

EXHIBIT F:

Community Plan Implementation Overlay District (CPIO) [Proposed Ordinance]

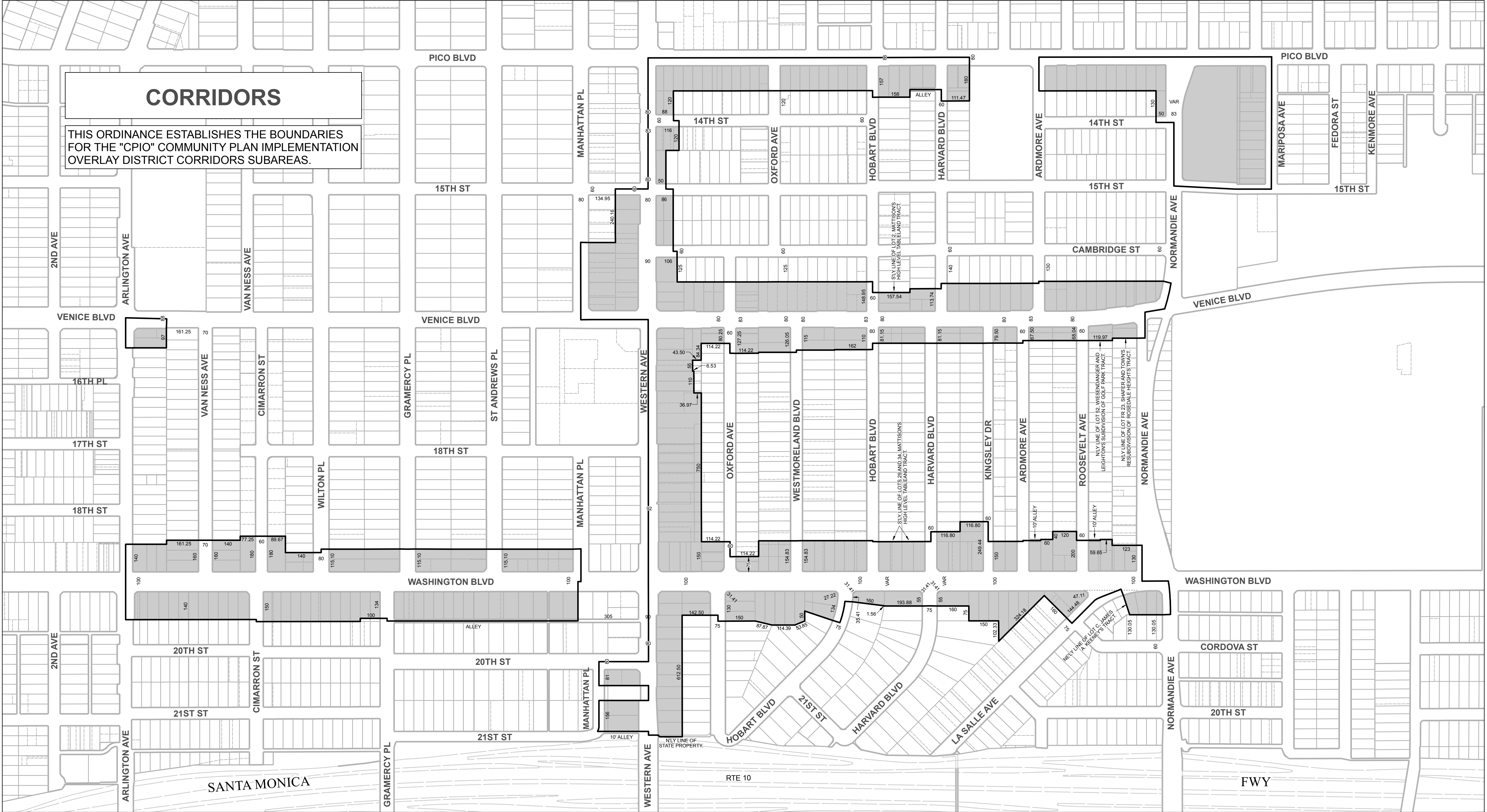
South Los Angeles Community Plan

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

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

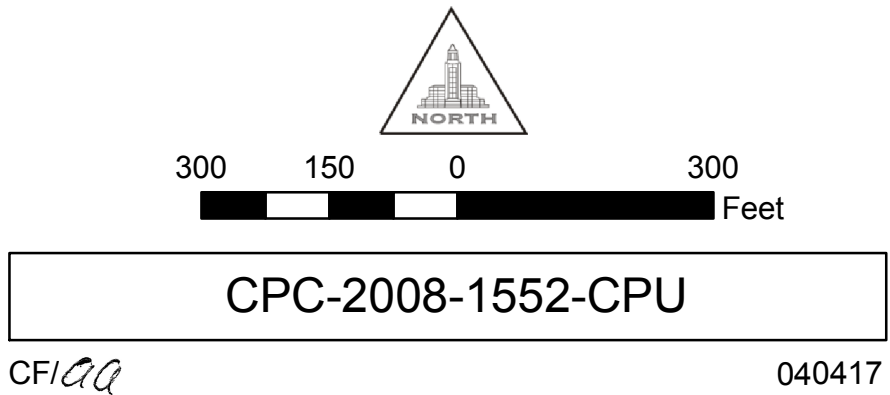
Contents:

- *Ordinance Maps*
- *CPIO District Ordinance*

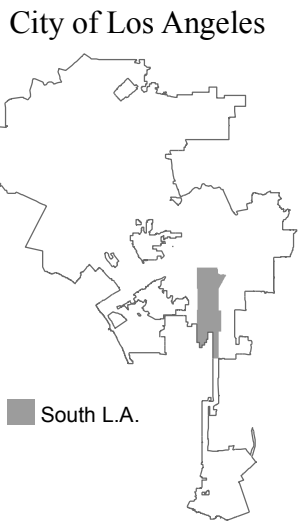


SLA CPIO - Community Plan Implementation Overlay District

Corridors CPIO Subareas Boundary



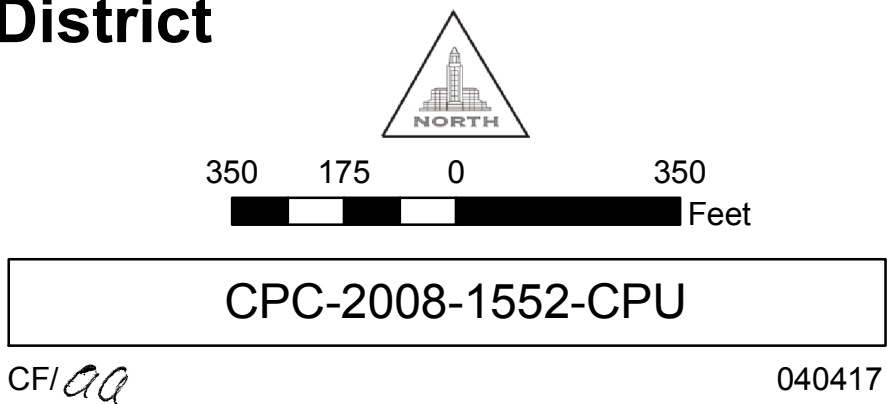
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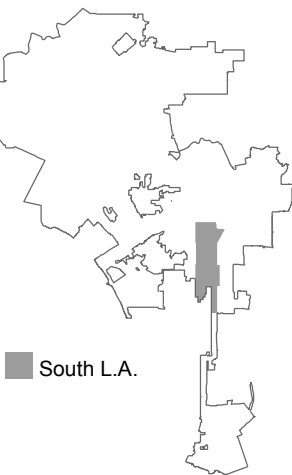


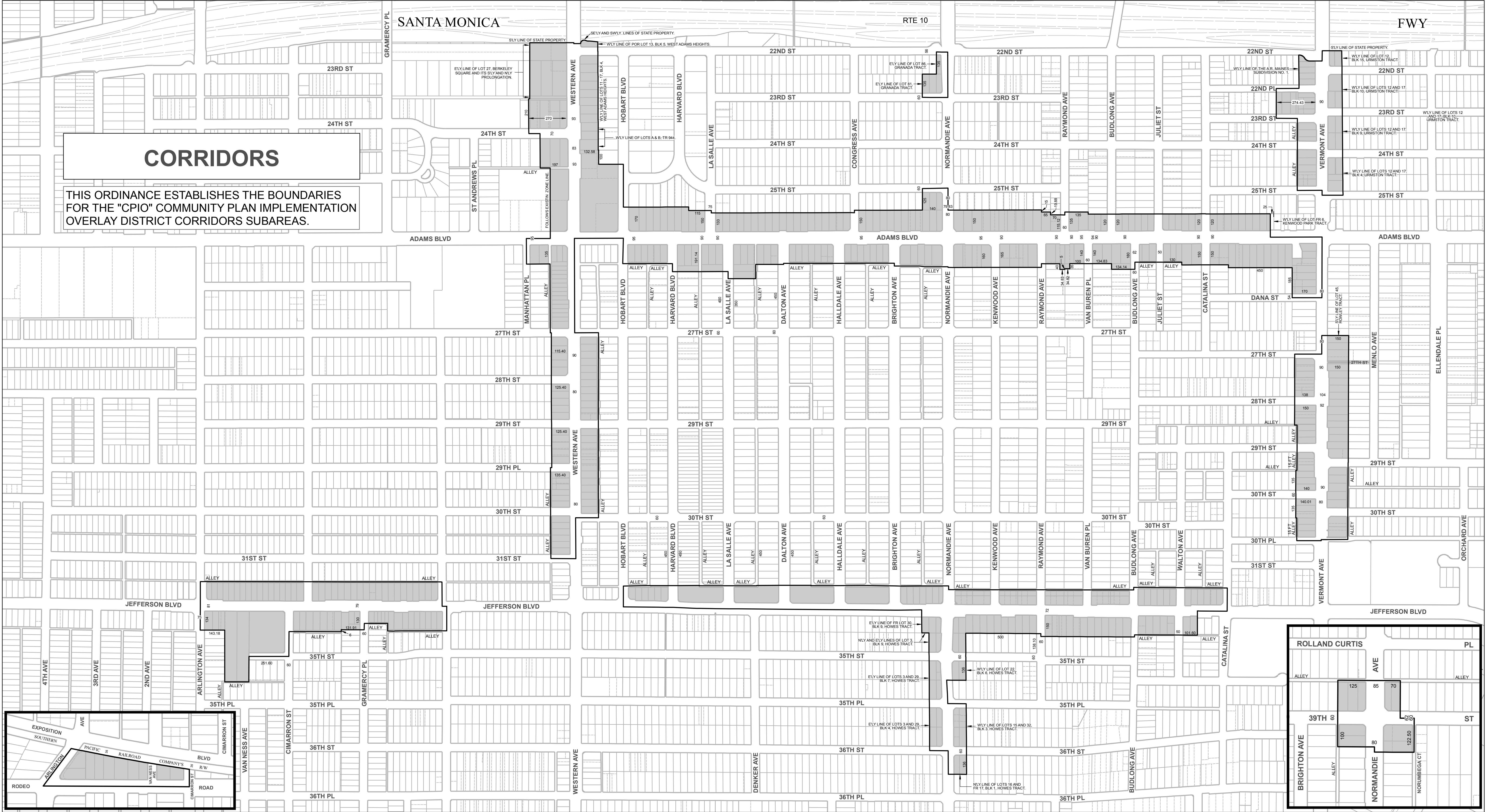
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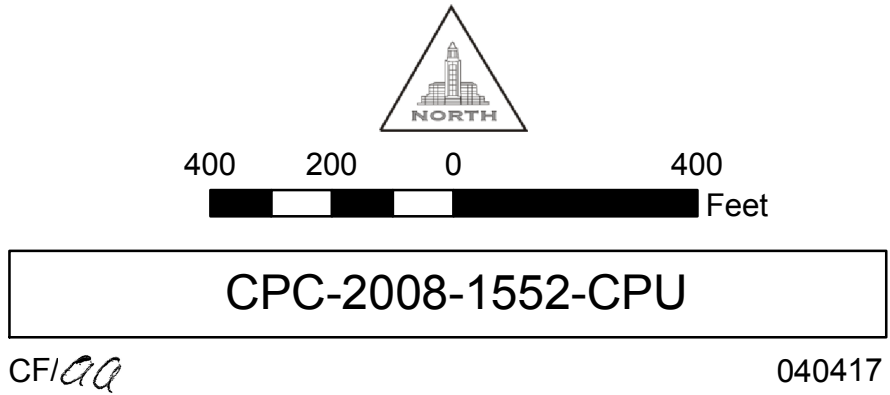
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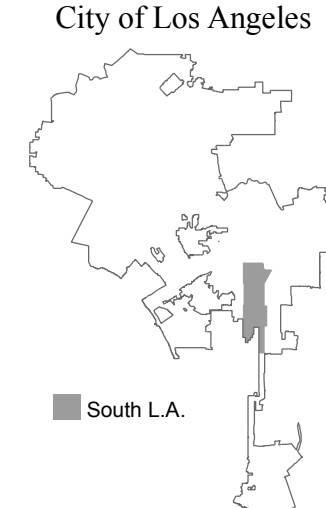


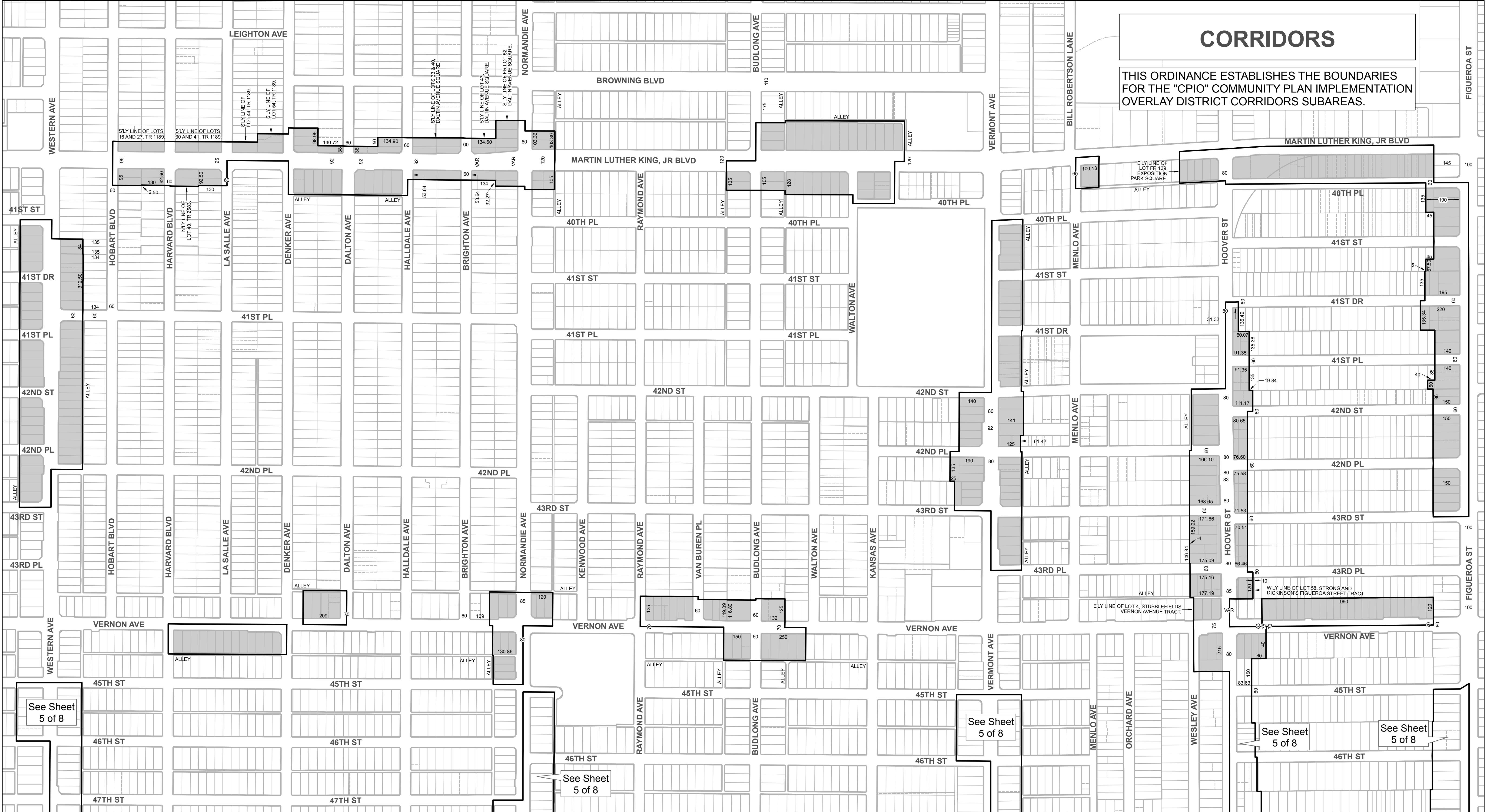
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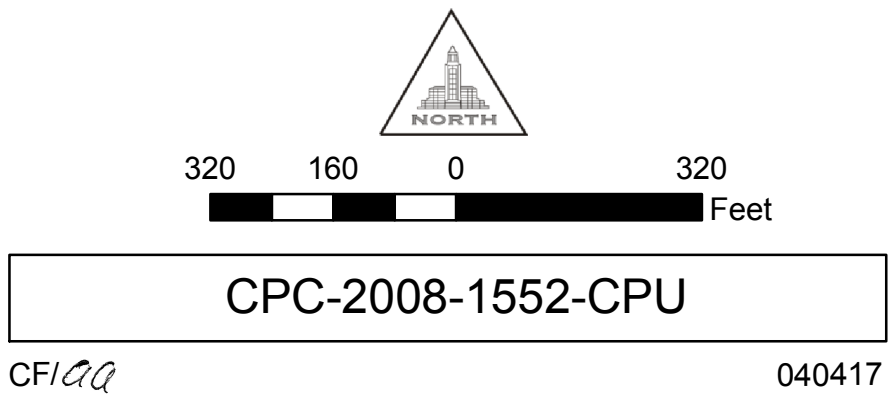
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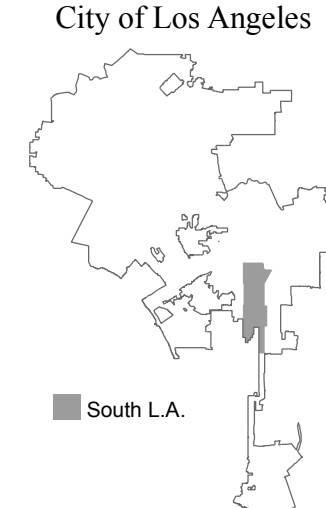


