutional, remaining light industrial	Establish Hybrid CPIO subarea to improve transition between industrial and residential uses and improve building design.	J	Hybrid	[Q] 167,547 SA 40 and SA 50 landscaping, parking, sign & lighting restrictions
4791	Light Manufacturing	Hybrid Industrial	M1-1	CM-1-CPIO	1.5:1	1.5:1	1	NL	NL	Parcels fronting Gage Ave. between Wilton Pl. and Gramercy Pl.	Industrial Uses	Establish Hybrid CPIO subarea to improve transition between industrial and residential uses and improve building design.	J	Hybrid	
4800	Light Manufacturing	Limited Industrial	M1-1	M1-1-CPIO	1.5:1	1.5:1	1	NL	NL	West side of Gramercy between 62nd and Gage.	Alley	Establish Compatible Industrial CPIO subarea to protect industrial land from non-industrial uses.	K	Compatible Industrial	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4805	Low Residential/ General Commercial/ Low Medium I Residential	Neighborhood Commercial	R1-1/ C2-1VL/ R4-1VL/ R2-1	C2-1VL-CPIO	3:1/1.5:1 /3:1/3:1	1.5:1	1/1VL/1V L/1	33' / 3 stories or 45' / 3 stories or 45' / 33'	3 stories or 45'	SW corner Gage Ave. & Normandie Ave. and NE corner Normandie and 64th St.	Senior housing	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4818	Low Medium I Residential/ General Commercial	Public Facilities	C2-1VL/ R2-1	PF-1	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 33/	NL	Parcel in the middle of the alley west of Vermont Ave, between 60th Place and 61st St.	Alley	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
4820	General Commercial	Community Commercial	C2-1VL	C2-1-CPIO	1.5:1/1.5 :1	1.5:1	1VL/1	3 stories or 45'	NL	Lots east side of Vermont Ave. from 59th Pl. to 70th St., and lots on west side of Vermont Ave. from 60th St. to 70th St. (with exception of one lot at NW corner of 64th St. and Vermont Ave., zoned PF, and east side of Vermont Ave from 68th St to 69th St)	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4821	General Commercial/ Low Medium II Residential	Community Commercial	C2-1VL / RD2-1	C2-1-CPIO	1.5:1/ 3:1	1.5:1	1VL/1	3 stories or 45' / 45'	NL	Lots east and west side of Vermont Ave. from 66th St. to Gage Ave.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4822	General Commercial/ Community Commercial/ Low Medium I Residential	Community Commercial	C2-1VL/ C2-1/ P-1	C2-1-CPIO	1.5:1/ 1.5:1/ 3:1	1.5:1	1VL/1/1	3 stories or 45' / NL / NL	NL	Lots east and west side of Vermont Ave. from 64th St. to 61st St. (with exception of library lots at NW corner of 64th St. and Vermont Ave., zoned PF and park at NE corner of Vermont and Gage)	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4823	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots east and west side of Vermont Ave. from 59th Pl. to 61st St.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4824	General Commercial/ Low Medium I Residential	Public Facilities	C2-1VL	PF-1	1.5:1	1.5:1	1VL	3 stories or 45'	NL	Third lot north of 64th St. fronting Vermont Ave. (west side of Vermont). Also includes small parcel at rear.	Part of public library	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
4826	Community Commercial	Open Space	C2-1	OS-1XL	1.5:1	1.5:1	1	NL	NL	Park on east side of Vermont Ave between 62nd Place and Gage Ave	Park	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
4832	General Commercial/ Low Medium I Residential	Neighborhood Commercial	[Q]C2-1VL/ R2-1	C2-1VL-CPIO	1.5:1/ 3:1	1.5:1	1VL/1	3 stories or 45' / 33'	3 stories or 45'	West side of Hoover from 62nd St. to 62nd Place, and east side of Hoover from 62nd St. to Gage Ave.	Multi-family, single family, senior housing	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	[Q] Ord. 1737,792 SA 3430 M-F residential development design guidelines, FAR max 2:1 for comm/res MU and 1.5:1 for commercial. Commercial development design guidelines. Res uses in C2 zone restricted to max density allowed in R3 zone.
4834	Low Medium II Residential	Open Space	RD2-1/RD1.5-1	OS-1XL	3:1/3:1	1.5:1	1/1	45'/45'	NL	NW corner of Hoover St. and Gage Ave.	Small park	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
4835	General Commercial	Community Commercial	R2-1	C2-1-CPIO	3:1	1.5:1	1	33'	NL	SW corner 62nd St. & Figueroa St., 3rd parcel west of corner	Residential (Sliver Overlapped to neighboring driveway)	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4837	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	East side of Hoover St. from Gage Ave. to 66th St.	Mainly residential, some commercial	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
4840	General Commercial/ Low Medium I Residential	Neighborhood Commercial	C2-1VL/ [Q]R4-1	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 33'	3 stories or 45'	Lots fronting Figueroa St. (on west side) from 59th St. to 70th St. and (on east side) from 59th Pl. to 71st St.	Some residential some commercial uses, Methodist church, gas station, strip mall, auto uses, Antioch Christian Church	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	[Q] 167,093 SA 4012 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1 (only one lot in subarea)
4841	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots fronting Figueroa St. (on west side) from 59th St. to 61st St. and (on east side) from 59th Pl. to 60th St.	Some residential some commercial uses i.e.. car wash and church	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4842	General Commercial/ Low Medium I Residential	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots fronting Figueroa St. (on both sides) from 65th St. to 70th St.	Primarily residential some commercial uses i.e.. car wash and church	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4850	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	Block bounded by (west) Figueroa St., (north) Gage Ave., (east) Flower St., (south) 64th St. excluding church-owned parcels	Single, multi family; excludes 1 church parking lot, church At 6330 S. Figueroa St. St and 455 W 64th St., church lot at It2 east of church , adjacent to turnaround. EXCLUDES HAMILTON METHODIST CHURCH	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,093 SA 4136 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
4855	Public Facilities/ PF- Fwys	Public Facilities/PF- Fwys	R3-1/ C2-1/ Frwy	PF-1	3:1/ 1.5:1	1.5:1	1/1	45' / NL	NL	East and west sides of 110 Frwy from Gage Ave to Florence Ave	Freeway buffer	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
4870	General Commercial	Medium Residential	R3-1	R3-1	3:1	3:1	1	45'	45'	6618 S. Van Ness Ave.	Vacant lot	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
4880	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Western Ave. (east and west) from Gage Ave. to 70th St.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4881	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Western Ave. (east and west) from 66th St. to 70th St.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4885	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Both sides of Normandie Ave. from 64th St. to south of 67th St.	Commercial, churches, Epworth Apts, preschool, residential, vacant lots, auto repair	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4890	Low Residential	Low II Residential	[Q]R4-1	R1-1	0.45:1	0.45:1	1	33'	33'	Block bounded by (west) Halldale Ave., (north) 65th St, (east) Normandie Ave., (south) 65th Pl., and Block bounded by (west) Normandie Ave., (north) 65th St., (east) Raymond Ave., (south) 65th Pl.	Single family multi family. Excludes church-owned lots	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 167,093 SA 4311 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1
4895	Low Residential	Neighborhood Commercial	[Q]R4-1	C2-1VL-CPIO	0.45:1	1.5:1	1	33'	3 stories or 45'	2 internal lots at NW corner of Normandie Ave and 65th Place	church	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	[Q] 167,093 SA 4311 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1
4905	Low Residential	Neighborhood Commercial	[Q]R4-1	C2-1VL-CPIO	0.45:1	1.5:1	1	33'	3 stories or 45'	2 Internal lots at NE corner of Normandie Ave and 65th Pl, 1349 W 65TH PL and the lot behind it	church	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	[Q] 167,093 SA 4307 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1
4906	Low Residential	Neighborhood Commercial	R1-1	C2-1VL-CPIO	0.45:1	1.5:1	1	33'	3 stories or 45'	Interior lots to east of Normandie Ave. between 65th Place and 66th St.	parking lot, school (tied to school fronting Normandie)	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4908	Low Residential	Neighborhood Commercial	R1-1	C2-1VL-CPIO	0.45:1	1.5:1	1	33'	3 stories or 45'	Interior lot at SW corner of Normandie Ave. and 66th St.	Vacant lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4910	Low Medium II Residential	Community Commercial	RD2-1	C2-1-CPIO	3:1	1.5:1	1	45'	NL	SE corner Vermont Ave. & 65th St. (2nd parcel east of corner, small portion of lot behind residential lot)	Residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4920	General Commercial	Neighborhood Commercial	R3-1VL	C2-1VL-CPIO	3:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	SW & SE corner of Normandie Ave. & 68th St.	West side of Normandie Ave. vacant lot, east side Normandie Ave. single family, store/res combo	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4930	General Commercial	Medium Residential	R3-1VL	R3-1VL	3:1	3:1	1VL	3 stories or 45'	3 stories or 45'	West side Hoover St. & 68th St. (3rd parcel west of corner north & south side)	(1) single dwelling, (1) multi unit	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4935	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	East side of Hoover St. from 66th St to 70th St. and west side of Hoover from 66th St. to 69th St.	Mix of residential and commercial	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
4940	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Broadway from 64th St. to 71st St.	Commercial uses, including auto uses, a church, and possibly one Single family	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4941	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Broadway from 64th St. to 68th St.	Multiple family, some commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
4950	Low Residential	Low II Residential	[Q]R4-1	R1-1	0.45:1	0.45:1	1	33'	33'	Block bounded by (west) Cimarron St., (north) 70th St, (east) Gramercy Pl., (south) 71st St.	Single & multi family	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 167,093 SA 4559 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1
4955	Low Residential	Low II Residential	[Q]R4-1	[Q]R4-1	0.45:1	0.45:1	1	33'	33'	4 lots at east end of block bounded by 70th st to the north, Gramercy Pl to the east, and 71st st to the south	church @7017 &2007 W. 71st And 2000&2008 W70thSt (zimas) GRACE TEMPLE MISSIONARY BAPTIST CHURCH 7017 S GRAMERCY PL	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	[Q] 167,093 SA 4559 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R1-1. -case related Q conditions to remain.
4960	General Commercial	Medium Residential	R3-1VL	R3-1VL	3:1	3:1	1VL	3 stories or 45'	3 stories or 45'	SE & SW corner Normandie Ave. & 71st St.	Multi family	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
4965	General Commercial / Low Medium II Residential	Public Facilities	C2-1VL / RD1.5-1	PF-1	1.5:1/ 3:1	1.5:1	1VL/1	3 stories or 45' / 45'	NL	Block bounded by 68th St, Menlo Ave, 69th St, and Vermont Ave	LAUSD School: Gerald Lawson Academy	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
4970	Low Medium II Residential/ General Commercial	Community Commercial	RD1.5-1	C2-1-CPIO	3:1	3:1	1	45'	NL	NE corner 70th St. & Vermont Ave. (Western Ave. side of pn 6013005806)	Parking lot to at&t facility	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
4990	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	Block bounded by 70th street, Menlo Ave, 71st Street, and alley just east of Vermont.	3 residential lots	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,093 SA 4536 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD1.5-1
5000	Low Medium II Residential/ General Commercial	Neighborhood Commercial	[Q]R4-1/ C2-1VL	C2-1VL-CPIO	3:1/1.5:1	1.5:1	1/1VL	45' / 3 stories or 45'	3 stories or 45'	Eastern portion of block bounded by (west) Menlo Ave., (north) 69th St., (east) Hoover St., (south) 70th St., (commercial parcels on east side + residential parcels with existing parking lots)	Private school at 801 W 71st St and lot at 823 W 70th stand 6901 Hoover St. st, remaining is residential, (2) parking lots. Most of it is Menlo Ave. Park	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	[Q] 167,093 SA 4482 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD2-1/ 167,093 SA 4484 C2-1 to C2-1VL
5002	Low Medium II Residential/ General Commercial	Low Medium II Residential	[Q]R4-1/ C2-1VL	RD2-1	3:1/1.5:1	3:1	1/1VL	45' / 3 stories or 45'	45'	West part of block bounded by (west) Menlo Ave., (north) 69th St., (east) Hoover St., (south) 70th St.	Primarily multi family and single family residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	[Q] 167,093 SA 4482 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO RD2-1/ 167,093 SA 4484 C2-1 to C2-1VL
5010	Low Medium I Residential	Low Medium I Residential	[Q]R4-1	R2-1	3:1	3:1	1	33'	33'	Block generally bounded by (w) Bonsallo Ave., (n) 69th St., (e) Estrella Ave., (s) 70th St. (not including 4 lots located at NW corner of 70th St. and Estrella Ave.)	Single & multi family, nw corner of 70th & Estrella Ave.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	[Q] 167,093 SA 4494 LIMITS CHURCH EXPANSION TO 20% AND LIMITS DENSITY TO R2-1
5030	Medium Residential	Community Commercial	R3-1	C2-2D-CPIO	3:1	3.5:1	1	45'	5 stories	70th St. and Figueroa St. (SW corner)	Senior housing and large surface parking lot fronting Figueroa St., 2 residences	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
5040	General Commercial	Public Facilities	C2-1VL	PF-1	1.5:1	1.5:1	1VL	3 stories or 45'	NL	West side of Figueroa St. from 70th St. to 71st St.	LA City recreational facility	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5050	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots fronting Florence (north and south side) from Van Ness Ave. to St. Andrews Pl.	Primarily commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
5060	Neighborhood Commercial/ Low Medium I Residential/ Public Facilities	Community Commercial	[Q]C2-1VL/ R2-1/ PF-1/ C2-1VL	C2-2D-CPIO	1.5:1 / 3:1/ 3:1	3.5:1	1VL/1/1	3 stories or 45' / 33' / NL	5 stories	Intersection of Florence Ave. and Western Ave.	Primarily commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	existing [Q] Ordinance 173,792 Subarea 3540 limits residential to R3 density, and requires Design Guidelines for Multiple Fam and Comm. projects: allows up to 2:1 FAR for Mixed Use Commercial/Residential Projects
5070	General Commercial	Community Commercial	C2-1VL	C2-1-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	NL	Florence Ave. from Harvard Blvd. to Halldale Ave.	Primarily commercial uses	Establish Commercial CPIO subarea to ensure that future projects enhance neighborhood character.	D	Commercial Corridor	NO EXISTING [Q]
5080	Neighborhood Commercial	Community Commercial	[Q]C2-1VL/ R1-1	C2-1-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 33'	NL	Intersection of Florence Ave. and Normandie Ave. 42992, adjacent to stable sf neighborhood. Commercial lots on Florence Ave. abutting zoned R1 and developed with SFD units	Commercial uses	Establish Commercial CPIO subarea to ensure that future projects enhance neighborhood character. Bring zone and land use category into consistency with land use designation and current use of subject and adjacent property.	D	Commercial Corridor	existing [Q] Ordinance 173,792 Subarea 3560 limits residential to R3 density, and requires Design Guidelines for Multiple Fam and Comm. projects: allows up to 2:1 FAR for Mixed Use Commercial/Residential Projects
5100	General Commercial	Community Commercial	C2-1VL	C2-1-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	NL	Florence Ave. from Raymond Ave. to Kansas Ave.	Commercial uses	Establish Commercial CPIO subarea to ensure that future projects enhance neighborhood character.	D	Commercial Corridor	NO EXISTING [Q]
5200	Neighborhood Commercial/ General Commercial/ Low Residential	Community Commercial	[Q]C2-1VL/ C2-1VL/ P-1 / R1-1	C2-2D-CPIO	1.5:1/1.5 :1/3:1/ 0.45:1	3.5:1	1VL/1VL/ 1/1	3 stories or 45' / 3 stories or 45' / NL/ 33'	5 stories	Intersection of Florence Ave. and Vermont Ave.	Commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	existing [Q] Ordinance 173,792 Subarea 3580 limits residential to R3 density, and requires Design Guidelines for Multiple Fam and Comm. projects: allows up to 2:1 FAR for Mixed Use Commercial/Residential Projects
5205	Low Medium II Residential / Neighborhood Commercial	Public Facilities	RD1.5-1	PF-1	3:1	1.5:1	1	45'	NL	Alley parcel east of Vermont Ave. between 71st St. and Florence Ave.	Alley	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5210	General Commercial	Community Commercial	C2-1VL	C2-1-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	NL	Florence Ave. from Menlo Ave. to Denker Ave.	Commercial uses	Establish Commercial CPIO subarea to ensure that future projects enhance neighborhood character. Bring zone into consistency with land use designation and current use of subject and adjacent property.	D	Commercial Corridor	NO EXISTING [Q]
5220	General Commercial/ Medium Residential/ Low Medium II Residential	Community Commercial	C2-1VL/ R3-1/ RD2-1/ RD2-1VL	C2-2D-CPIO	1.5:1/3:1	3.5:1	1VL/1	3 stories or 45' / 45'	5 stories	Intersection of Figueroa St. and Florence Ave.	Commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
5230	General Commercial	Community Commercial	C2-1VL	C2-1-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	NL	Florence Ave. from Grand Ave. to Broadway, and west side of Broadway from 71st St. to 73rd St.	Auto repair establishments, church, medical clinic, gas station, cabinet store, discount store, strip mall, fast food, liquor store, other commercial uses.	Establish Commercial CPIO subarea to ensure that future projects enhance neighborhood character. Bring zone into consistency with current use of subject and adjacent property.	D	Commercial Corridor	NO EXISTING [Q]
5265	Medium Residential	Medium Residential	[Q]R4-1	R3-1	3:1	3:1	1	45'	45'	West side off Normandie Ave. from 74th St to 76th St.	Residential. Does not include churches: SAINT HILLRIE CHURCH OF GOD 7529 S Normandie Ave. PRESBYTERY OF THE PACIFIC 7501 S Normandie Ave. BETHLEHEM MISSIONARY BAPTIST CHURCH 7401 SO Normandie Ave.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. Ord. 167,093 SA 4816 change R4-1 to [Q]R4-1, Churches shall be subject to regulations, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the zone corresponding to the land use. Corresponding zone R3-1.
5266	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	NW corner of 79th St. and Normandie Ave.	Commercial	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5267	Low Residential	Medium Residential	[Q]R4-1	R3-1	3:1	3:1	1	45'	45'	East side of Normandie, north of 79th street	Multi-family residential development	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 167,093 SA 4816 change R4-1 to [Q]R4-1, Churches shall be subject to regulations, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the corresponding zone: RD6-1.
5270	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	West side of Vermont Ave. from 73rd St. to just south of 78th St. and east side of Vermont Ave. from 74th St. to 77th St.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5275	General Commercial	Neighborhood Commercial	[Q]R4-1	C2-1-CPIO	3:1	1.5:1	1	45'	NL	Lots on Vermont Ave across near 79th Street	Owned by Crenshaw Cristian Center Church	Bring land use category into consistency with zone and current use of subject and adjacent parcel	C	General Corridor	Ord. 167093, SA 4980 Change C2-1 and R4-1 to [Q]R4-1. Churches shall be subject to regulations, prior action of zoning administrator shall remain in full force, other uses of property shall be restricted to those uses in the corresponding zone: RD6-1.
5280	Community Commercial	Community Commercial	C2-1	C2-1-CPIO	1.5:1	1.5:1	1	NL	NL	Block on east side of Vermont Ave. from 73rd St. to 74th St.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5284	Low Medium II Residential	Open Space	RD1.5-1	OS-1XL	3:1	1.5:1	1	45'	NL	833 W 76th St. (west of Hoover St.)	Pocket Park	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
5285	Low Medium II Residential	Neighborhood Commercial	[Q]R4-1	C2-1VL-CPIO	3:1	1.5:1	1	45'	3 stories or 45'	West side of Hoover St. from 74th St to 78th St	Residential. TRUE GOSPEL MISSIONARY BAPTIST CHURCH 7723 S. Hoover St.	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. Ord. 167,093 SA 4082 change R2-1 to [Q]R4-1, Churches shall be subject to regulations, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the zone corresponding to the land use
5286	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Both sides of Hoover St. from 78th St. to 79th St.	Church, residential	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
5287	General Commercial / Medium Residential	Neighborhood Commercial	C2-1VL/ [Q]R3-1	C2-1VL-CPIO	1.5:1/ 3:1	1.5:1	1VL/1	3 stories or 45' / 45'	3 stories or 45'	East side of Hoover St. from alley north of 73rd St. to 75th St.	Churches, multi-family residential	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	[Q] Ord 173,792 SA 3940 Change RD2-1 to [Q]R3-1, Residential developments limited to max density 1,200 SF per dwelling unit in the R3 zone; Multi-family residential design guidelines.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5290	General Commercial/ Low Medium I Residential	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots fronting Figueroa St. from 73rd St. to 77th St.	Commercial and residential uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5292	General Commercial	Public Facilities	C2-1VL	PF-1	1.5:1	1.5:1	1VL	3 stories or 45'	NL	City-owned lots on east side of Figueroa St. between 75th St. and 76th St.	City-owned building, parking lot for parking enforcement vehicles	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
5294	General Commercial	Medium Residential	R3-1	R3-1	3:1	3:1	1	45'	45'	NW and SW corner of 76th St and Flower St (4 lots plus slivers along Flower)	Residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
5298	Public Facilities/ PF- Fwys	Public Facilities/PF- Fwys	C2-1/ R3-1	PF-1	1.5:1/ 3:1	1.5:1	1/1	NL / 45'	NL	East and west sides of 110 Frwy from Florence Ave to 80th Street	Freeway buffer	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
5300	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Western Ave. (east and west) from 74th St. to 85th St.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5301	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Western Ave. (east and west) from 76th St. to 79th St.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5302	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Western Ave. (east and west) from 79th St. to 82nd St.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5303	General Commercial/ Medium Residential	Neighborhood Commercial	C2-1VL/ R3-1	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' 45'	3 stories or 45'	Western Ave. (east and west) from 82nd St. to 85th St.	Primarily commercial uses, some multi-family residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5310	Medium Residential	Neighborhood Commercial	[Q]R3-1/ R3-1/ [Q]R4-1	C2-1VL-CPIO	3:1/3:1/3 :1	1.5:1	1/1/1	45' / 45' /45'	3 stories or 45'	Lots on west side of Figueroa St. from 77th St. to 79th St., and Lots on East side of Figueroa St. from 77th St. to 79th St. Excludes parcel at SW corner of Figueroa and 78th St.	Residential uses, and church: WORLD WIDE CRUSADE FOR CHRIST at 440 W 78TH ST	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,792 SA 4020 change RD1.5-1 to [Q]R3-1, Residential developments shall be limited to a maximum density of 1200 square feet per dwelling unit in the R3 zone, Multi-family residential developments must obtain plan approval. Ord. 167,093 SA 4928 change C2-1 to RD1.5-1Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages, and [Q] ordinance: ORD-167093-SA4932 standards for church properties otherwise R3 density, corresponding zone R3-1