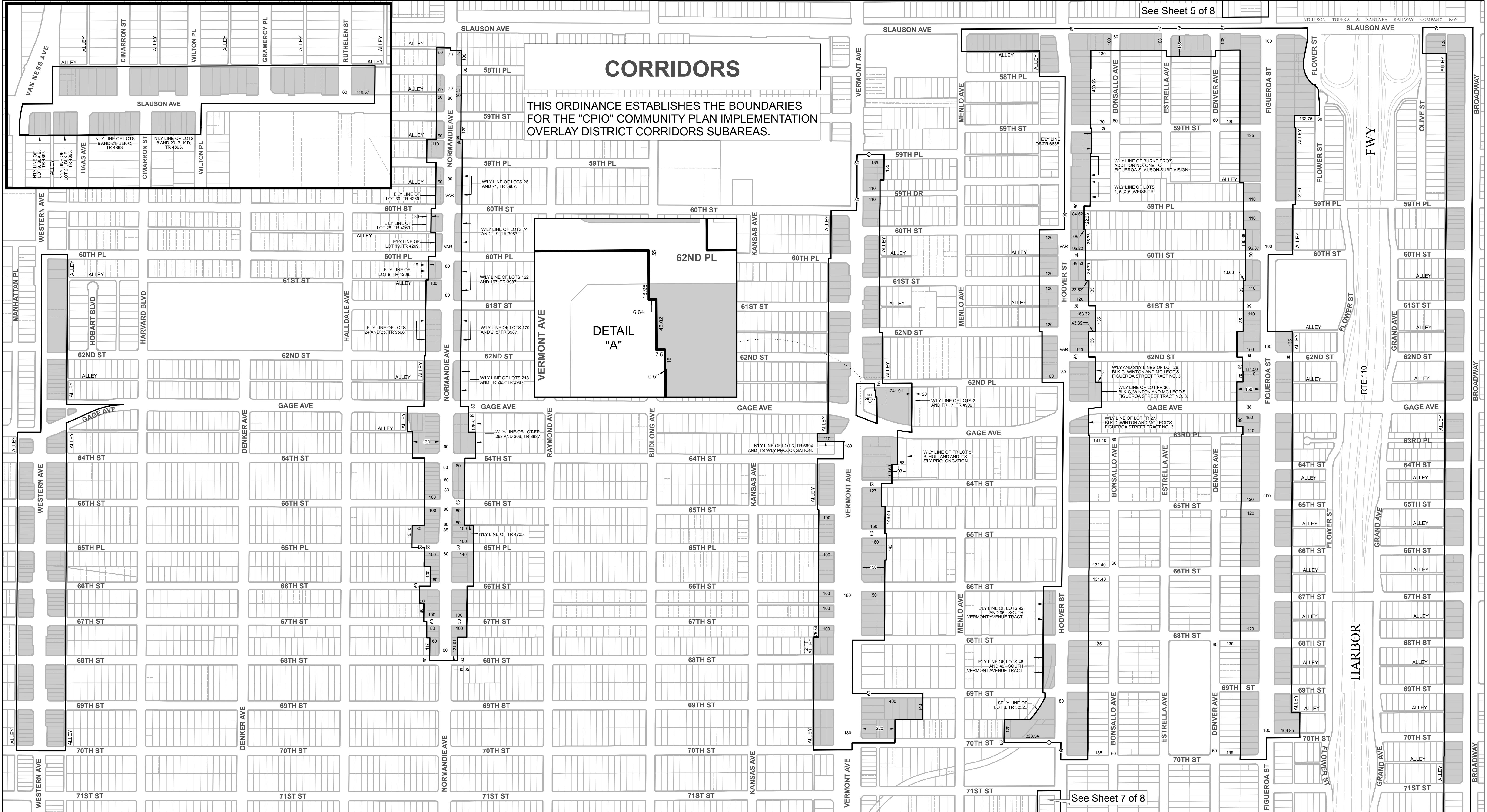
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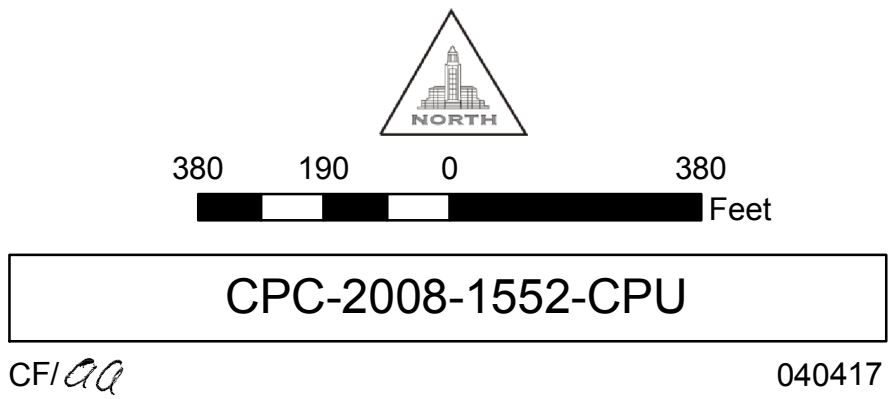
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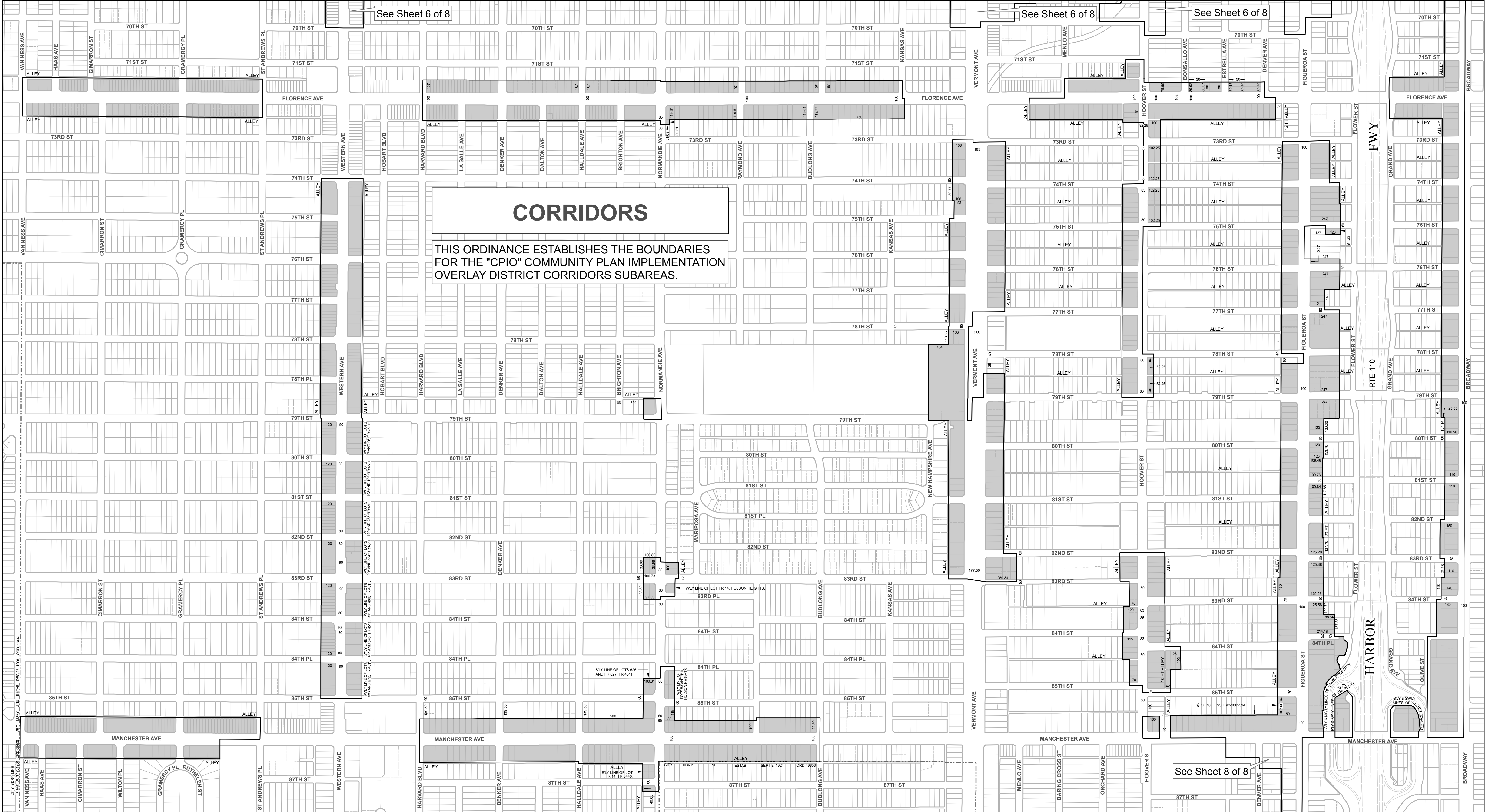
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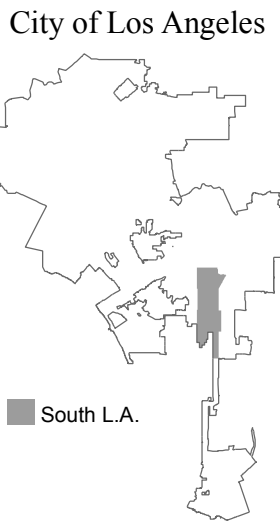
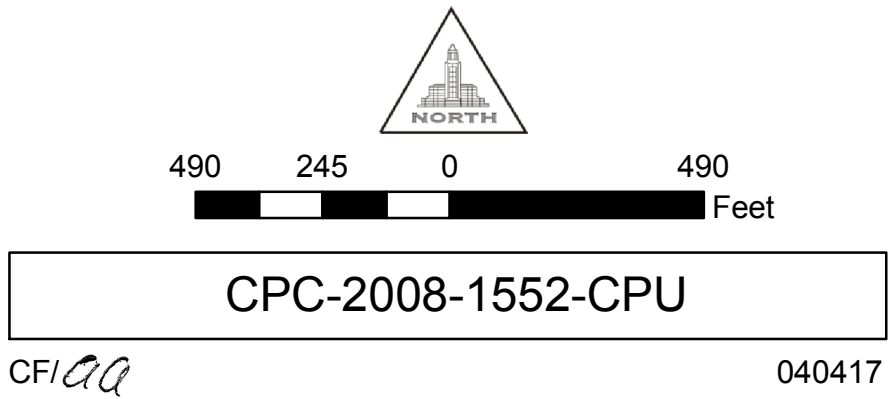
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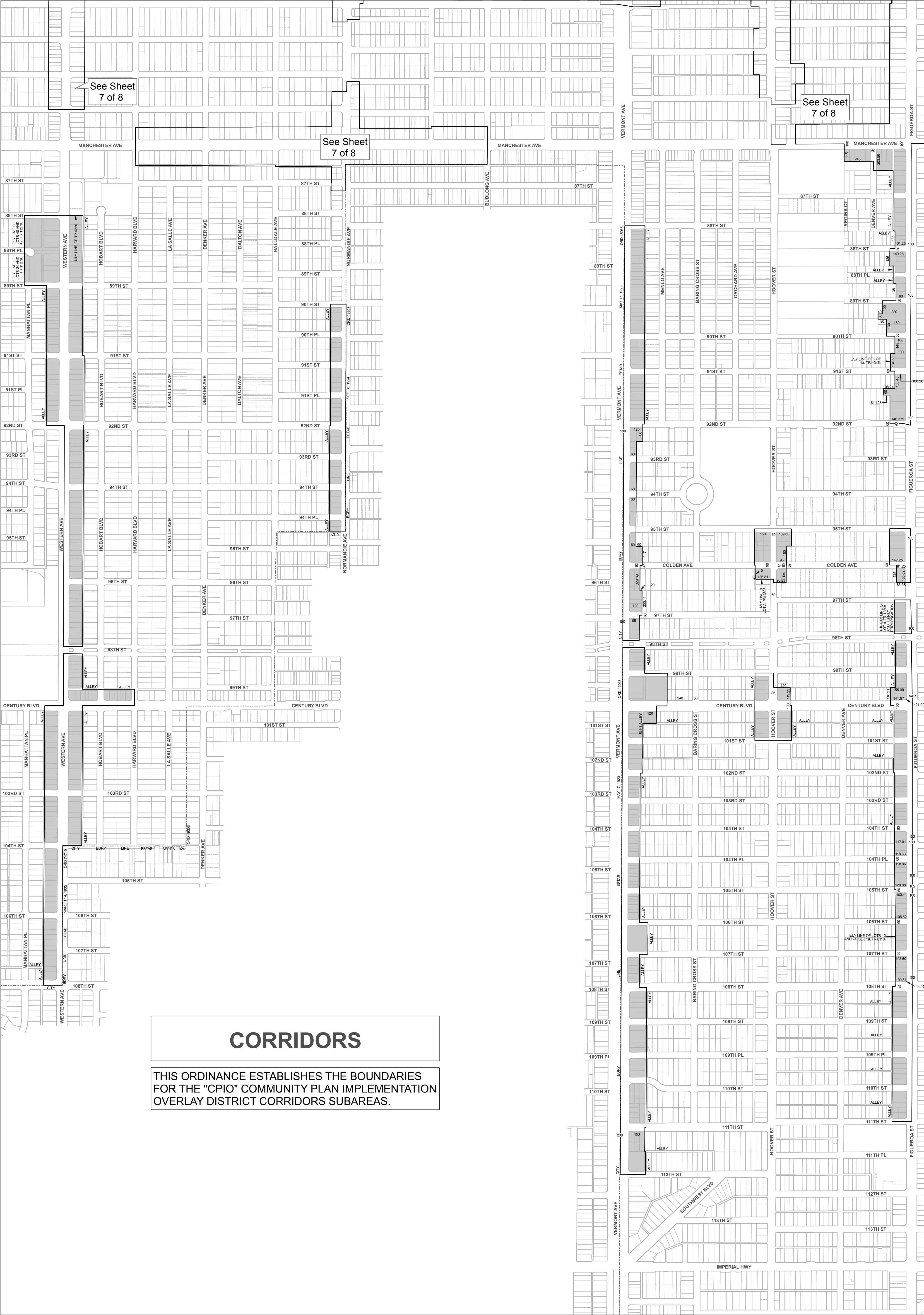




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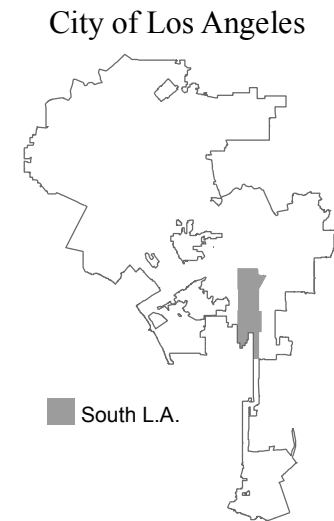
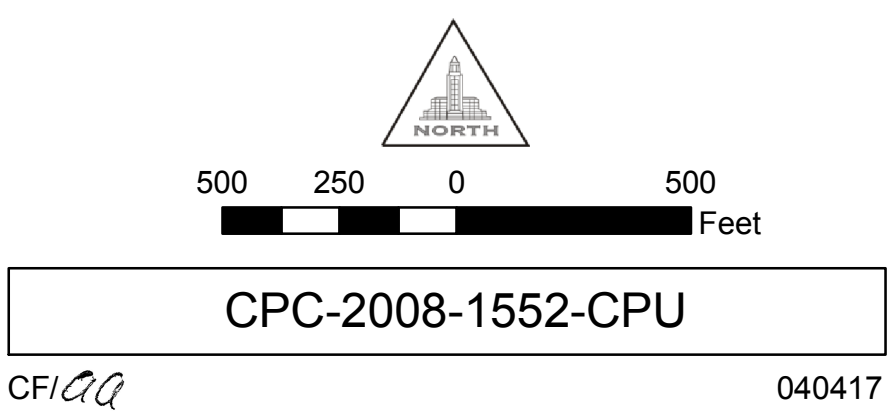
- Corridors CPIO Subareas Boundary
- City of LA Boundary

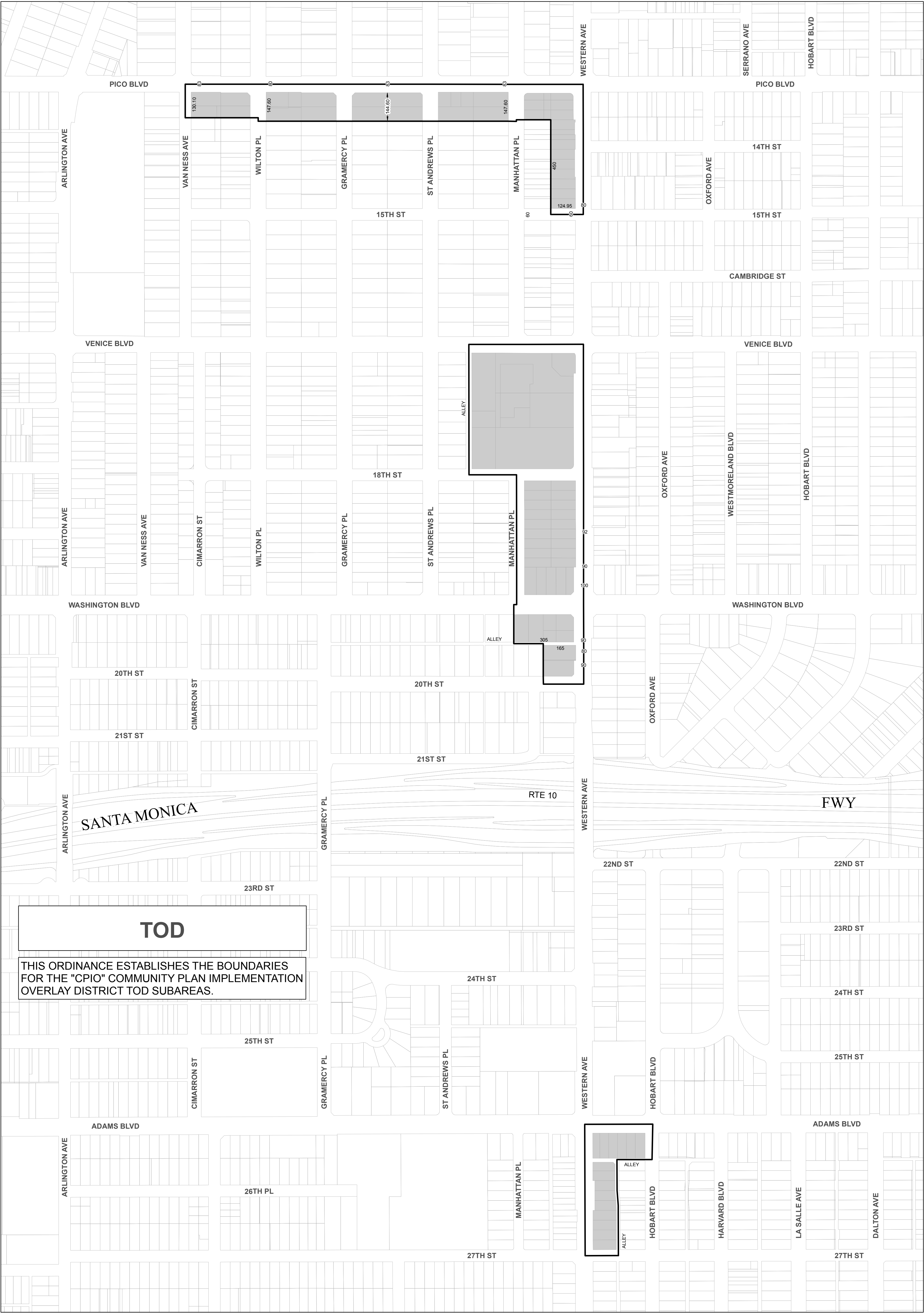




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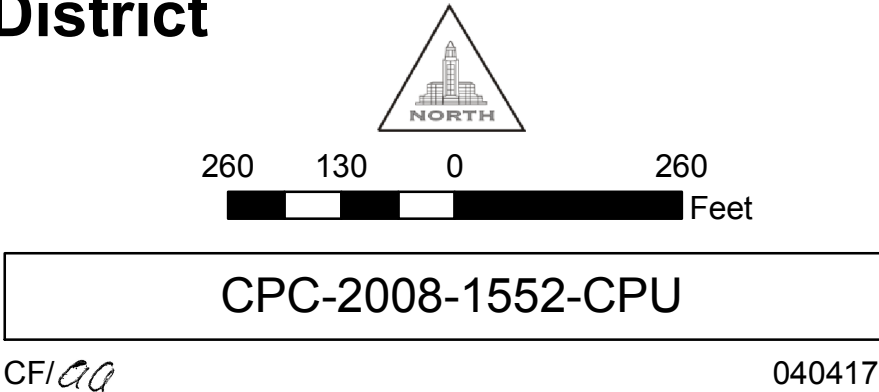
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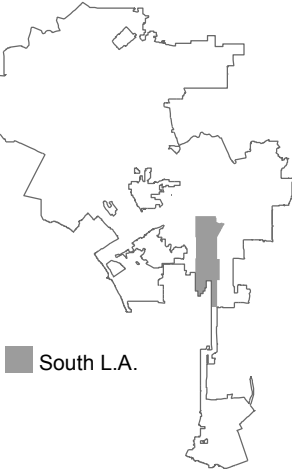
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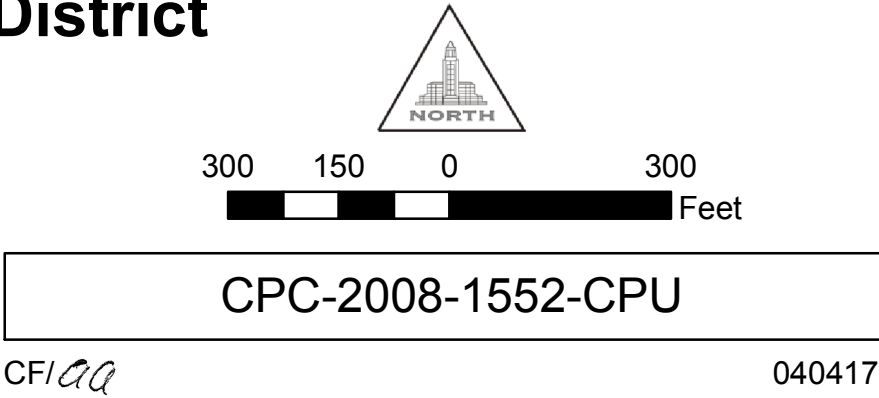
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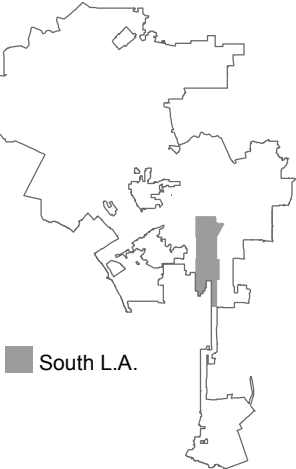


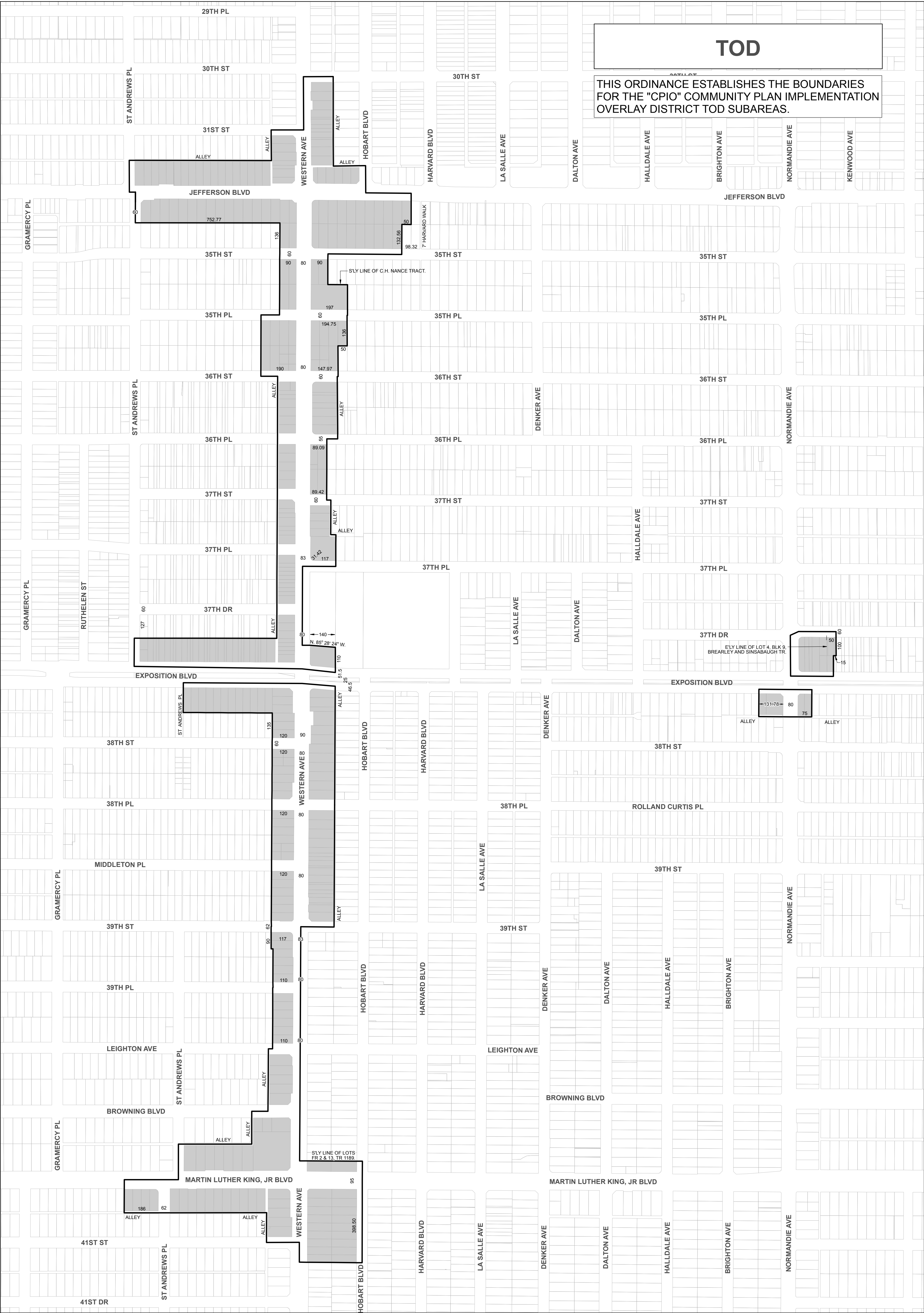
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 TOD CPIO Subareas Boundary



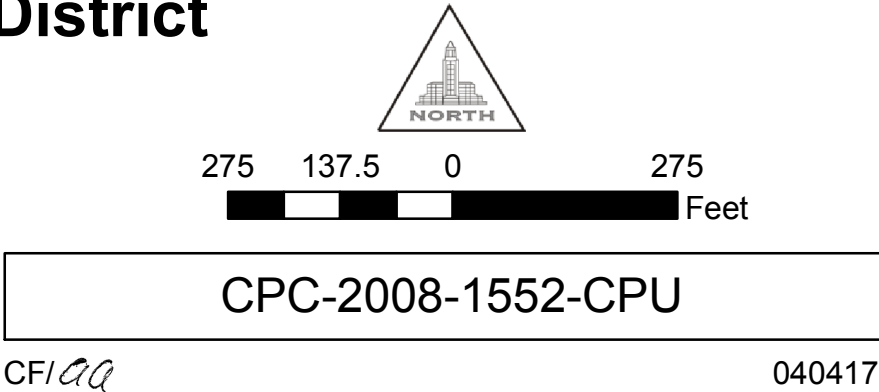
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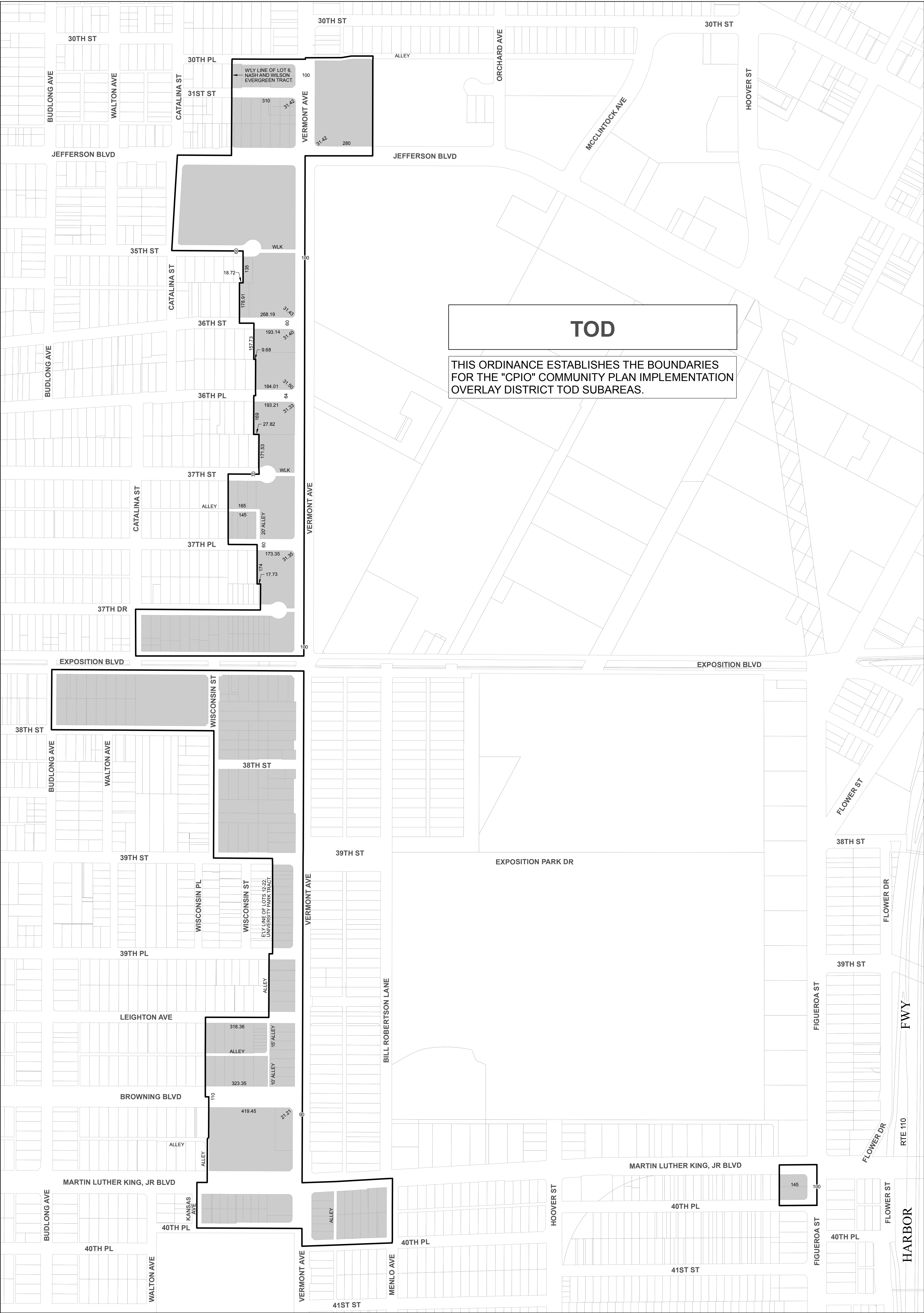
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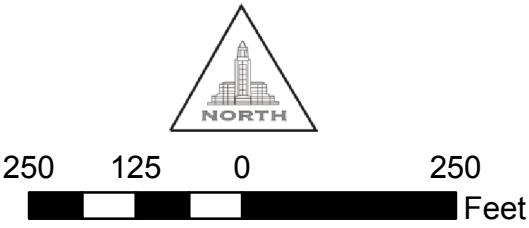
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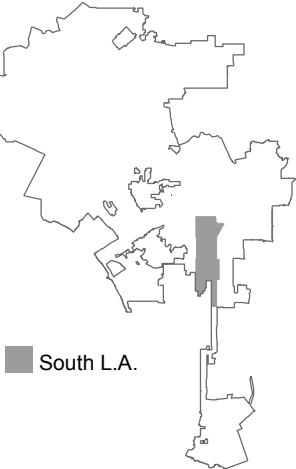