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5315	Medium Residential	Public Facilities	R3-1	PF-1	3:1	1.5:1	1	45'	NL	514 W 78th St (lot at SW corner of Figueroa and 78th St)	DWP Power Distribution Station	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
5330	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Broadway from 73rd St. to 81st St.	Commercial and residential uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5332	General Commercial	Neighborhood Commercial	C2-1VL/ RD1.5-1	C2-1VL-CPIO	1.5:1/ 3:1	1.5:1	1VL/1	3 stories or 45' / 45'	3 stories or 45'	Lots on west side of Broadway from 81st St. to 84th Pl.	Commercial and residential uses, vacant lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5334	Low Residential	Low II Residential	R1-1	R1R3-CPIO	0.45:1	0.45:1/ 0.43:1/ 0.41:1	1	33'	28'	Blocks bounded by 79th Street to the north, New Hampshire Ave to the east, 83rd St to the south, and Normandie Ave to the west.	Residential; many are contributors to Vermont Knolls Historic District identified by SurveyLA.	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
5338	Medium Residential	Medium Residential	R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	Parcels on the east side of New Hampshire Ave from 79th Street to 83rd Street.	Mainly multi-family residential; most are contributors to Vermont Knolls Historic District identified by SurveyLA.	Establish Character Residential CPIO subarea to preserve the existing scale and historic character of the neighborhood.	O	Character Residential	NO EXISTING [Q]
5339	General Commercial	Public Facilities	C2-1VL	PF-1	1.5:1	1.5:1	1VL	3 stories or 45'	NL	SE corner of 78th St. and Vermont Ave.	Fire Station	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
5340	Community Commercial/ General Commercial	Community Commercial	C2-1VL/ [Q]C2-1	C2-1-CPIO	1.5:1/1.5:1	1.5:1	1VL/1	3 stories or 45' / NL	NL	Vermont Ave. from 78th St. to 83rd St. (on east side) and from 79th St. to 83rd (on west side); excludes fire station parcels at SE corner of 78th and Vermont	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Existing [Q] Placed by Ordinance 173,792 Subarea 3900: : Design Guidelines for Multiple family and Commercial and MU projects. Up to 2:1 FAR for commercial residential Mixed used projects, density limited to R3 [q] retained per cpc86-790-gpc?