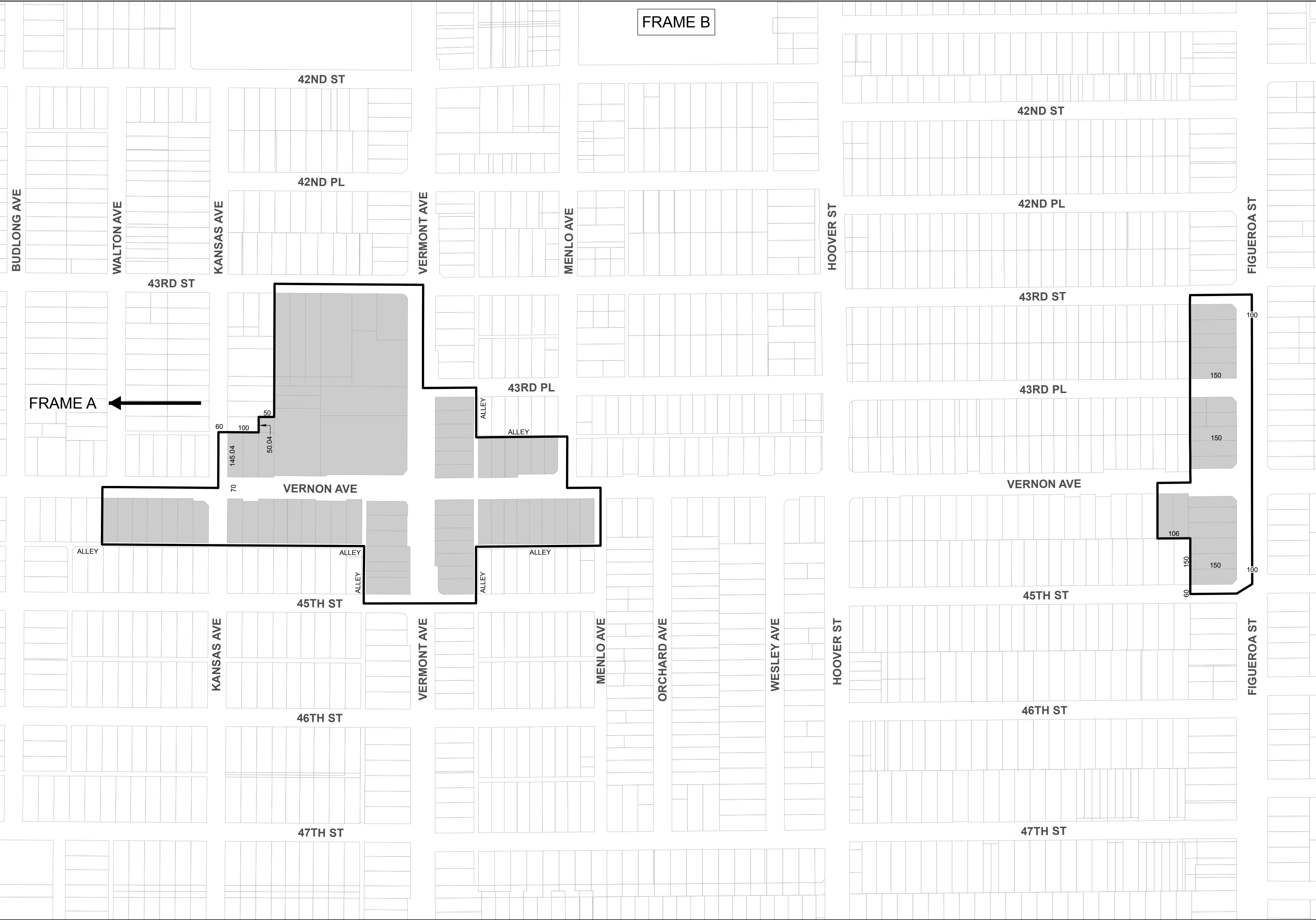
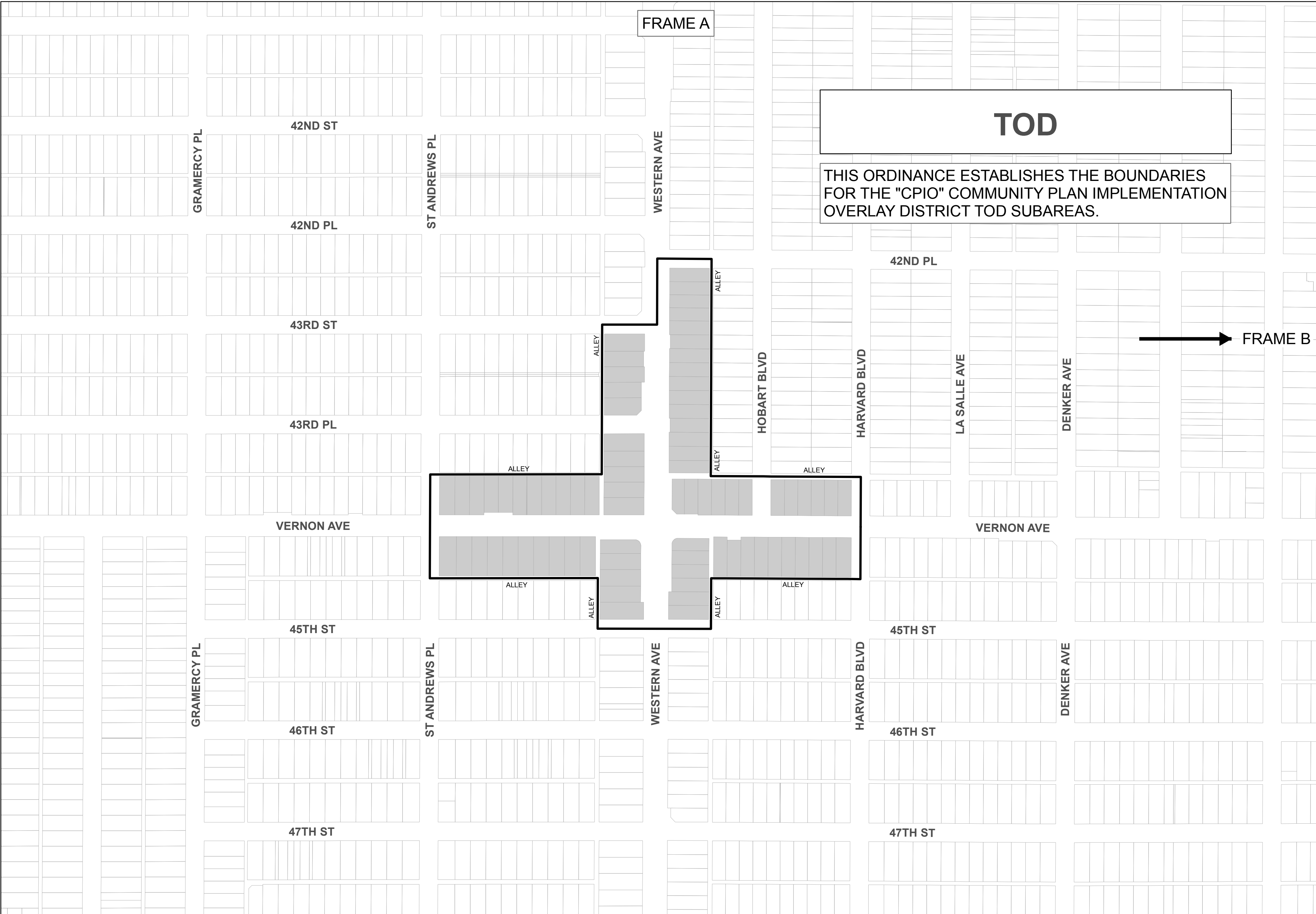
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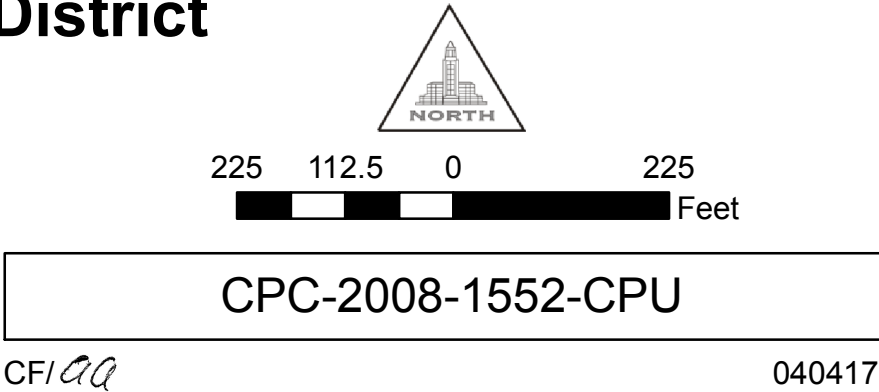
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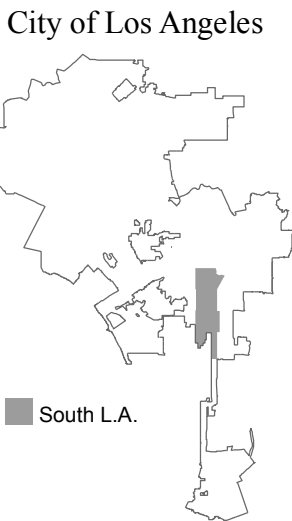


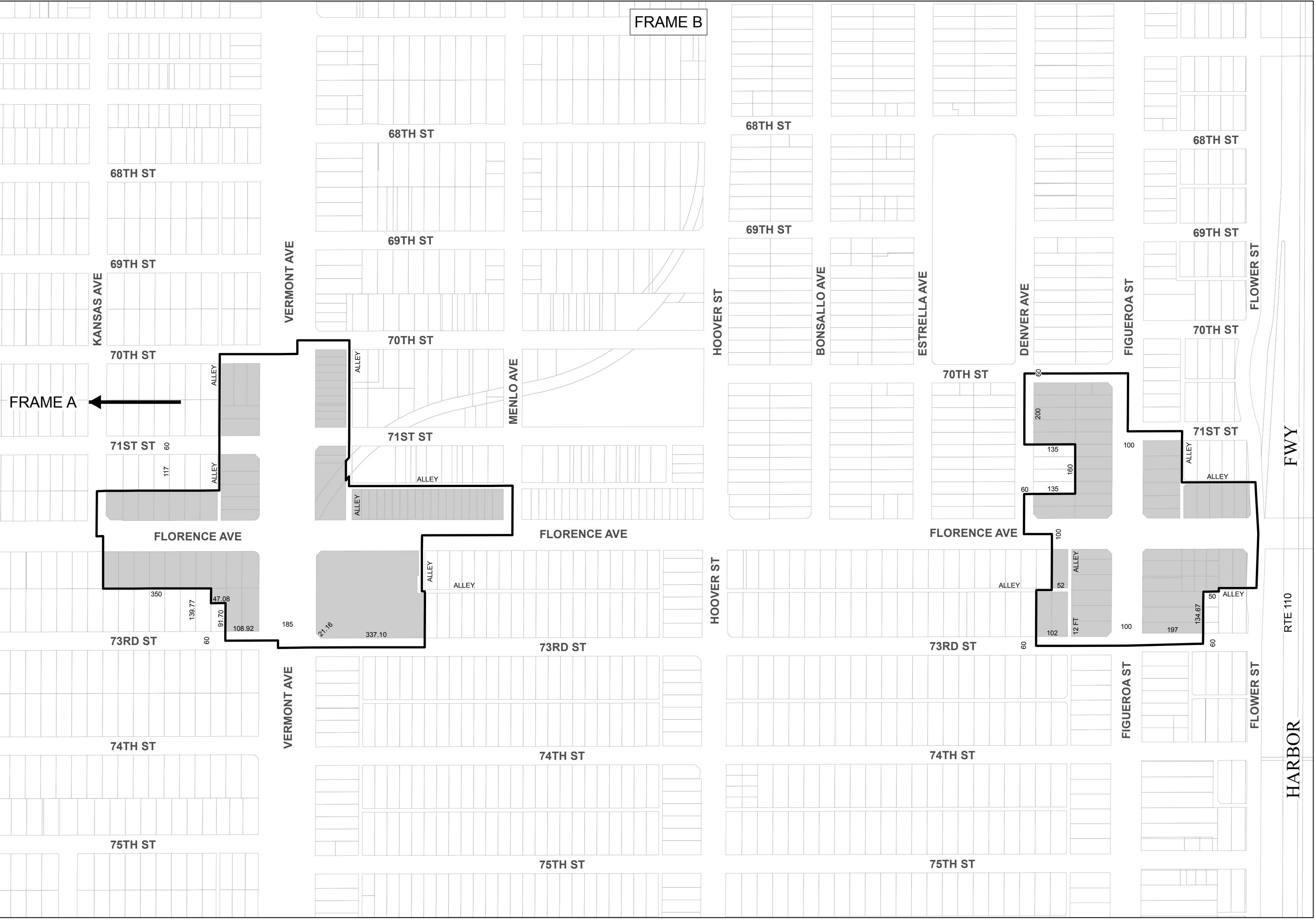
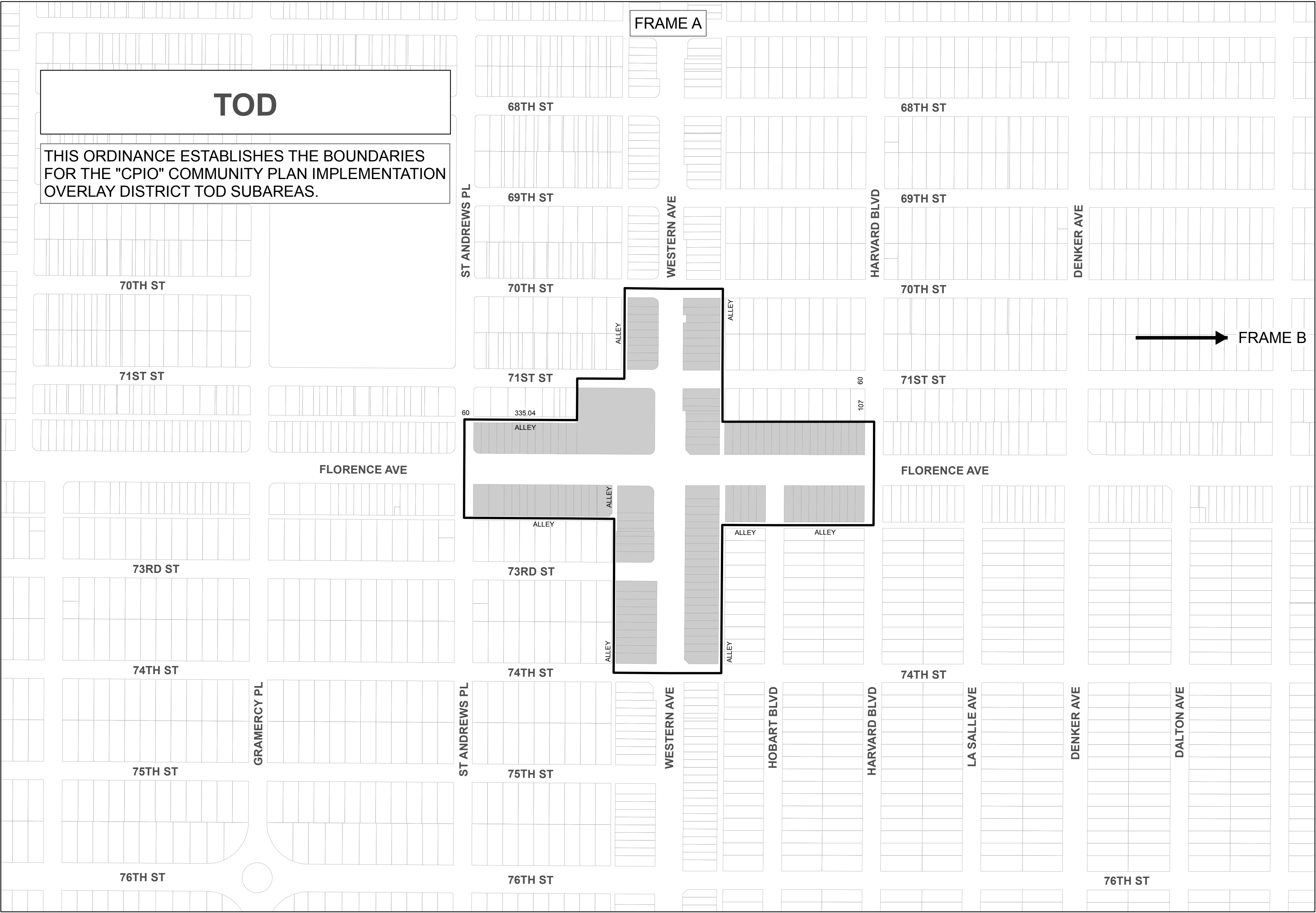
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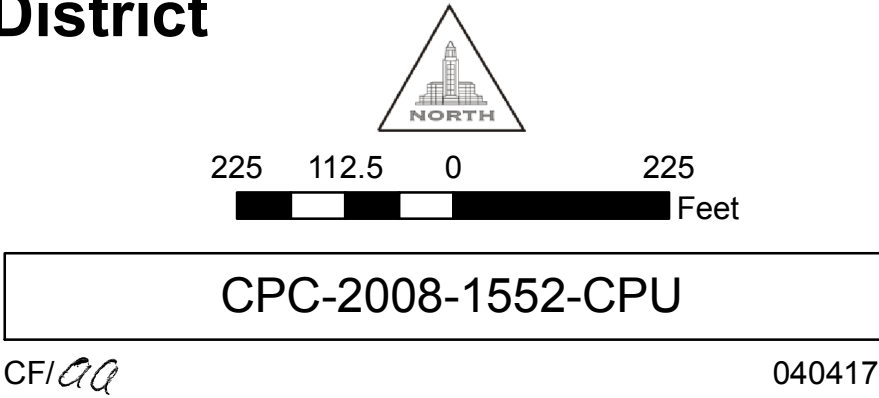
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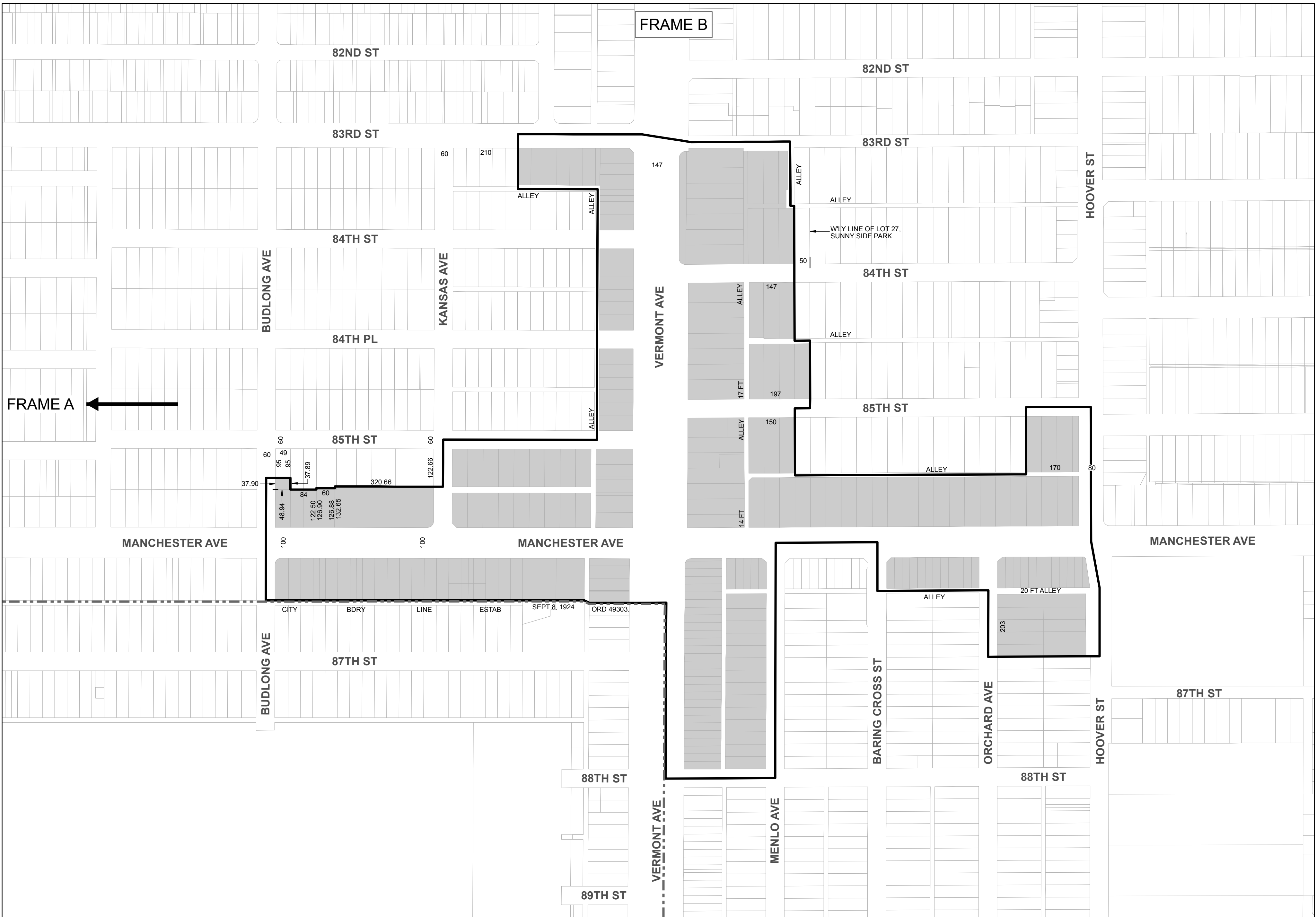
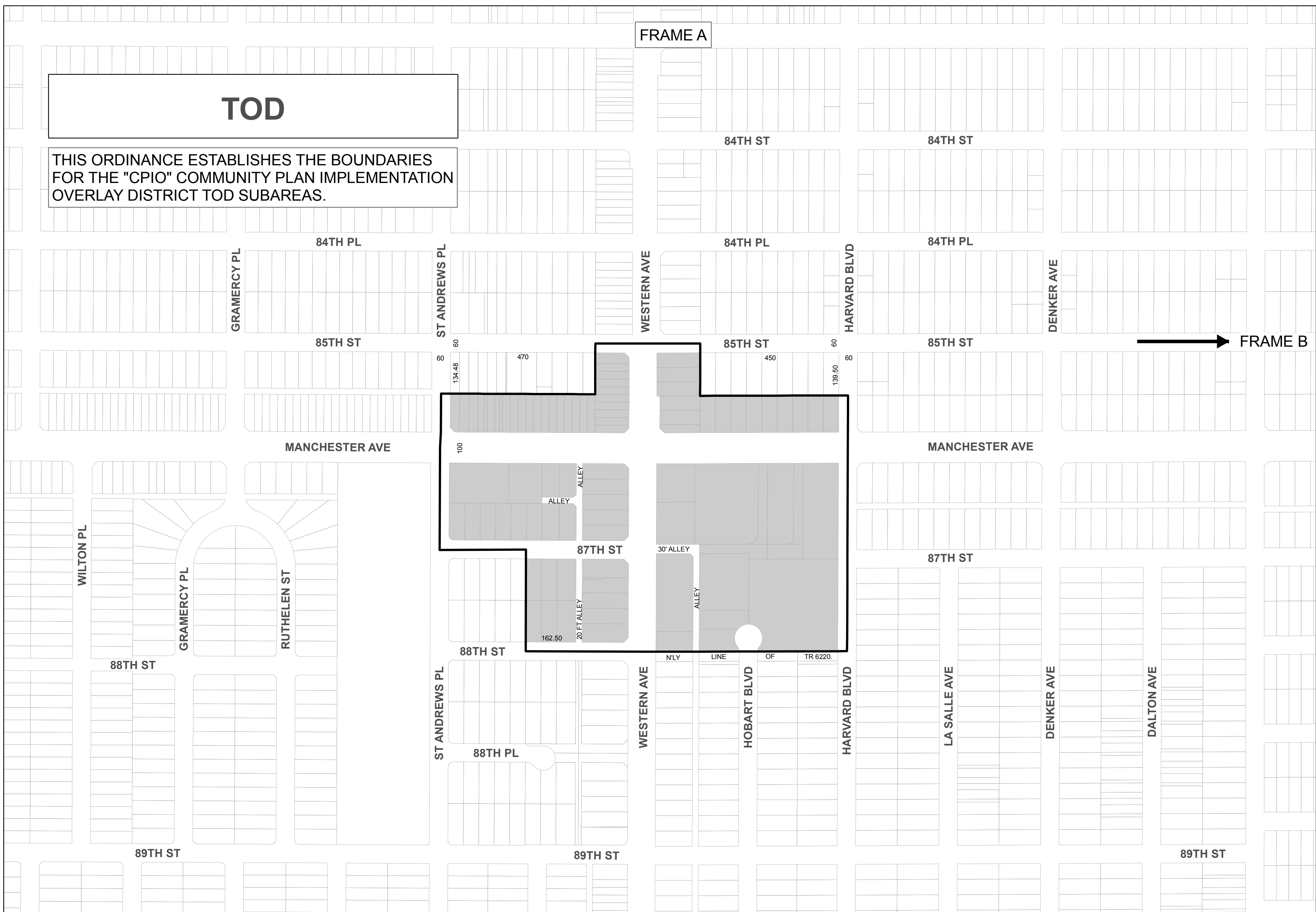
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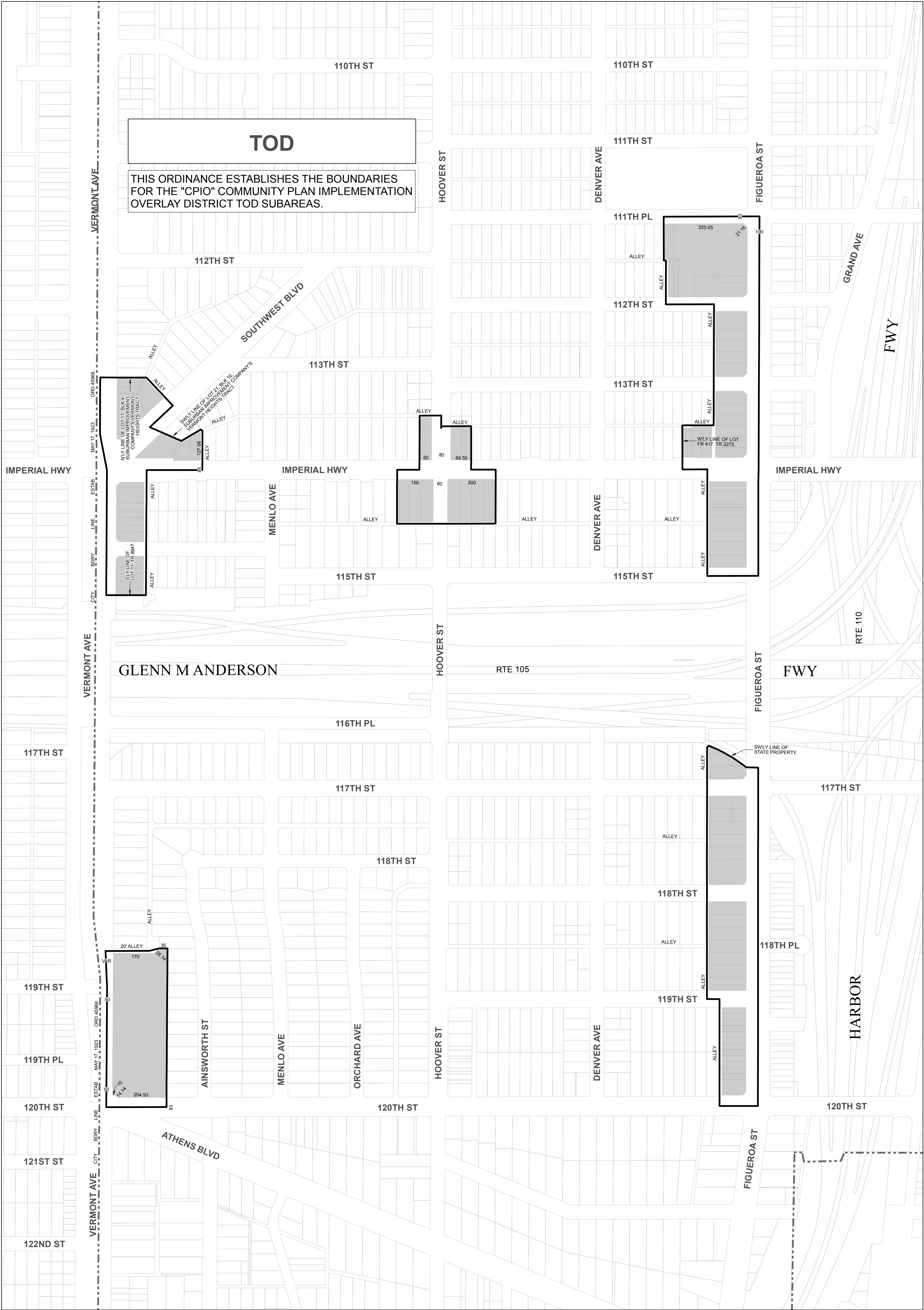
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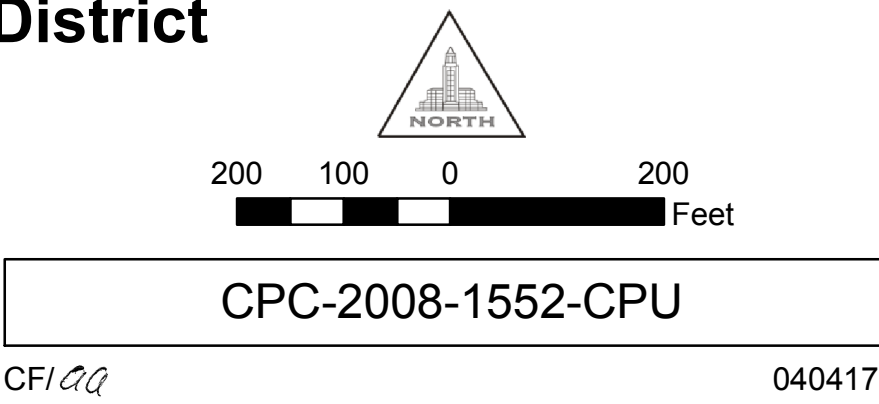