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5342	Medium Residential/ Community Commercial	Community Commercial	[Q]C2-1/ R3-1	C2-1-CPIO	1.5:1/ 3:1	1.5:1	1/1	NL / 45'	NL	Lots between 82nd St. and 83rd street, east of Vermont Ave.	Parking structure	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Existing [Q] Placed by Ordinance 173,792 Subarea 3900: : Design Guidelines for Multiple family and Commercial and MU projects. Up to 2:1 FAR for commercial residential Mixed used projects, density limited to R3 [q] retained per cpc86-790-gpc?
5345	Medium Residential	Medium Residential	[Q]R4-1	R3-1	3:1	3:1	1	45'	45'	Blocks generally bounded by 79th St. Hoover St. and 52nd St. excluding church-owned parcels.	Residential. Excludes churches: THREE Oak St. S BAPTIST CHURCH 8109 S Hoover St. AMAZING GRACE OUTREACH MINISTRIES 731 W 80TH ST	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. Ord. 167,093 SA 5036 change R2-1 to [Q]R4-1, Churches shall be subject to regulations, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the zone corresponding to the land use, R3-1.
5350	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots fronting Figueroa St. from 79th St. to 81st St.	Residential, commercial, nursing home, church.	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Existing [Q] conditions placed by Ordinance ORD-1ORD-173792-SA4070 placed q on R3 to limit Residential developments shall be limited to a maximum density of 1,200 square feet per dwelling unit in the R3 zone. Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines.
5351	General Commercial/ Medium Residential	Neighborhood Commercial	C2-1VL/ R3-1/ [Q]R3-1	C2-1VL-CPIO	1.5:1/3:1 /3:1	1.5:1	1VL/1/1	3 stories or 45' / 45' / 45'	3 stories or 45'	Lots east and west side of Figueroa St. from 81st St. to 84th St.	Commercial, residential, empty lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 167,093 SA 4980 - Limits expansion of churches to 20%; corresponding zone for other uses RD6-1.
5352	Community Commercial/ General Commercial/ Medium Residential	Neighborhood Commercial	C2-1VL/ [Q]C2-1/ R3-1	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 45'	3 stories or 45'	Lots east and west side of Figueroa St. from 84th St. to midblock Manchester Ave.	Commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 167,093 SA 5336 - Conformity with multi-family residential design guidelines. Max 2:1 FAR for commercial/ residential mixed use and 1.5:1 for commercial developments. Commercial development design guidelines. Residential uses in C2 zone restricted to max R3 density.
5355	Low Residential	Low II Residential	[Q]R4-1	R1-1	0.45:1	0.45:1	1	33'	33'	South side of 83rd St. from midblock west of Gramercy to Cimarron St. (excludes church-owned parcels)	Residential.	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. Ord. 167,093 SA 5223 change R1-1 to [Q]R4-1, Churches shall be subject to regulations, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the R1-1 zone.

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5357	Low Residential	Low II Residential	[Q]R4-1	[Q]R4-1	0.45:1	0.45:1	1	33'	33'	SW corner of 83rd St. and Gramercy Place (5 lots)	ST. MARKS COMMUNITY METHODIST CHURCH 2002-2022 W. 83rd St	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. Ord. 167,093 SA 5223 change R1-1 to [Q]R4-1, Churches shall be subject to regulations, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the R1-1 zone. - case related Q conditions to remain.
5370	Medium Residential/ Community Commercial	Community Commercial	[T][Q]R3-1	C2-2D-CPIO	3:1	3.5:1	1	45'	5 stories	South side of 83rd St. west of Vermont, excludes lots fronting Vermont (6 lots + vacated alley)	Vermont Knoll Retirement Community	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Existing [Q] Placed by Ordinance 173,792 Subarea 3770: : Design Guidelines for Multiple family projects. Residential density limited to a max density of 1,200 sq. ft. per dwelling unit in the R3 zone.
5385	Community Commercial	Community Commercial	[Q]C2-1/P-1/ (T)(Q)C2-1	C2-2D-CPIO	1.5:1/3:1	3.5:1	1/1	NL/NL	5 stories	Vermont Ave. from 83rd St. to Manchester Ave. and block bounded by Manchester, Kansas Ave, 85th St, and Vermont Ave.	Commercial, residential, parking structure, some undeveloped lots, bank	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Existing [Q] Placed by Ordinance 173,792 Subarea 3900: : Design Guidelines for Multiple family and Commercial and MU projects. Up to 2:1 FAR for commercial residential Mixed used projects, density limited to R3 [q] retained per cpc86-790-gpc? Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord. 167,093 SA 5473 change C2-2 to HD 2, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
5386	General Commercial	Medium Residential	R3-1	R3-1	3:1	3:1	1	45'	45'	Portion of internal lot west of Hoover between 83rd and 84th	Rear lot	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
5388	General Commercial/ Open Space/ Medium Residential	Neighborhood Commercial	R4-1VL/ OS-1XL/ C2-1VL/ R3-1	C2-1VL-CPIO	3:1/NL/1 .5:1/ 3:1	1.5:1	1VL/1XL/ 1VL/1	3 stories or 45' / NL / 3 stories or 45/45'	3 stories or 45'	Both sides of Hoover St. from 82nd St. to 85th St.	Parking lots, multi-family residential, single family residential, assisted living, Iglesias de Cristo, senior housing, store, Martha Bryant Manor low income housing	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
5440	Medium Residential	Medium Residential	[Q]R4-1	R3-1	3:1	3:1	1	45'	45'	Lots within block generally bounded by Vermont Ave., 84th St., Hoover St. and 85th St., excluding church-owned parcels.	Primarily multiple family residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ord. 167 093 SA 5430 change R4-1 to [Q]R4-1 limits extension of churches to 20% and all other uses limited to R3-1, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5463	Low Medium I Residential	Low Medium II Residential	[Q]R4-1	[Q]R4-1	3:1	3:1	1	33'	33'	1439 W 83RD ST, between Halldale Ave to the west and Normandie Ave to the east	Single residence, owned by PEOPLES INDEPENDENT CHURCH OF CHRIST	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. Ord. 167,093 SA 5198 change R3-1 to [Q]R4-1, Churches shall be subject to regulations, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the zone corresponding to the land use, R2-1. -case related Q conditions to remain.
5465	Low Medium I Residential	Low Medium II Residential	[Q]R4-1	RD2-1	3:1	3:1	1	33'	45'	block generally bounded by 82th St., Halladale Ave., 83rd St. and Normandie Ave.	Residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. Ord. 167,093 SA 5198 change R3-1 to [Q]R4-1, Churches shall be subject to regulations, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the zone corresponding to the land use, R2-1
5466	General Commercial	Neighborhood Commercial	C2-1VL/ R4-1VL	C2-1VL-CPIO	1.5:1/ 3:1	1.5:1	1VL	3 stories or 45' / 3 stories or 45'	3 stories or 45'	Four corners at intersection of Normandie Ave. and 83rd St.	Commercial stores, service store, residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5467	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD2-1	3:1	3:1	1	33'	45'	1404 and 1406 W 84TH ST	Residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	ORD-167093-5352- Limits expansion of churches, limits residential density to R2
5469	General Commercial	Low Medium II Residential	RD2-1	RD2-1	3:1	3:1	1	45'	45'	Sliver bounded by 83rd St, Normandie Ave, and 84th St.	Residential (sliver)	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
5470	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	South side of 85th St. from Budlong Ave. to Kansas Ave.	Primarily multiple family residential. Excludes church.	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	ORD-167093-SA5476- Limits expansion of churches, limits residential density to RD1.5
5495	Community Commercial	Community Commercial	(T)(Q)C2-1/[Q]R4-1	C2-2D-CPIO	3:1/3:1	3.5:1	1/1	NL/NL	5 stories	927 W. 85th Street (North side of 85th St east of Vermont Ave)	Parking lot	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 167 093 SA 5430 change R4-1 to [Q]R4-1 limits extension of churches to 20% and all other uses limited to R3-1, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages

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SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5510	Neighborhood Commercial/ Medium Residential/ General Commercial / Community Commercial/ Low Residential	Community Commercial	[Q]C2-1VL/ R3P-1/ P-1/ [Q]R5-1/R1P-1/ C2-1/ C2-1VL	C2-2D-CPIO	1.5:1/3:1 /3:1/3:1/ 3:1	3.5:1	1VL/1/1/ 1/1	3 stories or 45' / NL/NL/ NL	5 stories	NW, NE, SW and SE corner of Western Ave. and Manchester Ave., and 11 lots in block generally bounded by 87th St. to north Western Ave. on east, 88th St. on south and St. Andrews Pl. on west (1/2 block)	Commercial uses primarily, including Ralphs supermarket, residential complex	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	ORD-173792-SA4100- unclear, description of [Q] omitted. Possibly the intent was to limit density to the R3
5520	Community Commercial/ Low Medium II Residential	Community Commercial	[Q]C2-1/ [Q]R4-1	C2-2D-CPIO	1.5:1/3:1	3:4 3.5:1	1	NL / 45'	5 stories	North side of Manchester Ave. from Budlong Ave. to Kansas Ave., including Small lot on east side of Budlong between 85th St. and Manchester Ave.	Commercial uses, church property	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,792 SA3900: change C2-1 to [Q]C2-1, Maximum of 2:1 FAR for Mixed use projects: Max. 1.5:1 for commercial only. Residential uses in C2 zone restricted to max R3, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord. 167,093 SA 5473 change C2-2 to HD 2, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages, ORD-167093-SA5476- Limits expansion of churches, limits residential density to RD1.5
5540	Community Commercial	Community Commercial	[Q]C2-1	C2-2D-CPIO	1.5:1	3.5:1	1	NL	5 stories	Lots on north side of Manchester Ave. from just east of Vermont Ave. to Hoover St. and Lots on south side of Manchester Ave. from Baring Cross St. to Hoover St.	Primarily commercial uses, Supermarket, and other commercial uses, some residential uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,792 SA3900: change C2-1 to [Q]C2-1, allows up to 2:1 FAR for Mixed Use Commercial/Residential Projects and 1.5:1 for commercial developments, requires Design Guidelines for commercial developments and Commercial/Residential Projects, residential uses limited to R3 zone density, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord. 167 093 SA 5471 change C2-1 to HD2, 5472 change C2-1 to HD 1-VL, 5466 change C2-1 to HD 1-VL, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
5550	Community Commercial	Community Commercial	[Q]C2-1/ R3-1	C2-1-CPIO	1.5:1/ 3:1	1.5:1	1	NL / 45'	NL	North side of Manchester Ave. from Hoover St. to Figueroa St.	Primarily commercial uses	Establish Commercial CPIO subarea to ensure that future projects enhance neighborhood character. Bring zone into consistency with land use designation and current use of subject and adjacent property.	D	Commercial Corridor	Existing [Q] Placed by Ordinance 173,792 Subarea 3900: : Design Guidelines for Multiple family and Commercial and MU projects. Up to 2:1 FAR for commercial residential Mixed used projects, density limited to R3 [q] retained per cpc86-790-gpc?
5555	Public Facilities	Public Facilities	R3-1	PF-1	3:1	1.5:1	1	45'	NL	Tiny lot behind 729 W. Manchester	City-owned portion of back lot	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]