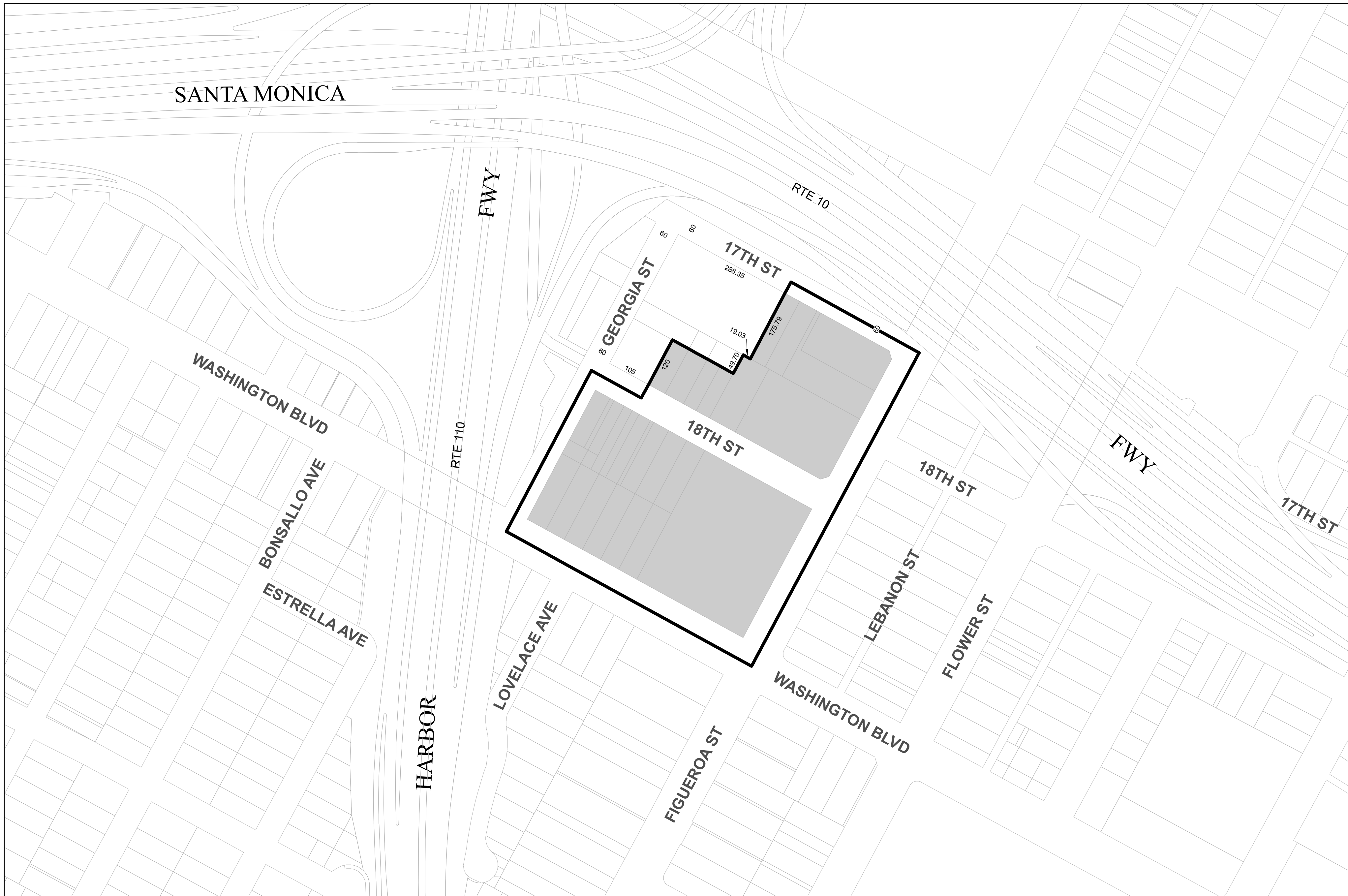
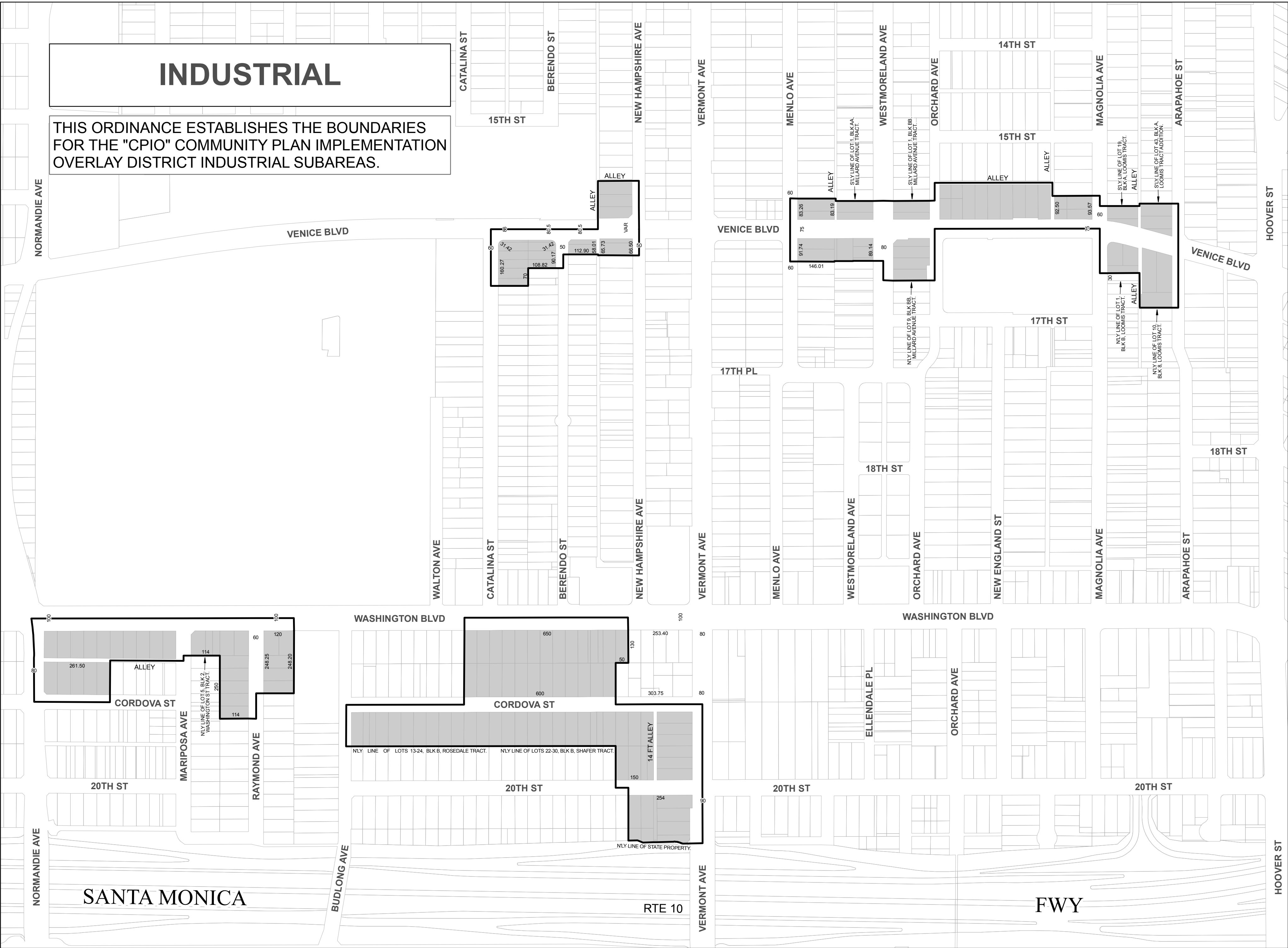




SLA CPIO - Community Plan Implementation Overlay District

- TOD CPIO Subareas Boundary
- City of LA Boundary





SLA CPIO - Community Plan Implementation Overlay District

☐ Industrial CPIO Subareas Boundary



NOT TO SCALE

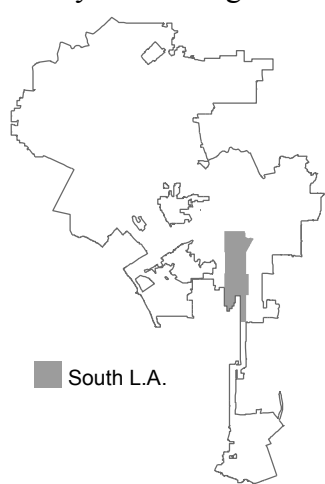
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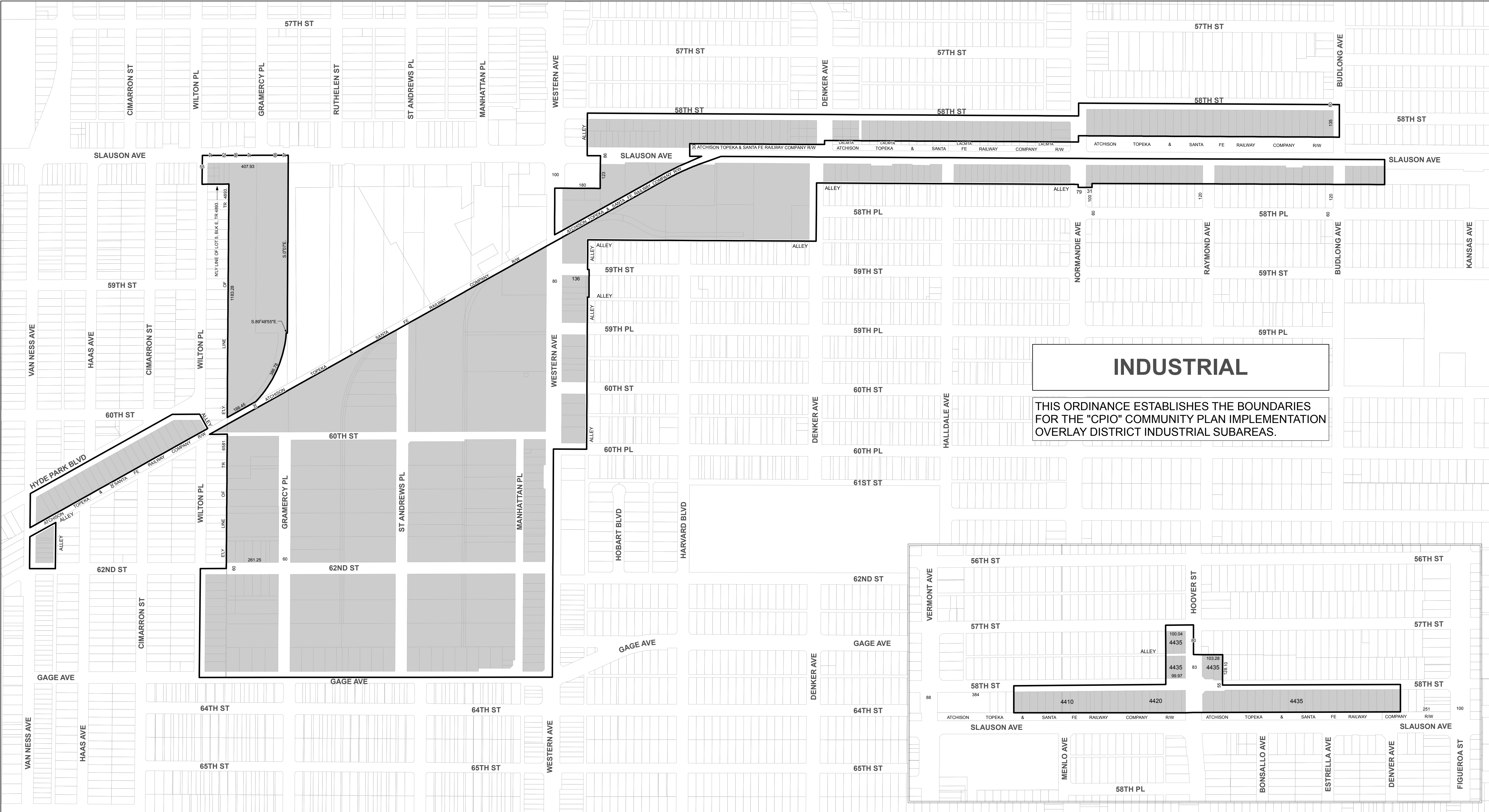
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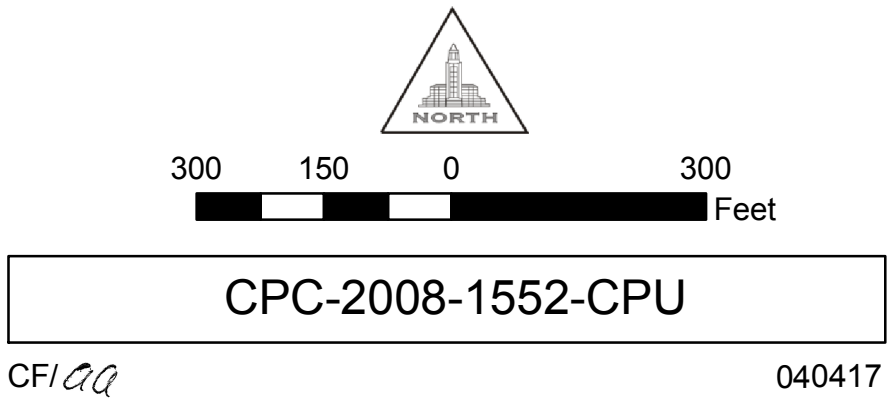
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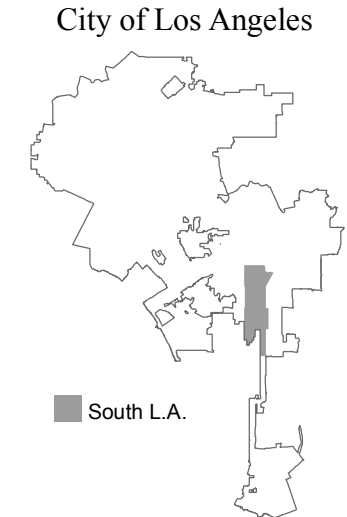


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 Industrial CPIO Subareas Boundary

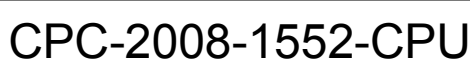


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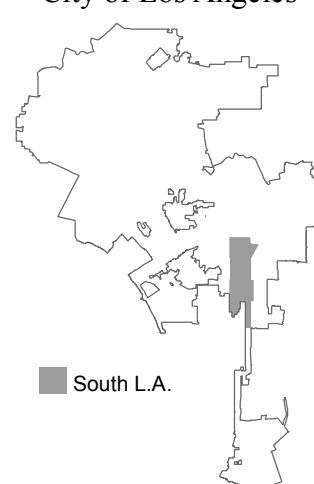
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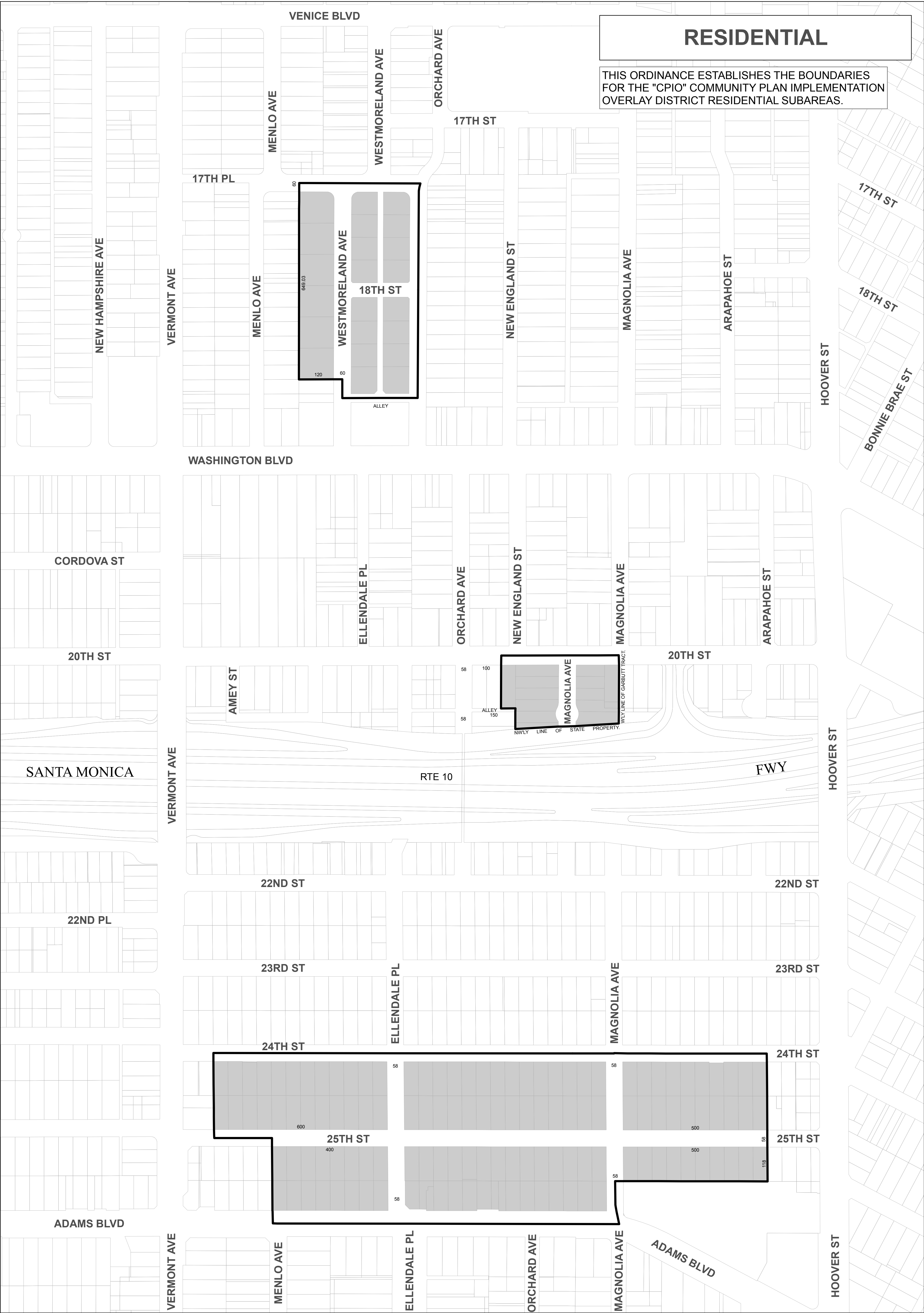
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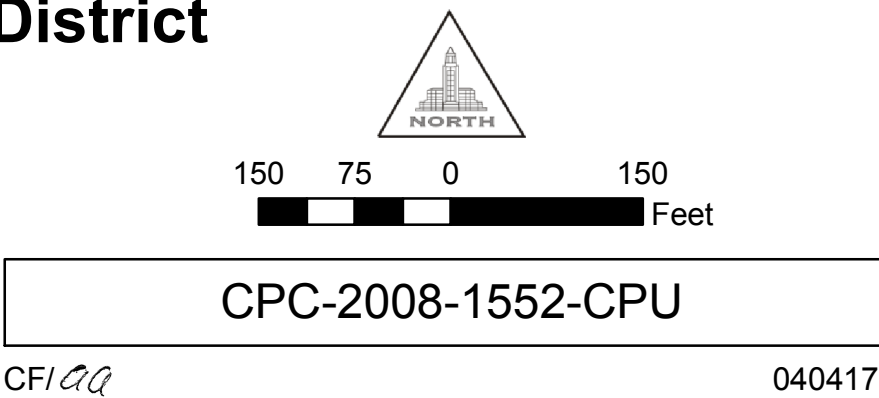


South L.A.

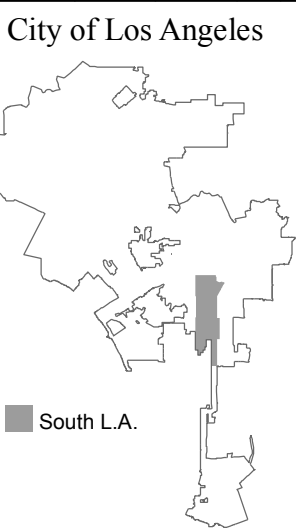


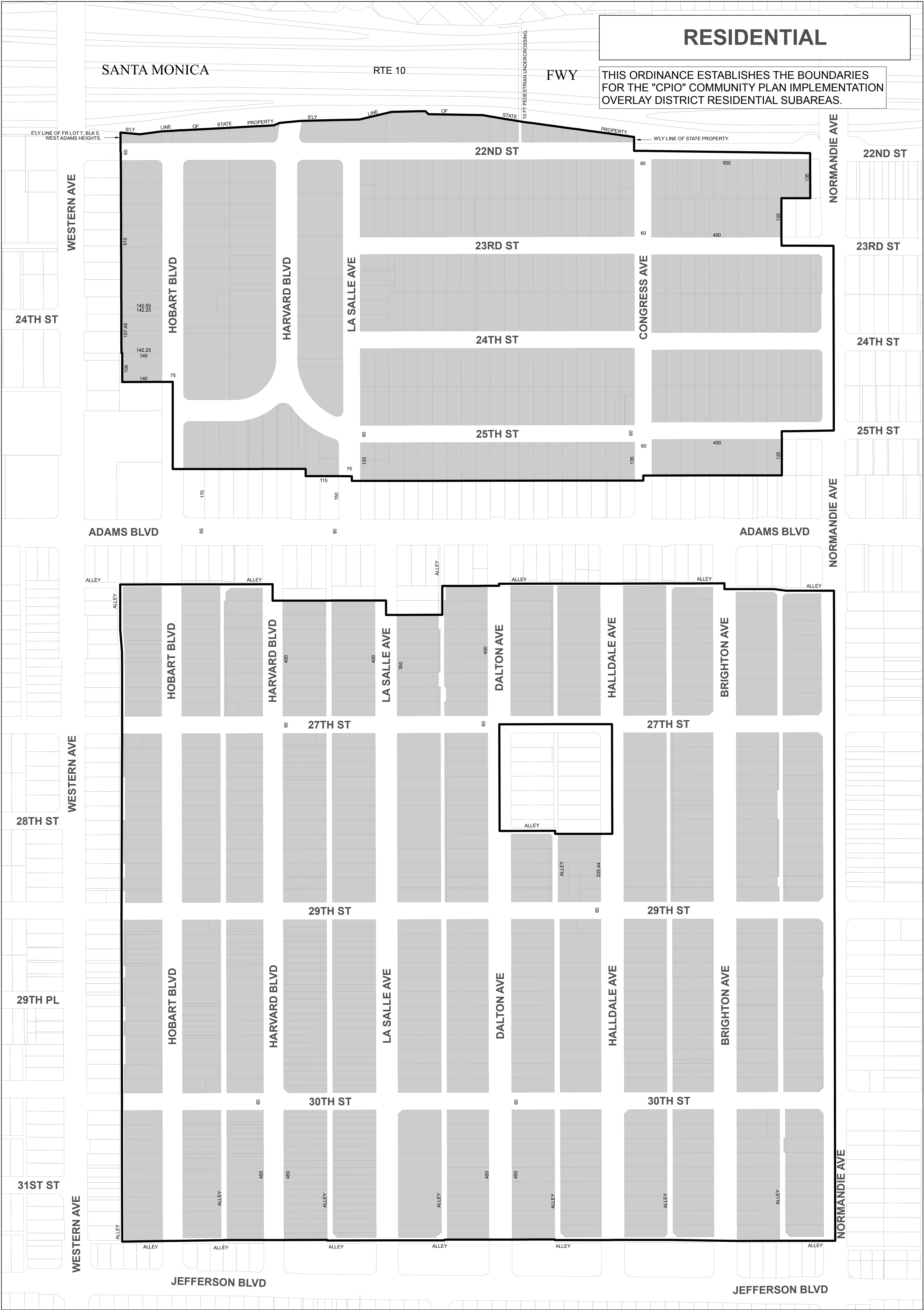
SLA CPIO - Community Plan Implementation Overlay District

 Residential CPIO Subareas Boundary



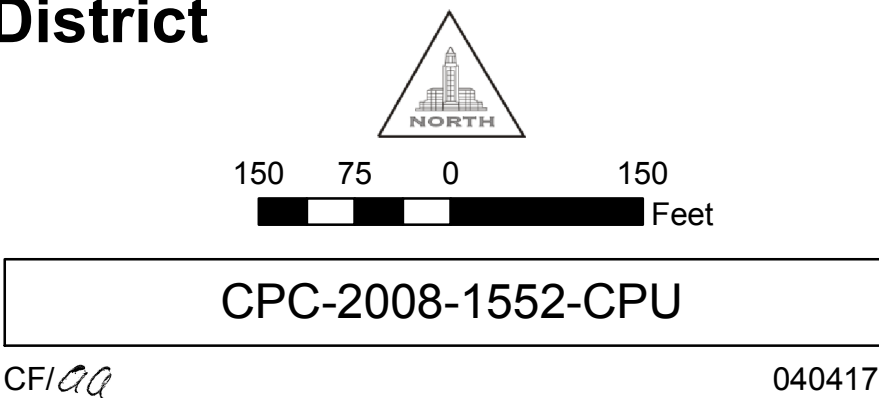
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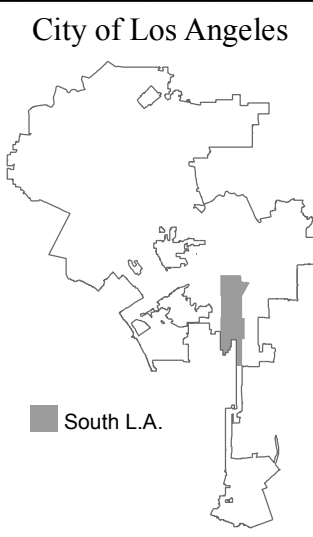


SLA CPIO - Community Plan Implementation Overlay District

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ARLINGTON AVE

RESIDENTIAL

THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT RESIDENTIAL SUBAREAS.

GRAMERCY PL

RUTHELEN ST

ST ANDREWS PL

37TH ST

WESTERN AVE

37TH PL

37TH PL

37TH DR

EXPOSITION BLVD

RODEO ROAD

EXPOSITION BLVD

EXPOSITION BLVD

38TH ST

38TH ST

38TH PL

38TH PL

MIDDLETON PL

MIDDLETON PL

39TH ST

39TH ST

39TH PL

39TH PL

LEIGHTON AVE

LEIGHTON AVE

BROWNING BLVD

BROWNING BLVD

MARTIN LUTHER KING, JR BLVD

41ST ST

41ST ST

SLA CPIO - Community Plan Implementation Overlay District

Residential CPIO Subareas Boundary



150 75 0 150 Feet

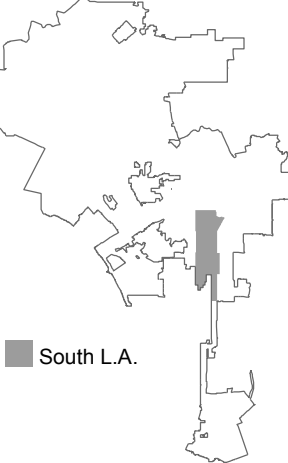
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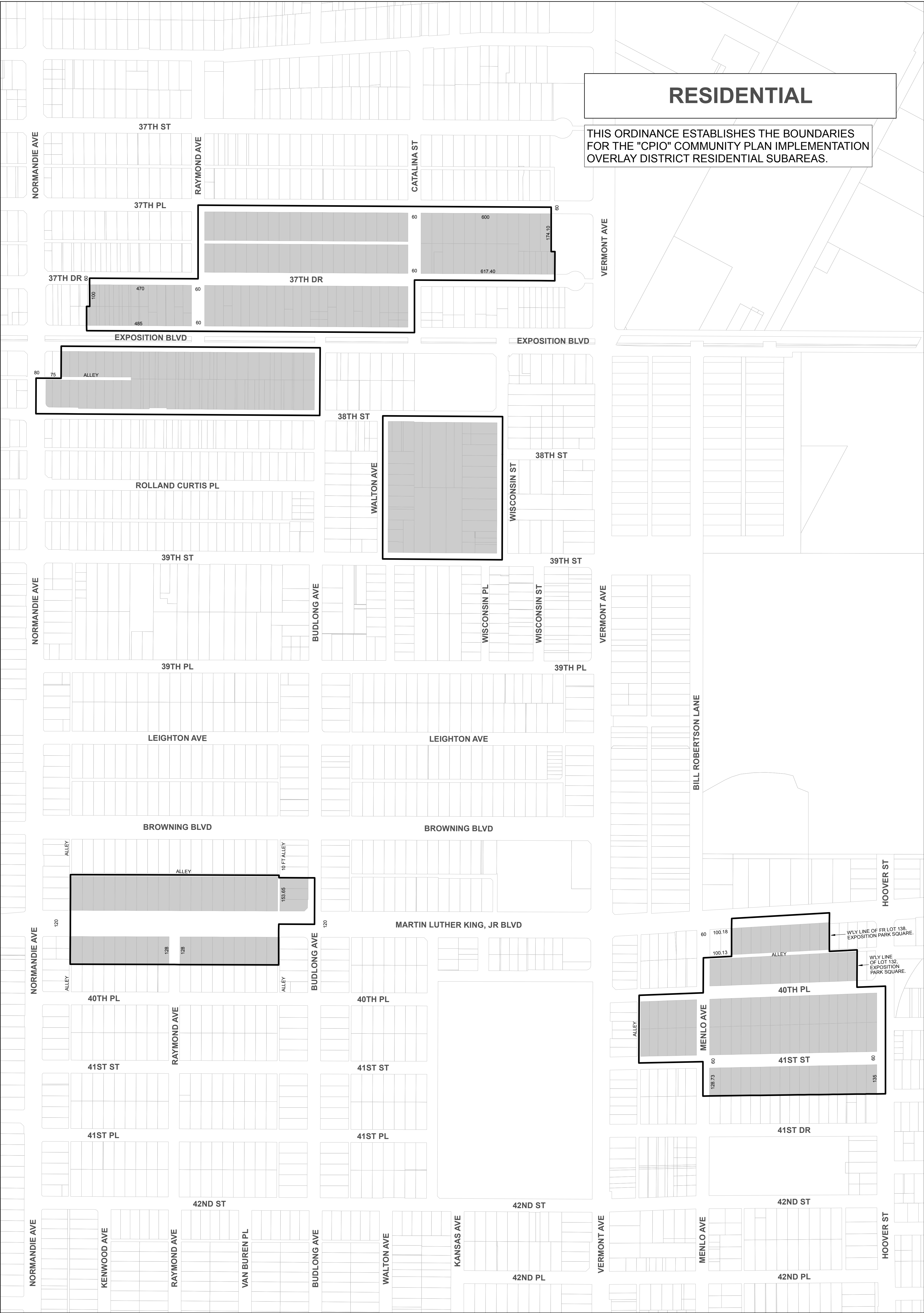
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City of Los Angeles

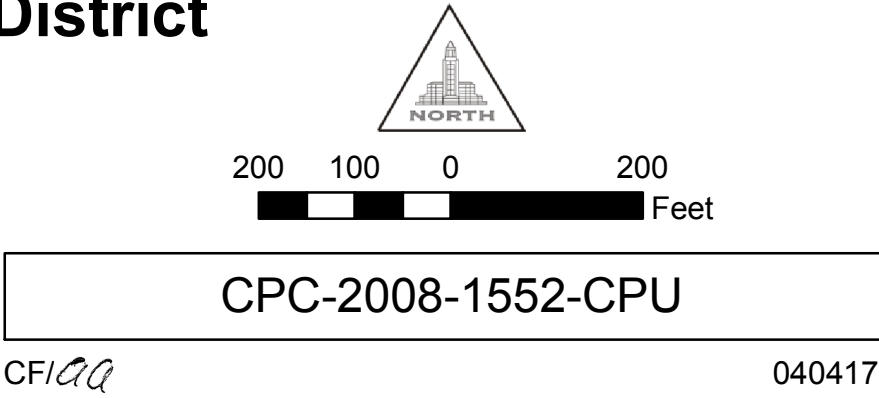


South L.A.



SLA CPIO - Community Plan Implementation Overlay District

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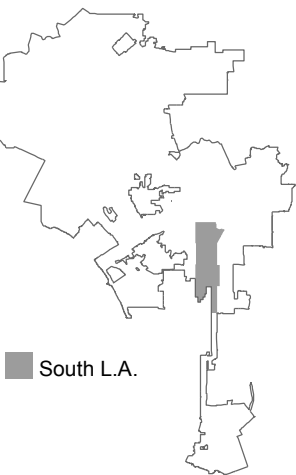


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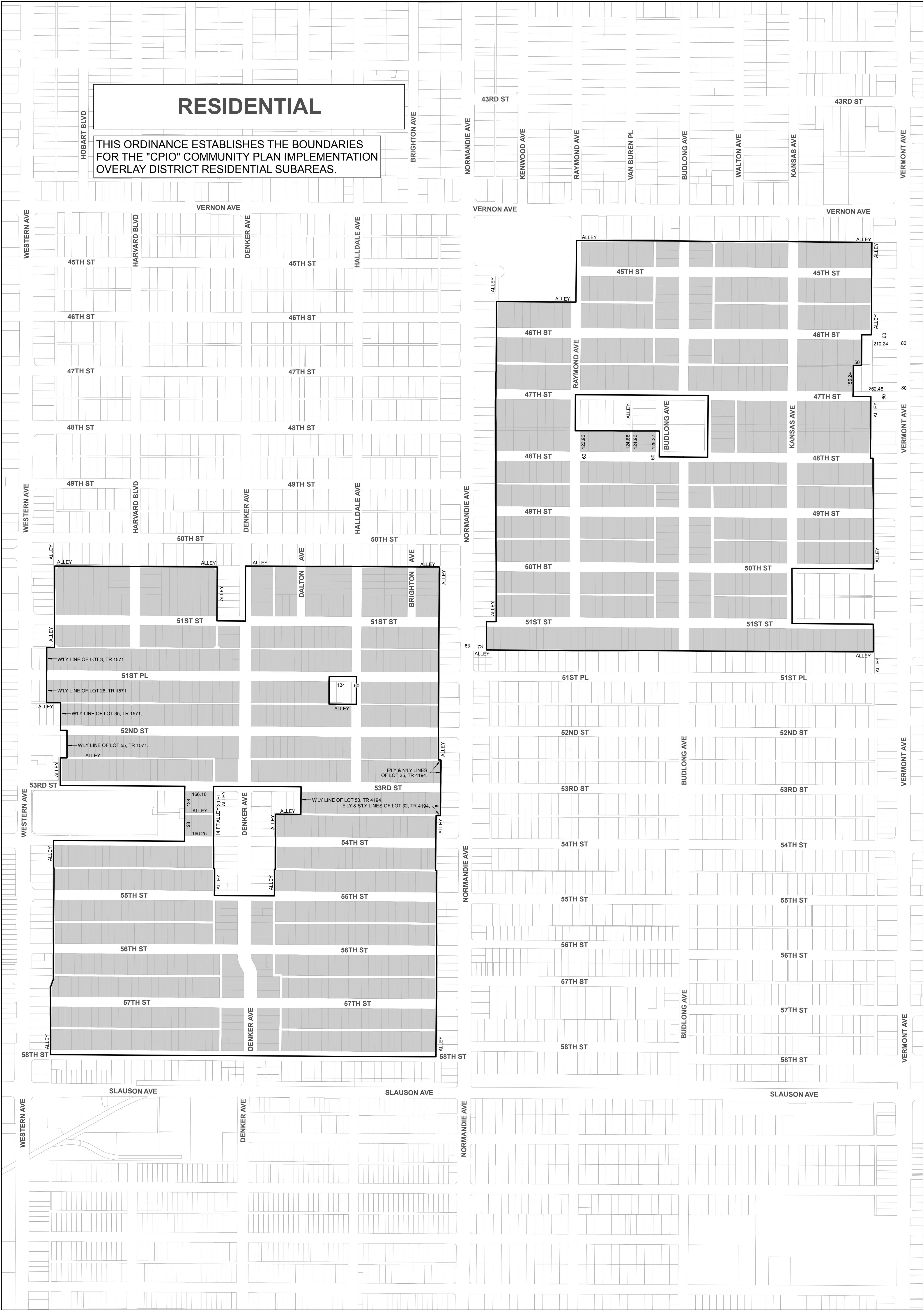
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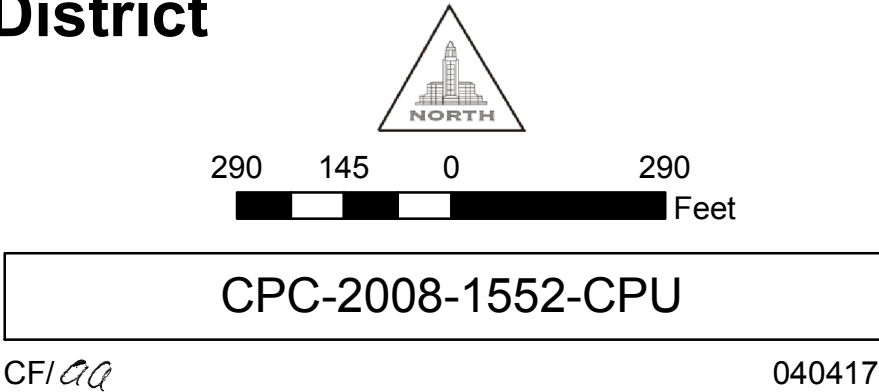


South L.A.