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SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5560	Community Commercial/ Low Medium II Residential/ Public Facilities	Community Commercial	[Q]C2-1/ RD1.5-1/ C2-1VL	C2-1-CPIO	1.5:1/3:1	1.5:1	1/1	NL / 45'	NL	NE corner of Figueroa St. and Manchester Ave.	Shopping centers, including auto repair establishment	Establish Commercial CPIO subarea to ensure that future projects enhance neighborhood character. Bring zone and land use category into consistency with current use of subject and adjacent property.	D	Commercial Corridor	Ordinance 173,792 SA 3900- Multiple-family, commercial, Mixed use projects must comply with design guidelines. Residential density limited to the R3
5562	Public Facilities/ PF- Fwys	Public Facilities/PF- Fwys	R3-1	PF-1	3:1	1.5:1	1	45'	NL	East and west side of 110 Frwy from 79th St to 84th St	Freeway buffer	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
5565	Public Facilities/ PF- Fwys	Public Facilities/PF- Fwys	C2-1 / C2-1VL/ RD1.5-1/ R3-1/ FRWY	PF-1	1.5:1/ 1.5:1/ 3:1/ 3:1/	1.5:1	1/ 1VL/ 1/ 1	NL / 3 stories or 45' / 45' / 45' / NL	NL	East and west side of 110 Frwy from 84th Place to Manchester Ave	Freeway buffer	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
5570	Community Commercial	Community Commercial	C2-1/ [Q]C2-1	C2-1-CPIO	1.5:1/1.5 :1	1.5:1	1/1	NL/NL	NL	North side of Manchester Ave. between freeway on ramps, and Block bounded by Olive St. on west, 84th Pl. to the north, Broadway to east and Manchester Ave. to the south	Public parking? Park and ride faculty, ownership is Caltrans, public storage / warehouse establishment, commercial uses	Establish Commercial CPIO subarea to ensure that future projects enhance neighborhood character. Bring zone into consistency with current use of subject and adjacent property.	D	Commercial Corridor	Ordinance 173,792 SA 3900- Multiple-family, commercial, Mixed use projects must comply with design guidelines. Residential density limited to the R3
5600	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots fronting Manchester Ave. from Van Ness Ave. to St. Andrews Pl. (not including St. Andrews recreation and parks facility)	Commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
5610	Medium Residential	Community Commercial	R3-1	C2-2D-CPIO	3:1	3.5:1	1	45'	5 stories	Lots on north side of from St. Andrews Pl. to midblock	Primarily multiple family	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5630	General Commercial	Community Commercial	C2-1VL	C2-1-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	NL	Lots fronting Manchester Ave. from Harvard Blvd. to Normandie Ave.	Primarily commercial uses, liquor store, auto related establishments, community center, Fast Food Drive through, motel, cleaners, religious institutions and other commercial uses, very little residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor (previously Commercial Corridor)	NO EXISTING [Q]
5635	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots at NW corner of Normandie Ave and 87th St.	Residential uses, salon	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5637	General Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lot at SW corner of Normandie Ave. and 87th St.	Commercial/retail	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ordinance 167,093, SA 5604. Limits residential density to that permitted in the RD1.5 zone.
5638	General Commercial	Low Medium II Residential	[Q]C2-1VL	RD1.5-1	1.5:1	3:1	1VL	3 stories or 45'	45'	West side of Normandie from 87th St. to 90th St. Excludes SE corner of Normandie and 87th St.	Primarily residential, one store/res combo, church	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ordinance 167,093, SA 5604. Limits residential density to that permitted in the RD1.5 zone.

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SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5640	General Commercial	Community Commercial	C2-1VL	C2-1L-CPIO	1.5:1	3:1	1VL	3 stories or 45'	6 stories or 75'	Lots fronting Manchester Ave. from Normandie Ave. to Budlong Ave.	South side from Normandie Ave. to Budlong Ave., developed with Gas station at SE corner of Normandie Ave./Manchester Ave., Mark Taper foundation, other commercial uses, north side also developed with variety of commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5645	General Commercial	Neighborhood Commercial	C2-1VL/ R3-1VL/ R4-1VL	C2-1VL-CPIO	1.5:1/ 3:1/ 3:1	1.5:1	1VL	3 stories or 45' / 45' / 3 stories or 45'	3 stories or 45'	All corners of intersection at Normandie Ave. and 85th St, and SE corner of Normandie Ave. and 84th Pl.	Residential and commercial uses, including auto service and body repair	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5650	Community Commercial	Community Commercial	[Q]C2-1	C2-2D-CPIO	1.5:1	3.5:1	1	NL	5 stories	Manchester from Budlong to Vermont, south side, and block bounded by Vermont, Manchester, Menlo and 88th St.	Primarily commercial uses, church, some residential, city-owned parking lot	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	Ord. 173,792 SA3900: change C2-1 to [Q]C2-1, Maximum of 2:1 FAR for Mixed use projects: Max. 1.5:1 for commercial only. Residential uses in C2 zone restricted to max R3, Ord. 167,093 SA 5566 - change C2-1 to HD2, 5564 change C2-1 to HD 1-VL, Ord. 167,093 SA 5602 change R3P-1 to C2-2, Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
5670	Community Commercial/ Low Medium II Residential	Public Facilities	[Q]C2-1/ RD2-1	PF-1	1.5:1/ 3:1	1.5:1	1	NL / 45'	NL	Lots on south side of Manchester Ave. from Menlo Ave. to Baring Cross St.	LAUSD School	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 167,093 SA 5600 change R4-1, R3-1 to RD2-1, SA 5572 change C2-1 to HD 2, Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages
5690	Community Commercial/ General Commercial	Community Commercial	[Q]C2-1/ C2-1VL	C2-1-CPIO	1.5:1	1.5:1	1	NL	NL	South side of Manchester Ave. from Hoover St. to Figueroa St. (not including school property on SE corner of Manchester Ave. and Hoover St.)	Primarily commercial uses	Establish Commercial CPIO subarea to ensure that future projects enhance neighborhood character.	D	Commercial Corridor	Existing [Q] Placed by Ordinance 173,792 Subarea 3900: : Design Guidelines for Multiple family and Commercial and MU projects. Up to 2:1 FAR for commercial residential Mixed used projects, density limited to R3 [q] retained per cpc86-790-gpc?