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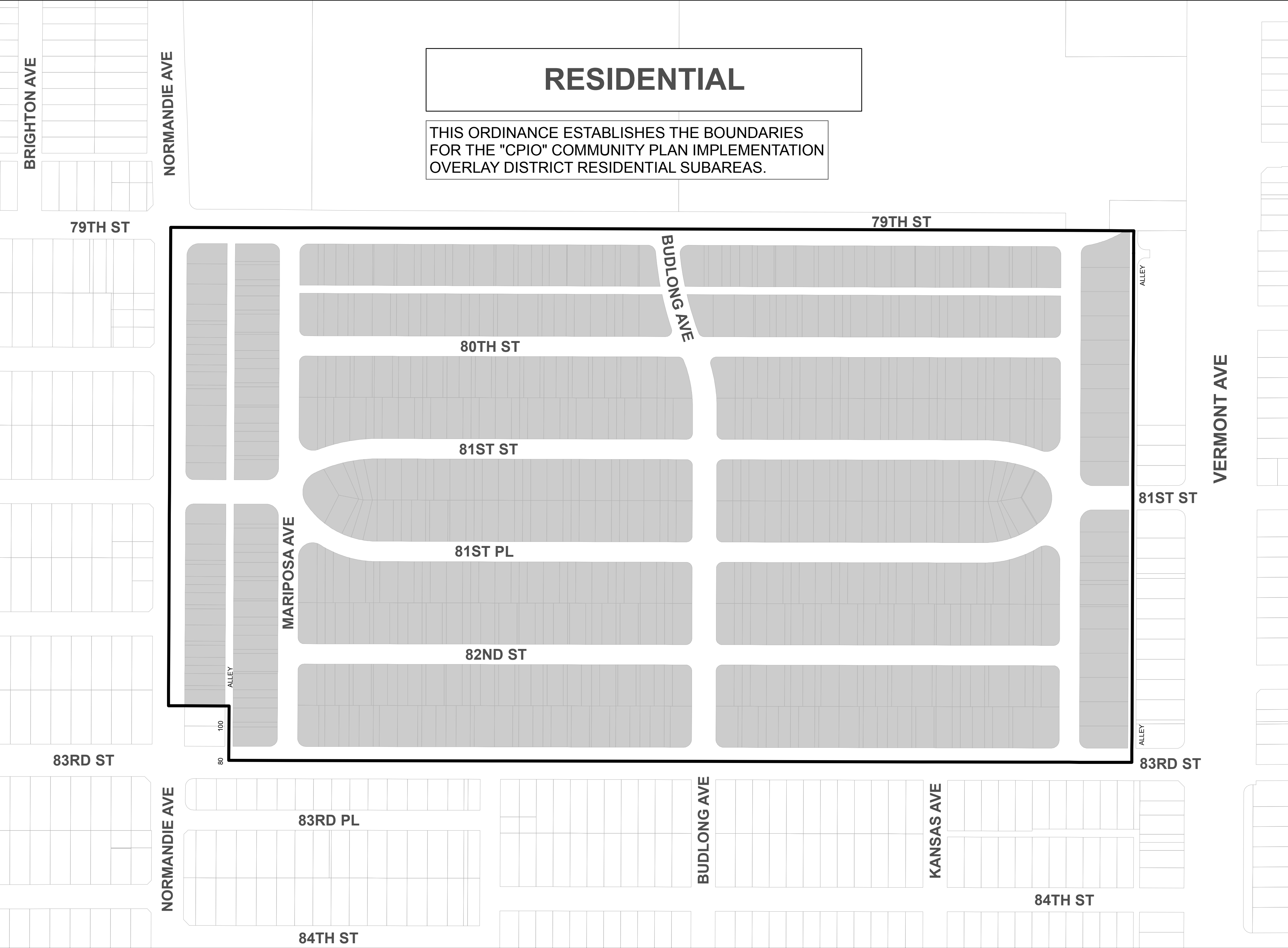
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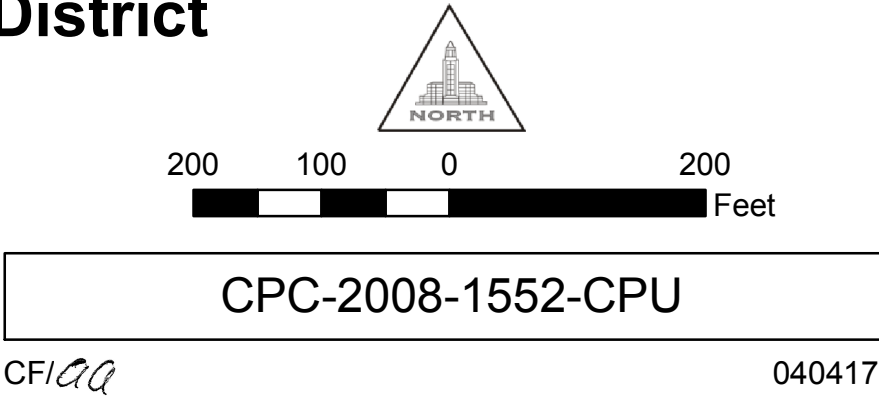
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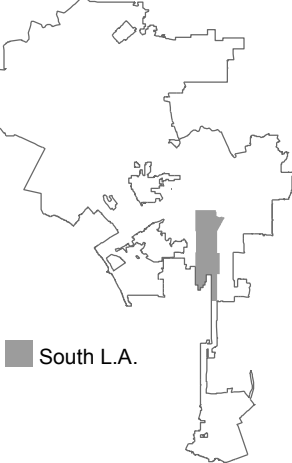


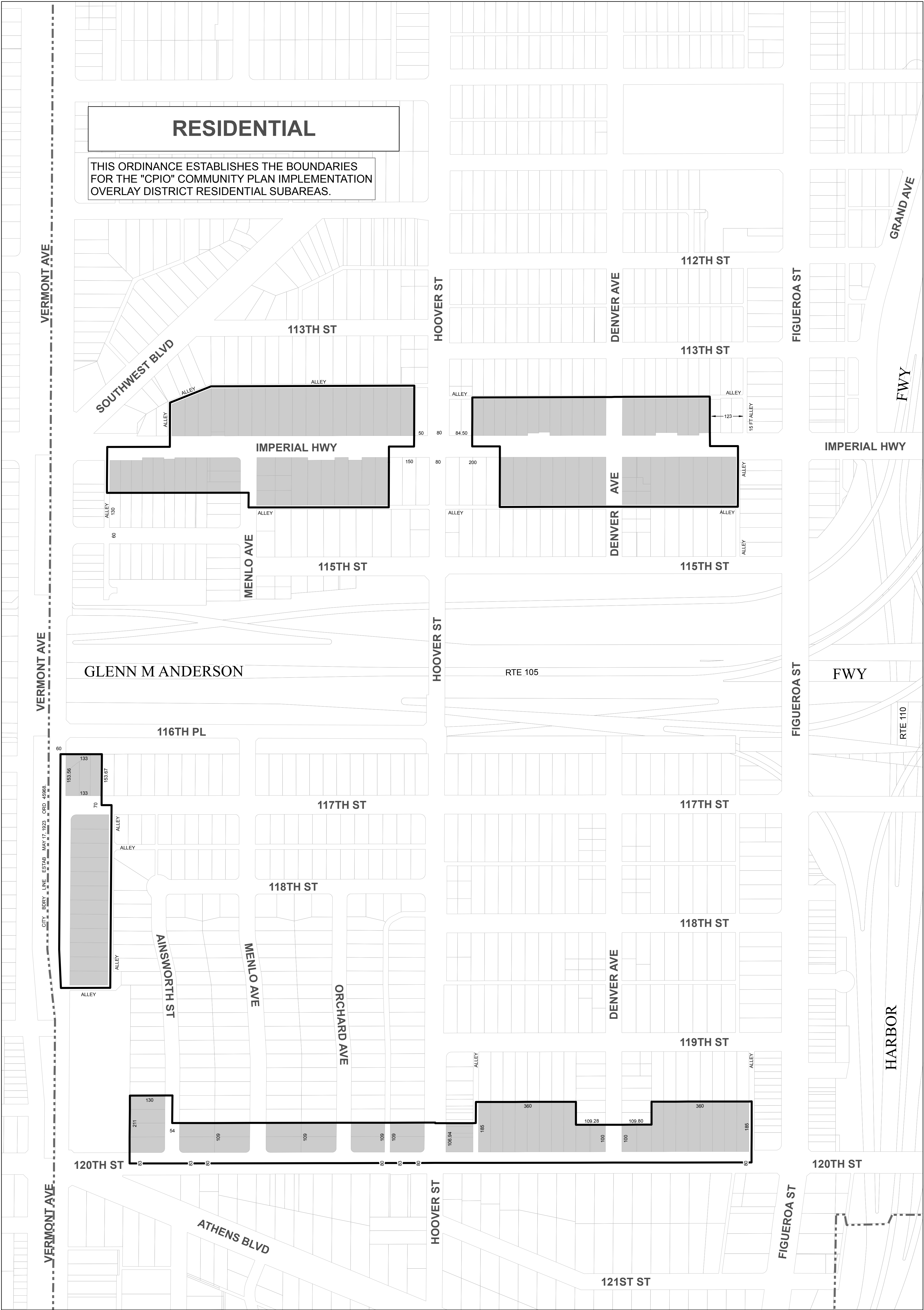
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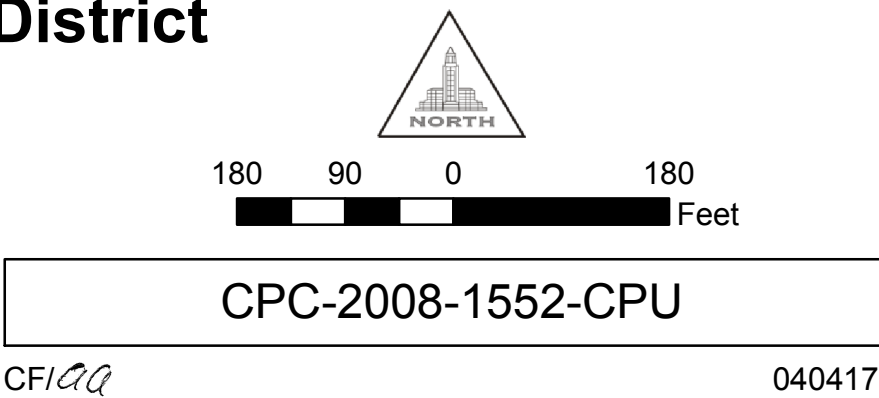
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☐ Residential CPIO Subareas Boundary



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South Los Angeles

Community Plan Implementation Overlay District (CPIO)

Ordinance No. xxx,xxx
Effective Date XX

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Chapter 2 - Corridors and TOD Subareas

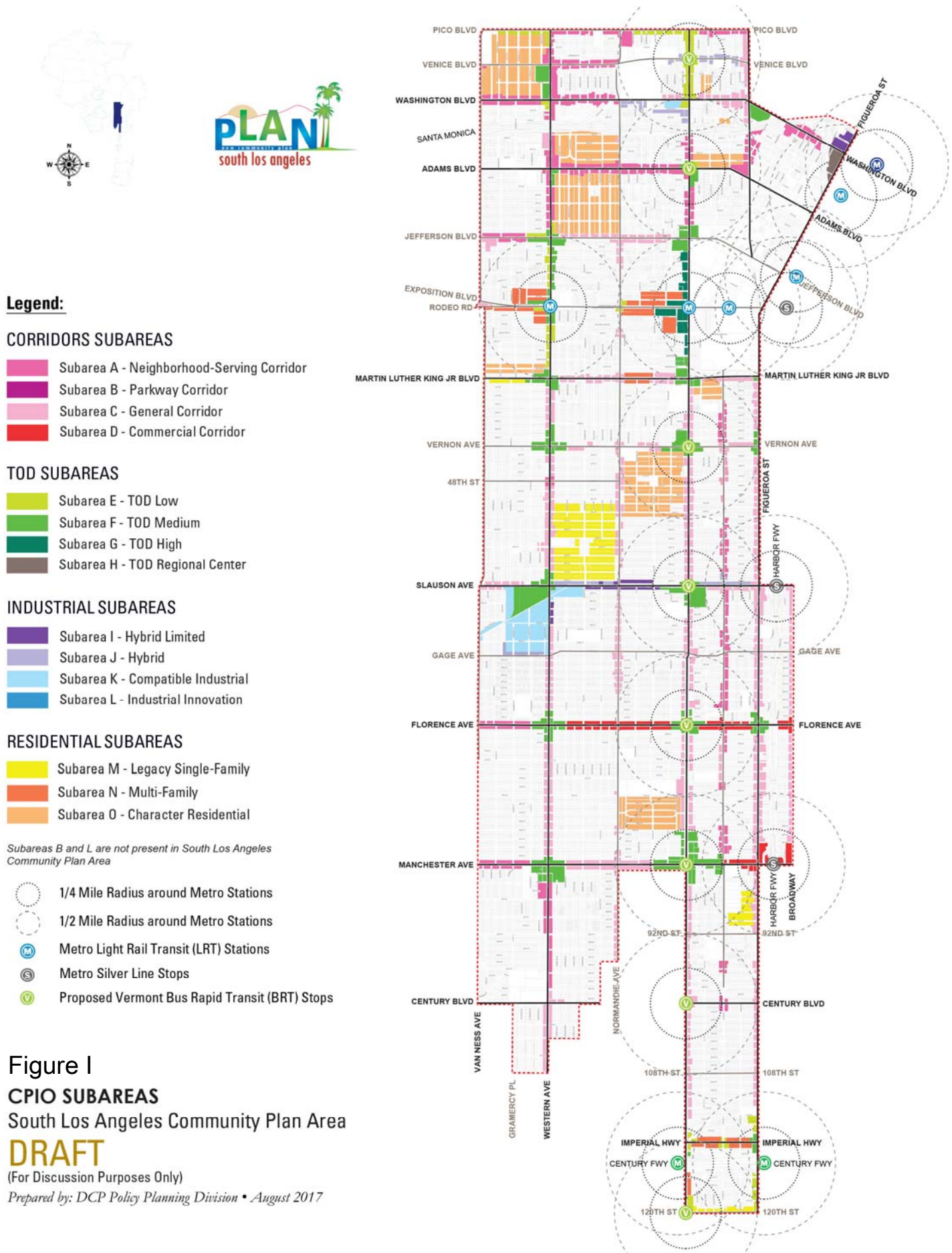
Chapter 3 - Industrial Subareas

Chapter 4 - Residential Subareas

Appendix A. Design Guidelines

Appendix B. Environmental Standards

**Recommended by the City Planning Commission
June 22, 2017**



CHAPTER 1 – FUNCTION OF THE CPIO

Section 1-1. ESTABLISHMENT

The South Los Angeles Community Plan Implementation Overlay (CPIO) District boundaries are coterminous with the boundaries of the South Los Angeles Community Plan. The provisions of the CPIO shall apply to lots within the CPIO Subareas shown on Figure I.

Section 1-2. PURPOSE

The purpose of the South Los Angeles CPIO District is to implement the goals and policies of the South Los Angeles Community Plan by tailoring development in order to promote better urban design and enhance the aesthetic character of the community; to ensure appropriate scale, intensity, and transition; and to encourage a diversified range of quality retail and services that meets the needs of the community.

Section 1-3. SUBAREAS

The South Los Angeles CPIO District establishes the following CPIO Subareas:

CORRIDORS SUBAREAS: A, B, C, and D

The Corridors Subareas foster continued investment in the various commercial corridors throughout South Los Angeles, and provide for a diversity of commercial goods and services by encouraging Targeted Commercial Uses, and by providing restrictions for over-concentrated uses. Basic development standards ensure that new development is compatible with the best of each corridor's urban form.

Subarea A: Neighborhood-Serving Corridor

The Neighborhood-Serving Corridor Subarea allows for a refined range of commercial uses, as well as multi-family residential uses. Development standards promote neighborhood activity and facilitate a more pedestrian-oriented environment.

Subarea B: Parkway Corridor

The Parkway Corridor Subarea is primarily residential in character and offers incentives for 100 percent residential affordable housing development while allowing only neighborhood serving uses. *(Subarea not present in the South Los Angeles Community Plan Area.)*

Subarea C: General Corridor

The General Corridor Subarea allows for a broad range of commercial uses and also allows multi-family residential development.

Subarea D: Commercial Corridor

The Commercial Corridor