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5770	Highway Oriented and Limited Commercial	Neighborhood Commercial	(T)(Q)C2-1	(T)(Q)C2-1-CPIO	1.5:1	1.5:1	1	NL	NL	West side of Western Ave. from 88th St. to midblock (88th Pl.)	Supermarket	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	existing T AND Q Placed by Ordinance 171523 resulted from a zone change case; conditions include hours of operation and hours for service deliveries, trash pick-up, and parking area sweeping. -case related Q conditions to remain.
5780	Highway Oriented and Limited Commercial	Neighborhood Commercial	(T)(Q)C2-1VL	(T)(Q)C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	West side of Western Ave. from midblock (88th Pl.) to 88th St.	Parking for supermarket	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	existing T AND Q Placed by Ordinance 171523 resulted from a zone change case; conditions include hours of operation and hours for service deliveries, trash pick-up, and parking area sweeping. -case related Q conditions to remain.
5790	General Commercial/ Neighborhood Commercial	Neighborhood Commercial	C2-1VL/ [Q]C2-1VL	C2-1VL-CPIO	1.5:1/1.5:1	1.5:1	1VL	3 stories or 45' / 3 stories or 45'	3 stories or 45'	West side of Western Ave. from 89th St. to 92nd St. and east side of Western Ave. from mid block (88th St.) to 98th St.	Primarily commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	Existing [Q] ORD-173792-SA4380 Maximum R3 density, design guidelines for multiple and commercial, 2:1 FAR for commercial residential Mixed Used projects
5791	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	East side of Western Ave. from 89th St. to 94th St. and west side of Western Ave. from mid block (88th St.) to 92nd St.	Primarily commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
5795	General Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	West side of Normandie Ave. from 90th St. to 92nd St.	Commercial and residential uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ordinance 167,093, SA 5604. Limits residential density to that permitted in the RD1.5 zone.
5798	General Commercial	Neighborhood Commercial	[Q]C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	West side of Normandie Ave. from 92nd St. to 2 lots south of 94th Pl.	Commercial and residential uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ordinance 167,093, SA 5604. Limits residential density to that permitted in the RD1.5 zone.
5800	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Vermont Ave.(east side only) from 88th St. to 92nd St.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5802	Low Medium I Residential	Public Facilities	R2-1	PF-1	1.5:1	3:1	1	NL	33'	Southwest corner of 91st St and Menlo Ave	DWP facility	Bring zone and land use into consistency with the current use of subject and adjacent parcels.		x	NO EXISTING [Q]
5803	Low Medium I Residential	Low Medium I Residential	RD5-1	R2-1	3:1	3:1	1	45'	33'	Hoover (both sides) from 90th St. to 91st St.	Residential	Bring zone into consistency with land use category and current use of subject and adjacent parcels.	x	x	NO EXISTING [Q]
5805	Low Medium I Residential	Low Medium I Residential	RD5-1/ [Q]R4-1	R2-1-CPIO	3:1 / 3:1	3:1	1/1	45' / 45'	33'	Lots on west side of Figueroa St. from 88th St. to 92nd St. (not including lots fronting Figueroa St. or Hoover)	Residential	Establish Legacy Single-Family CPIO subarea to preserve the existing scale and character of the neighborhood.	M	Legacy Single-Family	Ord. 167,093 SA 5696. Change R3-1 to [Q]R4-1. Church expansion limited to 20%. Corresponding zone RD5-1.
5810	General Commercial/ Low Medium I Residential	Neighborhood Commercial	C2-1VL/ [Q]R4-1/ RD5-1	C2-1VL-CPIO	1.5:1/3:1 / 3:1	1.5:1	1VL/1/1	3 stories or 45' / 45'/45 ft.	3 stories or 45'	Lots on west side of Figueroa St. from 89th St. to 92nd St. (east side of street is Southeast LA)	Some residential, primarily commercial uses, including a motel.	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	[Q] is only on one portion of a block bounded by 89th and 90th St. refers to church related. Ordinance..?
5811	General Commercial/ Low Medium I Residential	Neighborhood Commercial	C2-1VL/ RD5-1	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1	3 stories or 45' / 45'	3 stories or 45'	Lots on west side of Figueroa St. starting midblock from Manchester Ave. to 88th Pl. (east side of street is Southeast LA)	Primarily commercial uses, including motel, block bounded by 89th St. and 90th St. and zoned C2-1VL and [Q]R4-1 on west side of Figueroa St. is developed with a church, and residential uses. Most Worshipful Prince Hall at 9027 S. Figueroa St. Compton Ave. Church at 8905 S Figueroa St.	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5840	Low Medium II Residential	Low Medium II Residential	[Q]R4-1	RD1.5-1	3:1	3:1	1	45'	45'	West side of Figueroa St. 93rd St. to 94th St.	Residential uses	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	Ordinance 167,093 SA 5790. Limits on expansion of church. Limits residential density to RD1.5. Ord. 167,093 SA 5790 change C2-1 to [Q]R4-1, Churches shall be subject to regulations governing such uses as provided, prior action pursuant to sections 12.24 or 12.27 of the LAMC shall remain in full force and effect, not withstanding any provisions to the contrary shall be valid for a period not to exceed one year from the date of such approval, any other use of such property shall be restricted to those uses permitted in the zone RD1.5-1. Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages.
5852	General Commercial/ Low Medium II Residential	Neighborhood Commercial	C2-1VL/ RD2-1/ RD1.5-1	C2-1VL-CPIO	1.5:1/ 3:1/ 3:1	1.5:1	1VL/1/1	3 stories or 45' / 45' / 45'	3 stories or 45'	Both sides of Hoover St. from 95th to just south of Colden Ave.	Mix of residential and commercial uses	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]
5855	Low Medium II Residential/ General Commercial	Low Medium II Residential	[Q]R4-1/ C2-1VL	RD2-1	3:1/1.5:1	3:1	1/1VL	45' / 3 stories or 45'	45'	Several blocks, on generally bounded by 95th St Figueroa St., Colden Ave. and Hoover St., and south side of Colden Ave. from Vermont Ave. to Hoover St. and circular lot on Baring Cross St. and 94th St	Religious institution IGLESIA CRISTIANA JUAN 3:16 at 852 W Colden Ave. Ave.	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. Ord. 167,093 SA 5884 change R3-1,R4-1 to [Q]R4-1, Churches shall be subject to regulations, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the zone corresponding to the land use
5856	Low Medium II Residential	Open Space	RD2-1	OS-1XL	3:1	1.5:1	1	45'	NL	554 W 97th St. (between Hoover and Figueroa)	Pocket Park	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
5860	General Commercial	Neighborhood Commercial	C2-1VL/ R1-1/ RD2-1	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Figueroa St. from 95th St. to 99th St.	Commercial and residential uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5861	General Commercial	Neighborhood Commercial	C2-1VL/ P-1VL	C2-1VL-CPIO	1.5:1 / NL	1.5:1	1VL	3 stories or 45' / 3 stories or 45'	3 stories or 45'	Lots on west side of Figueroa St. from 99th St. to 104th St.	Commercial and residential uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5862	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Figueroa St. from 104th St. to 108th St.	Commercial and residential uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5863	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Figueroa St. from 108th St. to 111th St.	Commercial and residential uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5865	Low Residential	Low II Residential	[Q]R4-1	R1-1	0.45:1	0.45:1	1	33'	33'	Northern portion of block bounded by Van Ness Ave to the east, 94th st to the north, Haas Ave. to the east, and 96th to the south (excluding church on southern portion of block)	Residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 167,093 SA 5819 change R1-1 to [Q]R4-1, Churches shall be subject to regulations, 20% expansion limit, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the R1-1 zone.
5867	Low Residential	Low II Residential	[Q]R4-1	[Q]R4-1	0.45:1	0.45:1	1	33'	33'	South end of block bounded by Van Ness Ave, 96th St, and Haas Ave.	Church	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	Ord. 167,093 SA 5819 change R1-1 to [Q]R4-1, Churches shall be subject to regulations, 20% expansion limit, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the R1-1 zone. -case related Q conditions to remain.
5870	Neighborhood Commercial/ Low Medium II Residential	Neighborhood Commercial	[Q]C2-1VL/ [Q]R4-1	C2-1VL-CPIO	1.5:1 / 3:1	1.5:1	1VL/1	3 stories or 45' / NL	3 stories or 45'	(NW corner of Western Ave. and Century Blvd.) west side of Western Ave. from 98th St. to Century; east and west side of Western Ave. from Century Blvd. to 103rd St.; north side of Century from Western to Harvard Blvd	On NW corner of Western Ave. and Century Blvd. primarily commercial including, McDonald Rest. and church, and other commercial uses. On WS of Century Blvd. more commercial uses, church learning center, some residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 173,792 SA 4380 change C2-1VL to [Q]C2-1VL, Design guidelines for multi-family residential developments, the FAR shall be no more than 2:1 for commercial/residential mixed use developments and 1.5:1 for commercial developments. Commercial developments and commercial/residential mixed use developments must obtain plan approval to ensure conformity with the commercial development design guidelines. Residential uses restricted to R3 maximum density, Ord. 167,093 SA 6050 change C2-1 to HD 1-VL, SA 6026 relating to Churches, corresponding zone RD2-1.Ord.180,103 Fast Food Interim Ordinance - prohibit the establishment of new fast food restaurants, Ord.171,682 and Ord. 162,128 conditional uses for alcoholic beverages.
5874	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	East side of Vermont Ave. from 92nd St. to 110th St.	Commercial and residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5875	Low Residential	Low II Residential	[Q]R4-1	R1-1	0.45:1	0.45:1	1	33'	33'	Block generally bounded by 102nd St , Baring Cross St., 103rd Rd and Vermont Ave. (not including lots fronting Vermont Ave.)	Residential	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord. 167,093 SA 6069 change R1-1 to [Q]R4-1, Churches shall be subject to regulations, 20% expansion, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the R1-1 zone.
5876	General Commercial/ Low Residential	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	East side of Vermont Ave. from 104th St. to 107th St.	Pacific Bell facility, mix of commercial and residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5877	General Commercial	Neighborhood Commercial	C2-1VL/ R4-1VL	C2-1VL-CPIO	1.5:1/3:1	1.5:1	1VL/1VL	3 stories or 45' / 3 stories or 45'	3 stories or 45'	East side of Vermont Ave. from Century Blvd. to 104th St.	Commercial and residential	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5878	General Commercial/ Low Medium II Residential	Neighborhood Commercial	C2-1VL/ P-1VL/ [Q]R4-1	C2-1VL-CPIO	1.5:1/3:1 /3:1	1.5:1	1VL/1VL/ 1VL/1	3 stories or 45' / 3 stories or 45' / 45'	3 stories or 45'	East side of Vermont Ave. from Colden Ave. to Century Blvd.	Primarily commercial	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	Ord. 167,093 SA 5884 change R3-1,R4-1 to [Q]R4-1, Churches shall be subject to regulations, prior action of Zoning Administrator shall remain in full force, Other uses of property shall be restricted to those uses permitted in the RD1.5-1 zone.
5879	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	East side of Vermont Ave. from 92nd St. to Colden Ave.	Primarily commercial	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5880	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	Lots on west side of Western Ave. from 103rd St. to 108th St. , lots on east side of Western Ave. from 103rd St. to 104th St.	Primarily commercial uses	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5882	Low Medium II Residential	Neighborhood Commercial	RD2-1	C2-1VL-CPIO	3:1	1.5:1	1	45'	3 stories or 45'	850 W 92nd St	parking lot	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	NO EXISTING [Q]
5884	General Commercial	Neighborhood Commercial	C2-1VL	C2-1VL-CPIO	1.5:1	1.5:1	1VL	3 stories or 45'	3 stories or 45'	4 sides of intersection at Hoover St. and Century Blvd.	Used car sales, gas station, car wash, commercial, multi-family residential	Establish Neighborhood-Serving CPIO subarea to ensure that future projects enhance neighborhood character.	A	Neighborhood Serving Corridor	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5885	Low Residential	Low Medium II Residential	RD2-1	RD2-1	3:1	3:1	1	45'	45'	Lots located generally off of Hoover St. from 102nd St to 104th St	Residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
5890	General Commercial	Neighborhood Commercial	[Q]C2-1XL	C2-1VL-CPIO	1.5:1	1.5:1	1XL	2 stories or 30'	3 stories or 45'	Block bounded by 112th St., Vermont Ave., and 111th St., and block bounded by 110th St., Vermont Ave., and 111th St.	commercial, residential, Self storage/U-Haul place	Establish General Corridor CPIO subarea to ensure that future projects enhance neighborhood character.	C	General Corridor	[Q] placed by Ordinance 169,046, limits res. Density to RD1.5
5896	Low Residential	Low Medium II Residential	RD2-1	RD2-1	3:1	3:1	1	45'	45'	2nd lot to the east of Hoover Street on 106th Street.	Single residence	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
5897	Low Residential	Open Space	R1-1	OS-1XL	0.45:1	1.5:1	1	33'	NL	609 W 105th St (between Hoover and Denver Ave.)	Pocket Park	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	NO EXISTING [Q]
5900	General Commercial/ Low Residential	Community Commercial	C2-1VL/ R1-1	C2-2D-CPIO	1.5:1/ 0.45:1	3:1	1VL/1	3 stories or 45' / 33'	4 stories	Lots located on west side of Figueroa St. from 11th Pl. to 113th St.	Church and private school, commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	NO EXISTING [Q]
5910	General Commercial/ Low Residential	Public Facilities	[Q]C2-1XL/ R1-1	PF-1	1.5:1/ 0.45:1	1.5:1	1XL/1	2 stories or 30' / 33'	NL	9 Lots fronting east side of Vermont Ave. from 112th St. to just north of southwest Blvd. and 2 lots fronting 112th St.	LAUSD elementary school	Bring zone and land use category into consistency with current use of subject and adjacent parcels.		x	Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. [Q] placed by Ordinance 169,046, limits res. Density to RD1.5
5930	General Commercial/ Low Residential/ Highway Oriented and Limited Commercial	Community Commercial	[Q]C2-1XL/ R1-1/C2-1VL/C1-1VL	C2-2D-CPIO	1.5:1/ 0.45:1/ 1.5:1/1.5:1	3:1	1XL/ 1 / 1VL/ 1VL	2 stories or 30' / 33/3 stories or 45/3 stories or 45'	4 stories	Lots at corner of Vermont Ave. and Southwest Blvd., NE corner lot generally bounded by Southwest, Vermont Ave., Imperial Hwy, SW corner of Imperial Hwy. and Vermont Ave.	Irregular shaped lot with fast food restaurant and parking lot, vacant lot, pharmacy, dental office	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. Ord. 167,093 SA 6228 change R2-1 to R 1-1. [Q] placed by Ordinance 169,046, limits res. Density to RD1.5

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
5950	Medium Residential/ Highway Oriented and Limited Commercial/ General Commercial	Community Commercial	C2-1VL/ [Q]R3-1	C2-2D-CPIO	1.5:1/3:1	3:1	1VL/1	3 stories or 45' / 45'	4 stories	NW corner of Imperial Hwy and Hoover St., total of 2 lots, and 3 corners of Imperial Hwy and Hoover St., including lots located on the NW, SW and SE corners	Commercial uses, Residential on NW corner, commercial on SW, SE corner of Imperial Hwy and Hoover St.	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord.171,682 and Ord. 162,128, conditional uses for alcoholic beverages. Ord. 173,792 SA 4480 change RD1.5-1 to [Q]R3-1, Maximum density of 1,200 square feet per dwelling unit in R3 Zone, Multi-family residential developments must obtain plan approval
5970	Medium Residential	Medium Residential	[Q]R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	Imperial Hwy between Vermont Ave. and Figueroa St, not including the commercial intersection corners.	Residential uses	Establish Multi-Family Design CPIO subarea to enhance the character of the neighborhood.	N	Multi-Family	Existing [q] placed by ordinance 173792-SA4500, Subarea 4470, 4480, 4500. Residential density limited to 1200 sf in R3 zone, Multi-family developments must comply with multi-family design guidelines.
5990	General Commercial/ Medium Residential	Community Commercial	C2-1VL/ [Q]R3-1	C2-2D-CPIO	1.5:1/3:1	3.5:1	1VL/1	3 stories or 45' / 45'	5 stories	2 blocks on west side of Figueroa St. from 113th St. to 115th St.	Block #1 lots fronting Figueroa St. on the west side from Imperial Hwy to 115th St., developed with residential and commercial use, block #2, 6 lots fronting Figueroa St. from 113th St. to Imperial Hwy and 3 lots fronting Imperial Hwy, developed with fast food restaurant, large surface parking lot and other commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	existing [q] placed by ordinance .. Subarea 4470, 4500 "RESIDENTIAL developments shall be limited to a maximum density of 1,200 square feet per dwelling unit in the R3 ZONE, AND DESIGN GUIDELINES FOR MULTIPLE FAMILY
6000	Highway Oriented and Limited Commercial	Community Commercial	C2-1VL	C2-2D-CPIO	1.5:1	3.5:1	1VL	3 stories or 45'	5 stories	SE CORNER of Vermont Ave. and 115th St.	Gas station, auto related establishment and other commercial uses	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	F	TOD Medium	NO EXISTING [Q]
6005	Public Facilities	Low II Residential	R1-1	R1-1	0.45:1	0.45:1	1	33'	33'	Small lots on south side of 115th St. between Menlo Ave. and Hoover St.	Residential	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]

SOUTH LOS ANGELES COMMUNITY PLAN- LAND USE AND ZONE CHANGE SUBAREA MATRIX

SA No.	Existing GP LU Designation	Recommended GP LU Designation	Existing Zoning	Recommended Zoning	Existing FAR	Proposed FAR	Existing Height District	Existing Height	Proposed Height	Location	Survey Land Use	Purpose	CPIO Subarea (Letter)	CPIO Subarea	Applicable Ordinance
6012	Public Facilities/ PF- Fwys	Public Facilities/PF- Fwys	R1-1 / R4-1 / R3-1	PF-1	0.45/3:1	1.5:1	1/1/1	33' / NL / 45'	NL	Freeway buffer area along north and south side of the 105 from Vermont to Figueroa	Freeway buffer	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
6015	Public Facilities/ PF- Fwys	Public Facilities/PF- Fwys	R1-1/ R3-1/ Frwy	PF-1	0.45/3:1	1.5:1	1/1	33' / 45'	NL	South side of 116th Place from Vermont Ave. to just west of Figueroa St.	Railroad ROW	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
6020	Medium Residential/ Public Facilities	Medium Residential	R3-1	R3-1-CPIO	3:1	3:1	1	45'	45'	East side of Vermont Ave. roughly from freeway to 119th St.	Residential, mostly 2 story apartment complex	Establish Multi-Family Design CPIO subarea to enhance the character of the neighborhood.	N	Multi-Family	NO EXISTING [Q]
6030	Open Space	Low II Residential	R1-1	R1-1	0.45:1	0.45:1	1	33'	33'	2 lots facing 117th St. near intersection of Figueroa St.	Single family homes	Bring land use category into consistency with zone and current use of subject and adjacent parcel		x	NO EXISTING [Q]
6035	Public Facilities	Public Facilities	R1-1/ R4-1	PF-1	0.45/3:1	1.5:1	1	33' / NL	NL	Curved lot near NW corner of 117th St. and Figueroa St.	landscaped buffer adjacent to freeway ramp	Bring zone into consistency with land use category and current use of subject and adjacent parcels.		x	NO EXISTING [Q]
6040	Public Facilities/ Medium Residential/ General Commercial	Community Commercial	R4-1/ [Q]R4-1/ R3-1/ C2-1VL	C2-2D-CPIO	3:1	3:1	1/1/1/1V L	NL/45'/ 3 stories or 45'	4 stories	West side of Figueroa St. between the 105 Fwy and 120th St.	Multiple family residential, KING JESUS BAPTIST CHURCH 11737 S Figueroa St. ST	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	Ord. 167,093-SA6346- [Q] missing. Possible intent was to limit density and church expansions. Likely limits density/uses to that permitted in the corresponding land use, so R3.
6060	Neighborhood Office Commercial	Community Commercial	C2-1L	C2-2D-CPIO	1.5:1	3:1	1L	6 stories or 75'	4 stories	NE corner of Vermont Ave. and 120th St.	Supermarket (Ralphs)	Enable specialized transit oriented development parameters for commercial properties in close proximity to light rail stations and intersections of major bus lines.	E	TOD Low	NO EXISTING [Q]
6070	Low Medium II Residential	Low Medium II Residential	RD2-1/R1-1	RD2-1-CPIO	1.5:1/3:1	1.5:1	1/1	45'/33'	45'	North side of 120th Street from Vermont to Figueroa	Primarily multiple fam.	Establish Legacy Single-Family CPIO subarea to preserve the existing scale and character of the neighborhood.	M	Legacy Single-Family	NO EXISTING [Q]

*The Proposed FAR reflects the maximum permitted by the underlying Height District. The matrix has been updated to reflect the maximum Proposed FAR and height pertaining to the CPC's recommended Community Plan Implementation Overlay (CPIO) regulations, where applicable.

SOUTH LOS ANGELES COMMUNITY PLAN - Street Reclassification Table

EAST/WEST STREETS

STREET NAME	WESTERN BOUNDARIES	EASTERN BOUNDARIES	CURRENT DIMENSIONS			PLANNED STANDARDS			CURRENT DESIGNATION	RECOMMENDED DIMENSIONS			RECOMMENDED DESIGNATION
			s/wlk	road	ROW	s/wlk	road	ROW		s/wlk	road	ROW	
39th St	Vermont	Bill Robertson	51/30'	34	129	13	40	66	Collector	12	36	60	Local
92nd St	Van Ness	Western	12'	56'	80'	13'	40'	66'	Collector	12	56	80	Modified Avenue II
	Western	Harvard	15	50	80	13	40	66	Collector	15	50	80	Modified Avenue II
	Harvard	La Salle	12	45	69	13	40	66	Collector	12	45	69	Modified Avenue III
	La Salle	Halldale	10/15	45	70	13	40	66	Collector	10/15	45	70	Modified Avenue III
	Halldale	Normandie	15	50	80	13	40	66	Collector	15	50	80	Modified Avenue II
120th St	Vermont	Hoover	12'	56'	80'	15'	56'	86'	Avenue II	12	56	80	Modified Avenue II
	Hoover	Figueroa	7-10'	66'	80'	15'	56'	86'	Avenue II	10	66	86	Modified Avenue II
Century Blvd	Van Ness	Wilton	12/12/5'	76'	100/133'	15'	70'	100'	Avenue I	10	80	100	Modified Avenue I
	Wilton	Western	12/7/2012	76'	95-100'	15'	70'	100'	Avenue I	10	80	100	Modified Avenue I
	Western	Harvard	8'	84'	100'	15'	70'	100'	Avenue I	10	80	100	Modified Avenue I
	Harvard	La Salle	8'	84'	100'	15'	70'	100'	Avenue I	10	80	100	Modified Avenue I
	La Salle	Halldale	15'	60'	90	15'	70'	100'	Avenue I	15	60	90	Modified Avenue I
Colden Street	Vermont	Hoover	10'	40'	60'	13'	40'	66'	Collector	10	40	60	Modified Collector
	Hoover	Figueroa	10'	40'	60'	13'	40'	66'	Collector	10	40	60	Modified Collector
Florence Ave	Grand	Broadway	10'	80'	100'	15'	70'	100'	Avenue I	10	80	100	Modified Avenue I
Gage Ave	Van Ness	Western	10'	40'	60	15'	56'	86'	Avenue II	10	40	60	Modified Collector
	Western	Normandie	10	60	80	15'	56'	86'	Avenue II	10	60	80	Modified Avenue II
	Normandie	Vermont	10'	60'	80'	15'	56'	86'	Avenue II	10	60	80	Modified Avenue II
	Vermont	Hoover	10'	60-62'	80-83'	15'	56'	86'	Avenue II	10	60	80	Modified Avenue II

SOUTH LOS ANGELES COMMUNITY PLAN - Street Reclassification Table

Gage Ave	Hoover	Figueroa	10' 60-72' 80-88'	15' 56' 86'	Avenue II	15 56 86	Modified Avenue II
Imperial Hwy	Vermont	Figueroa	6-12' 68' 80-90'	15' 80' 110'	Boulevard II	10 68 88	Modified Avenue I
Jefferson Blvd	Arlington	Cimmaron	12' 48-56' 72-90'	15' 56' 86'	Avenue II	10 70 90	Modified Avenue II
	Cimmaron	Western	10-12' 48-70' 72-90'	15' 56' 86'	Avenue II	10 70 90	Modified Avenue II
	Western	Normandie	10' 66-70' 72-90'	15' 70' 100'	Avenue I	10 70 90	Modified Avenue I
	Normandie	Vermont	10-12' 50-64' 72-93'	15' 70' 100'	Avenue I	10 70 90	Modified Avenue I
Slauson Ave	Van Ness	Figueroa	10-22' 56' 67-91'	15' 56' 86'	Avenue II	10-22' 56' 67-91'	Modified Avenue II
Venice Blvd	Arlington	Western	12' 56' 80-90'	15' 56' 86'	Avenue II	12 56 80	Modified Avenue II
	Western	Normandie	10-12' 56-63' 80-90'	15' 56' 86'	Avenue II	12 56 80	Modified Avenue II
	Normandie	Hoover	9.5-12' 55-56' 75-90'	15' 56' 86'	Avenue II	12 56 80	Modified Avenue II
Vernon Ave	Van Ness	Budlong	7'-12' 51' 70'-85'	15' 56' 86'	Avenue II	12 56 80	Modified Avenue II
	Budlong	Figueroa	8' 54' 70-85'	15' 56' 86'	Avenue II	12 56 80	Modified Avenue II

NORTH/SOUTH STREETS

STREET NAME	WESTERN BOUNDARIES	EASTERN BOUNDARIES	CURRENT DIMENSIONS			PLANNED STANDARDS			CURRENT DESIGNATION	PROPOSED DIMENSIONS			PROPOSED DESIGNATION
			s/wlk	road	ROW	s/wlk	road	ROW		s/wlk	road	ROW	
Normandie Ave	Pico	Washington	7-8'	66'	80-82'	15'	56'	86'	Avenue II	12	56	80	Modified Avenue II
	Washington	Exposition S/R	7-12'	66'	80-85'	15'	56'	86'	Avenue II	12	56	80	Modified Avenue II
	Exposition S/R	Gage	10'	60'	70-93'	15'	56'	86'	Avenue II	12	56	80	Modified Avenue II
	Gage	76th Street	10-12'	56-60'	80-90'	15'	56'	86'	Avenue II	12	56	80	Modified Avenue II
	76th Street	Manchester	10'	60'	80-92'	15'	56'	86'	Avenue II	12	56	80	Modified Avenue II
Vermont Ave	Pico	Exposition S/R	10'	60-80'	90-100'	15'	70'	100'	Avenue I	12	120	80	Modified Avenue I
	Exposition S/R	Gage	10-12'	56-68'	80-102'	15'	70'	100'	Avenue I	12	120	80	Modified Avenue I

SOUTH LOS ANGELES COMMUNITY PLAN- Proposed Street Reclassifications

Vermont Ave	Gage	Imperial Hwy	10-15'	117-175'	147-200'	15'	70'	100'	Avenue I	12	120	80	Modified Avenue I Scenic Divided
	Imperial Hwy	120th	10-25'	127-141'	150-200'	15'	70'	100'	Avenue I	12	120	80	Modified Avenue I Scenic Divided
Western Ave	Cambridge St	10 Fwy	10-12'	56-68'	80-100'	15'	70'	100'	Avenue I	15	56	86	Avenue II

SOUTH LOS ANGELES COMMUNITY PLAN

RECOMMENDED PLAN AND ADMINISTRATIVE FOOTNOTES

PLAN FOOTNOTES

1. 100% commercial projects located on Community Commercial-designated properties on Figueroa Street and Flower Street (north of Martin Luther King Jr. Boulevard) shall be limited to the existing Height District 1 or 1L and a 1.5:1 FAR. However, hotels and mixed-use (residential/commercial) developments may be designated Height District 2D, provided that the City approves the corresponding zone change to establish the Height District 2D, and provided that no such development exceeds a maximum total floor area ratio (FAR) of 3:1. An additional FAR of 1.5:1, for a maximum total FAR of 4.5:1, may be granted for mixed-use projects that, 1) set aside dwelling units in accordance with LAMC Section 11.5.11 for affordable housing, or 2) for projects reserved for and designed primarily to house students and/or students and their families. Commercial uses in such mixed-use projects shall comprise no less than 0.5 and no more than 0.9 FAR. 100% residential development shall not be permitted.

ADMINISTRATIVE NOTES

1. Symbols, local streets and freeways are shown for reference only.
 2. Bikeways are shown on maps contained in the City's Mobility Plan 2035, an Element of the General Plan, which was adopted by the City Council on August 11, 2015.
 3. A complete list of designated historic-cultural monuments is available at the Office of Historic Resources (OHR). OHR also maintains a list of potential historic resources identified through SurveyLA (The Los Angeles Historic Resources Survey) or other historic resources surveys as eligible for designation under local, state and federal designation programs.
 4. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zoned PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.
 5. Existing mobile home parks are consistent with the Plan. Future mobile home parks shall be consistent with the Plan when developed in the RMP Zone.
 6. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.
- Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

SOUTH LOS ANGELES COMMUNITY PLAN

EXISTING FOOTNOTES (For Reference Only)

1. Height District No. 1.
2. Gross acreage includes abutting streets.
3. Boxed symbol denote the general location of a potential facility. The symbol does not designate any specific private property for acquisition.
4. Height District No. 1VL.
5. Height District No. 1L.
6. These designations include associated parking.
7. Minimum Density Residential Uses may be permitted on privately owned Open Space.
8. Local streets and freeways are shown for reference only.
9. The Metropolitan Transportation Agency (MTA) has adopted a transit plan which proposes general corridor locations. Precise route alignments and station locations will be adopted only after detailed corridor studies and full public hearings.
10. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zoned PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.
11. Churches and accessory uses within the same ownership, existing as of the date of approval of the plan amendments for the Zoning Consistency Program is subject to the following regulations:
 - a. Those churches located on a major or Secondary Highway shall be subject to the regulations governing churches and their accessory uses provided for in Section 12.11 of the LAMC.
 - b. Those churches located on a local or collector street shall be subject to the same regulations South Los Angeles Community Plan - Existing Footnotes except that :
 - i. A building may be expanded to a maximum of 20% of the gross floor area existing at the time of the Plan Amendments by right.
 - ii. Any expansion of more than 20% of the gross floor area shall be subject to a Plot Plan Approval as provided for in Section 12.24G of the LAMC.
12. Existing mobile home parks are consistent with the Plan. Future mobile home parks shall be consistent with the Plan when developed in the RMP Zone.

13. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.

Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

14. Notwithstanding Footnote No.1, 100% commercial projects located on Community Commercial-designated properties on Figueroa Street and the westside of Flower Street shall be limited to the existing Height District 1 and a 1.5:1 FAR. However, mixed-use (residential/commercial) developments may be designated Height District 2D, provided that the City approves the corresponding zone change to establish the Height District 2D, and provided that no such development exceeds a maximum total floor area ratio (FAR) of 3:1. An additional FAR of 1.5:1, for a maximum total FAR of 4.5:1, may be granted for mixed-use projects that 1) set aside 20% of the dwelling units developed in the increment from 3:1 to 4.5:1 FAR for affordable housing, or 2) for projects reserved for and designed primarily to house students and/or students and their families, or 3) for projects approved by the CRA prior to Council adoption of the Figueroa Street Corridor General Plan Amendment, per Council File No. 06- 3236. The affordable housing requirement will be satisfied by units that are affordable to households that earn 30%-120% of AMI, defined as very low, low and moderate income households in Sections 50079.5, 50093, 50105 and 50106 of the California Health and Safety Code. Commercial uses in such mixed-use projects shall comprise no less than 0.5 and no more than 0.9 FAR. 100% residential development shall not be permitted.

15. Height District 2D with a maximum FAR of 3.6:1.

16. No permits shall be issued for any new, or additions to existing, standalone Fast-Food Establishment, as defined by LAMC Section 16.05 B.3, excluding those portions of land within Council Districts 15, and that portion of Council District 10 north of the Interstate 10 Freeway.

Refer to ZI-2412 for exemptions, regulations, and review criteria.

* Bikeways are shown on the Citywide Bikeways System maps contained in the City's 2010 Bicycle Plan, a component of the Transportation Element of the General Plan, which was adopted by the City Council on March 1, 2011.

South Los Angeles Community Plan

Land Use Designations and Corresponding Zones

	Existing Land Use Designation	Corresponding Zones	Recommended Land Use Designation	Corresponding Zones*
Residential	Low	RE9, RS, R1, RU, RD6, RD5	Low II	R1, RZ5
			Low III	RD5, RD6
	Low Medium I	R2, RD3, RD4, RZ3, RZ4, RU, RW1	Low Medium I	R2, RD3, RD4, RZ3, RZ4, RU, RW1
	Low Medium II	RD1.5, RD2, RW2, RZ2.5	Low Medium II	RD1.5, RD2, RW2, RZ2.5
	Medium	R3	Medium	R3
	High Medium	R4	High Medium	R4
Commercial	Neighborhood	C1, C1.5, C2, C4, RAS3, RAS4	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3, P
	General	C1.5, C2, C4, RAS3, RAS4		
	Community	CR, C2, C4, RAS3, RAS4	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4, P
Hybrid	Commercial Manufacturing	CM	Hybrid Industrial	CM, HI, P
Industrial	Limited Manufacturing	CM, MR1, M1	Limited Industrial	M1, MR1, P
	Light Manufacturing	MR2, M2	Light Industrial	M2, MR2, P
Other	Open Space	OS, A1	Open Space	OS, A1, A2
	Public Facilities	PF	Public Facilities	PF
			Public Facilities - Freeway	PF

Nomenclature Change:

- Freeways shall be shown as "Public Facilities - Freeway" in accordance with Moality Plan 2035.
- Zoning for freeway rights-of-way shall be shown as PF-1 Zone.
- Any other necessary changes to ensure consistency with the revised plan.

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDIN G ZONES	ZONING		
Schools									
none	General Commercial / Low Residential	Various	[Q]C2-1XL / R1-1	Add new symbol: Public Elementary School	Public Facilities	PF	PF-1	SE corner, 112th St. and Vermont Ave.	Washington Primary Center
none	Limited Manufacturing	CM, MR1, M1	M1-1	Add new symbol: Public Elementary School	Public Facilities	PF	PF-1	1732 W Washington Blvd	New LAUSD school: Camino Nuevo
none	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	R2-1-O	Add new symbol: Public Elementary School	Public Facilities	PF	PF-1	1346 W 30th Place	New LAUSD School: John W. Mack Elementary
none	Medium Residential	R3	R3-1	Add new symbol: Public Elementary School	Public Facilities	PF	PF-1	868 W Vernon Ave	Marguerite Poindexter LaMotte Elementary School
none	General Commercial / Low Medium II Residential	Various	C2-1VL / RD1.5-1	Add new symbol: Public Elementary School	Public Facilities	PF	PF-1	Block bounded by 68th St, Menlo Ave, 69th St, and Vermont Ave	Gerald Lawson Academy, LAUSD
none	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1VL	Add new symbol: Public Elementary School	Public Facilities	PF	PF-1	Add symbol to 4617 S Vermont Ave	Dr. James Edward Jones Primary Center School (LAUSD)

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
none	Community Commercial/ Low Medium II Residential	Various	[Q]C2-1/ RD2-1	Add new symbol: Public Elementary School	Public Facilities	PF	PF-1	8621 S Baring Cross St	Danny J Bakewell, Sr Primary Care Center
Private Elementary School	N/A	N/A	N/A	Remove symbol	N/A	N/A	N/A	South of CPA boundary between Budlong Ave and Vermont Ave	Outside of CPA/City
Private Elementary School	Medium Residential	R3	[Q]R4-1	Move symbol	Medium Residential	R3	R3-1	Move E symbol from 1420 S. Normandie Ave (Saint Sophia Cathedral) to 2628 W 15th St	Location of school incorrect
Private Elementary School	Low Residential	RE9, RS, R1, RU, RD6, RD5	R1-1-O-HPOZ	Move Private Elementary symbol from 2150 W 31st St (residential) to 1967 W Jefferson Blvd (Commercial LU)	Neighborhood Commercial	C1, C1.5, CR, C2	C2-1VL-O-HPOZ-CPIO	Move from 2150 W 31st St (residential) to 1967 W Jefferson Blvd (Commercial LU)	Holy Name of Jesus School
E - Private Elementary School	Public Facilities	PF	PF-1-O	Change symbol: delete: Private Elementary School; add new: Public Middle School	Same	PF	Same	SE corner, Pico Blvd and Arlington Ave	Pio Pico Middle School

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
none	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	[Q]R4-1	Add new symbol: Public Middle School	Public Facilities	PF	PF-1	Add symbol to 1735 W 47TH ST	New LAUSD middle school: Barack Obama Global Prep Academy
Public Junior High	Low Residential	RE9, RS, R1, RU, RD6, RD5	R1-1	Remove symbol	Low II Residential	R1	Same	1529 W 94th	No school at location
none	Limited Manufacturing	CM, MR1, M1	M1-1	Add new symbol: Public High School	Public Facilities	PF	PF-1	Place symbol on 1553 W 20th St (centered over school)	New LAUSD school: West Adams Prep High School
none	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	R2-1	Add new symbol: Public High School	Public Facilities	PF	PF-1	Add symbol 1/2 block to the west of intersection of Hoover and 59th St.	new LAUSD school: Augustus F Hawkins High School
Private Senior High	N/A	N/A	N/A	Remove symbol	N/A	N/A	N/A	South of CPA boundary between Budlong Ave and Vermont Ave	Outside of CPA/City
Private Senior High	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	RD5-1	Move SH symbol	Medium Residential	R3	R3-1	Move SH symbol to the east; should be same level, between Kenmore Ave. and Dewey Ave to the north.	Loyola High School

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
Special School Facility (Proposed)	Public Facilities	PF	PF-1-O-HPOZ	Change "Proposed Special School Facility" to " Special School Facility "; Delete "Proposed Special School Facility" from legend	Public Facilities	PF	PF-1-O-HPOZ	2328 S St James Place	Frank D. Lanterman High School (LAUSD Special Ed school)
Parks									
none	Low Residential	RE9, RS, R1, RU, RD6, RD5	R1-1	Add new symbol: Pocket Park	Open Space	OS, A1	OS-1XL	609 W 105th St	105th Street Park
none	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD2-1	Add new symbol: Pocket Park	Open Space	OS, A1	OS-1XL	554 W 97th St.	97th Street Park
none	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	R2-1	Add new symbol: Pocket Park	Open Space	OS, A1	OS-1XL	4600 S Orchard Ave	Orchard Ave Park
none	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	[Q]R4-1-O-HPOZ	Add new symbol: Pocket Park	Same	RD1.5, RD2	RD1.5-1-O-HPOZ	1964 S Estrella Ave	Estrella Park
none	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD1.5-1 / RD2-1	Add new symbol: Pocket Park	Open Space	OS, A1	OS-1XL	817 W Gage Ave and 2 parcels at NW corner of Gage/Hoover	Hoover-Gage Park
none	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	Add new symbol: Pocket Park	Open Space	OS, A1	OS-1XL	1827 S Hoover St	Pico Union Pocket Park
none	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	R2-1-HPOZ	Add new symbol: Pocket Park	Open Space	OS, A1	OS-1XL-HPOZ	1903 W Cordova St	West Adams Heights Park

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
none	Community Commercial	CR, C2, C4, RAS3, RAS4	C2-1	Add new symbol: Pocket Park	Same	C2	C2-1-CPIO	East side of Vermont Ave between 62nd Pl and Gage Ave	new park; no ownership listed in ZIMAS
none	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD1.5-1	Add new symbol: Pocket Park	Open Space	OS, A1	OS-1XL	1287 W Rolland Curtis Place	pocket park
none	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD1.5-1	Add new symbol: Pocket Park	Open Space	OS, A1	OS-1XL	833 W 76th St.	76th Street Park
none	Open Space	OS, A1	OS-1XL-O	Add new symbol: Neighborhood Park	Same	OS, A1	Same	Centered between 2716 S Dalton Ave and 2717 S Halldale Ave	Loren Miller Park
none	Open Space	OS, A1	OS-1XL	Remove Proposed Area Library Symbol, and Add new symbol: Neighborhood Park	Same	OS, A1	Same	Add new symbol to 3737 S Hobart (centered in the middle of the park as seen in aerial photo)	Martin Luther King, Jr. Park
Regional Park	Open Space	OS, A1	OS-1XL	Move Regional Park symbol to SE quadrant of park (currently on golf course)	Same	OS, A1	Same	9835 S Western Ave	Jesse Owens Park

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
Proposed Parks	Various	Various	Various	Remove all Proposed Park symbols - on map and legend	Various	Various	Various	Throughout map, legend	Delete ALL Proposed Parks from map and remove from legend
Neighborhood Park	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD2-1	Remove Neighborhood Park symbol	Same	RD1.5, RD2	N/A	720 W 46th St	No park at location
Libraries									
none	Open Space	OS, A1	OS-1XL	Add symbol: Community Library	Same	OS, A1	Same	Add symbol to 1904 S Western, at SE corner of Western Ave and 39th St	MLK Library
Community Library	Public Facilities	PF	PF-1	Remove symbol	Community Commercial	PF	C2-2D-CPIO	3685 S Vermont Ave (symbol is just west of this address)	Library no longer at this location
Community Library	Public Facilities	PF	PF-1	Move Community Library symbol to NW corner of Figueroa and 97th Street	Same	PF	Same	9621 S Figueroa St	Mark Twain Public Library

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
Community Library	Public Facilities	PF	PF-1	Move Library symbol (currently located in residential block NW of Gage/Vermont) to NW corner of 64th St and Vermont Ave	Same	PF	Same	1005 W 64th St	John Muir Library
Power Distribution Stations									
Power Distribution Center	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD1.5-1-O-HPOZ	Remove symbol	Same	RD1.5, RD2	Same	1037 W 24th St	Per ZIMAS, no longer owned by City / DWP
Proposed Power Distribution Station	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	R2-1-HPOZ	Remove symbol	Same	R2, RD3	Same	1721 S Westmoreland	N/A
Power Distribution Center	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1VL	Remove symbol	Neighborhood Commercial	C1, C1.5, CR, C2	C2-1VL-CPO	Southeast corner of Pico Blvd and Normandie Ave	Has been redeveloped with a church accessory use
Proposed Power Distribution Station	Low Residential	RE9, RS, R1, RU, RD6, RD5	R1-1	Remove symbol	Low II Residential	R1	Same	Near 1828 W 85th St	N/A

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
Power Distribution Station	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	R2-1	Move Power Distribution Station symbol to SW corner of 91st and Menlo	Public Facilities	PF	PF-1	9109 and 9111 S Menlo Ave (3 parcels at corner)	LA DWP Distribution Station
Proposed Power Distribution Station	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD2-1	Move symbol to 514 W 78th St.	Public Facilities	PF	PF-1	Currently 526 W 78th; move to 514 W 78th (corner)	LA DWP Distribution Station
Health Centers									
Health Center/ Hospital	N/A	N/A	N/A	Remove symbol	N/A	N/A	N/A	110 north on-ramp, north of Manchester	No health facility
Health Center/ Hospital	General Commercial	C1.5, C2, C4, RAS3, RAS4	R4-1VL / C2-1VL	Remove symbol	Community Commercial	C2	C2-2D-CPIO	1308 W 20th St (SW corner of 20th St and Hoover)	No health facility
Health Center/ Hospital	Low Residential	RE9, RS, R1, RU, RD6, RD5	R1-1	Move Health Center/ Hospital symbol to 3838 S Western Ave	Community Commercial	C2	C2-2D-CPIO	Currently over 3851 S Hobart (residential); move to 3838 S Western Ave (commercial LU)	Dr. Ruth Temple Health Center (DPH)
Health Center/ Hospital	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]C2-1-HPOZ	Move Health Center/ Hospital symbol to 1818 S Western Ave	Neighborhood Commercial	C1, C1.5, CR, C2	C2-1VL-HPOZ-CPIO	Currently over 1830 S Western Ave; move to 1818 S Western Ave	QTC Medical Group / Alpine Medical Group

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
Health Center/ Hospital	Medium Residential	R3	[Q]R5-1	Move Health Center/ Hospital symbol to 1550 W Manchester Ave	Same	R3	Same	Currently near 8720 S Hobart; move to 1550 W Manchester	Kaiser Permanente
Health Center/ Hospital	Medium Residential	R3	[Q]R4-1	Move Health Center/ Hospital symbol to 3789 S Vermont Ave	Community Commercial	C2	C2-2D-CPIO	Move to 3789 S Vermont	Los Angeles Child Guidance Clinic
Fire Stations									
none	Commercial Manufacturing	CM	[Q]C2-1	Add new symbol: Fire Station	Public Facilities	PF	PF-1	1909 W Slauson	Fire station
none	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1VL	Add new symbol: Fire Station	Public Facilities	PF	PF-1	7806 S Vermont Ave.	Fire station No. 57
Fire Station	Public Facilities	PF	PF-1	Remove symbol	Same	PF	Same	729 W Manchester (near NE corner of Manchester/ Hoover)	Fire station no longer at location

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
Fire Station	Low Residential	RE9, RS, R1, RU, RD6, RD5	R1-1	Remove symbol	Low II Residential	R1	Same	1726 W 71st Street	No fire station at location
Proposed Fire Station	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD1.5-1	Remove symbol	N/A	N/A	N/A	Near 930 W 78th St	No proposed fire station at this location
Proposed Fire Station	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	R2-1	Remove symbol	N/A	N/A	N/A	5727 S Wilton Ave	No proposed fire station at this location
Fire Station	Community Commercial	CR, C2, C4, RAS3, RAS4	USC-3	Move Symbol	Medium Residential	N/A	R3-1-O	Move from north side of Jefferson Blvd (between McClintock Ave and Hoover St) to SE corner of Hoover St and 30th St.	Fire station moved to new location as part of University Village redevelopment project

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
Labels									
none	Open Space	OS, A1	OS-1XL	Add new label: Exposition Park	Public Facilities	PF	PF-1	Centered label on Exposition Park	Exposition Park should be identified on map
none	High Medium Residential	R4	[Q]R4-1-O	Add new label: MSMU	Same	R4	R4-1-O	701 W Adams Blvd (center symbol over campus)	University should be identified on map
none	High Medium Residential	R4	USC-1A	Add new label: University of Southern California	Same	R4	Same	Centered on USC campus, approximately 3610 S Watt Way	USC should be identified on map
Label: PEPPERDINE UNIVERSITY	Low Residential	RE9, RS, R1, RU, RD6, RD5	[Q]R4-1	Remove label	Low II Residential	R1	Same	large lots at 7901 S Vermont Ave	Pepperdine University no longer located here
Light Rail / Rail									
none	N/A	N/A	N/A	Add new symbol: Metro Light Rail Station	N/A	N/A	N/A	Intersection of Exposition Blvd and Western Ave	Expo Line
none	N/A	N/A	N/A	Add new symbol: Metro Light Rail Station	N/A	N/A	N/A	Intersection of Exposition Blvd and Vermont Ave	Expo Line
none	N/A	N/A	N/A	Add new symbol: Metro Light Rail Station	N/A	N/A	N/A	Intersection of Exposition Blvd and Trousdale Pkwy	Expo Line

South Los Angeles - Recommended Service Systems Symbol Change Matrix

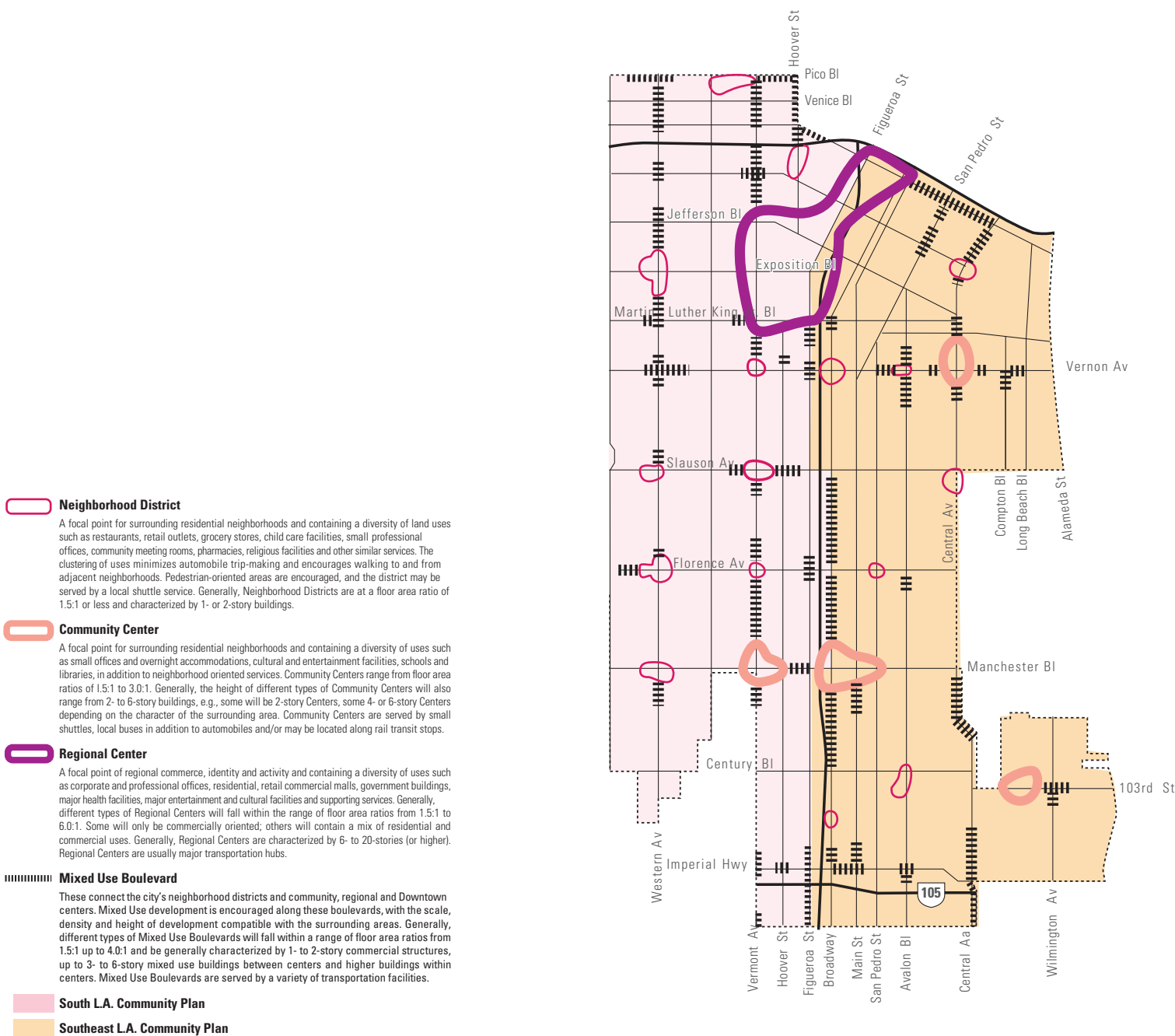
EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
none	N/A	N/A	N/A	Add new symbol: Metro Light Rail Station	N/A	N/A	N/A	Intersection of 105 Freeway and Vermont Ave	Green Line
none	N/A	N/A	N/A	Add new symbol: Metro Light Rail Station	N/A	N/A	N/A	Intersection of 105 Freeway and Figueroa St	Green Line
none	N/A	N/A	N/A	Add new symbol: Passenger Rail Line	N/A	N/A	N/A	Centered along Exposition Blvd from Figueroa St. to Arlington Ave	Expo Line
none	N/A	N/A	N/A	Change symbol: delete: Railroad, add new: Passenger Rail Line	N/A	N/A	N/A	Centered along 105 Freeway from Figueroa St to Vermont Ave	Green Line
N/A	N/A	N/A	N/A	Remove symbol: delete Railroad	N/A	N/A	N/A	Along existing RR R/W on/near Slauson between Van Ness Ave and Broadway	Will be METRO RW

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
N/A	N/A	N/A	N/A	Add new labels: "Metro RW"	N/A	N/A	N/A	Next to the Expo Line (east and west side of CPA), the Railroad right-of-way along Slauson (east and west sides of CPA), and next to the median of the 105 Freeway (east side only).	Metro Expo and Green Lines; Metro corridor along Slauson Ave
Cultural/Historical Sites									
none	Medium Residential	R4	[Q]R4-1	Add new symbol: Cultural/Historical Site	Neighborhood Commercial	C1, C1.5, CR, C2	C2-1VL-CPIO	1324 S Normandie Ave	Saint Sophia Orthodox Church
none	High Medium Residential	R4	[Q]R4-1-O	Add new symbol: Cultural/Historical Site	Same	R4	R4-1-O	621 W Adams Blvd (at corner)	Saint Vincent Church
Cultural/ Historical Site	Community Commercial	R4	P-1-O-HPOZ	Remove symbol	Low Medium II Residential	RD1.5, RD2	RD1.5-1-O-HPOZ	near 801 W Adams Blvd	Parking lot, no Cultural / Historical Site here
Cultural/ Historical Site	High Medium Residential	R4	[Q]R4-1-O	Move symbol closer to Figueroa St., 2421 S Figueroa	Same	R4	R4-1-O	2421 S Figueroa St	Stimson House

South Los Angeles - Recommended Service Systems Symbol Change Matrix

EXISTING PLAN LAND USE AND ZONING				RECOMMENDED PLAN LAND USE AND ZONING				LOCATION	COMMENTS
SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING	SYMBOLS/ STREET	LAND USE DESIGNATION	CORRESPONDING ZONES	ZONING		
Cultural/ Historical Site	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD1.5-1-O	Move symbol to 1650 W Adams blvd (close to corner of Adams/Figueroa)	Community Commercial	C2	C2-1VL-O	Move from 1642 W 27th St to 1650 W Adams blvd (close to corner of Adams/Figueroa)	Automobile Club Building
Other									
Maintenance Yard	Medium Residential	R3	R3-1	Move symbol to 8614 S Denver	Community Commercial	C2	C2-1-CPIO	Currently 8627 S Denver, move to 8614 S Denver	Move across street, fully in commercial area
Pump Station	Light Manufacturing	MR2, M2	M2-1	Remove Pump Station symbol	Light Industrial	M2, MR2	M2-1-CPIO	6025 S Manhattan Place	No Pump station at this location
none	Light Manufacturing	MR2, M2	M2-1	Add new symbol: Animal Shelter	Light Industrial	M2, MR2	M2-1-CPIO	6018 S St. Andrews Place	Also add new symbol to legend
N/A	N/A	N/A	N/A	Remove "Opportunity Areas" symbol and text from legend and map	N/A	N/A	N/A	Legend, northeast portion of map	remove symbol
N/A	N/A	N/A	N/A	Remove "Proposed Rapid Transit Corridor" label and brackets/arrows from map	N/A	N/A	N/A	Upper right-hand corner of map	remove symbol and text



Long Range Land Use Diagram

South Los Angeles

April 2017

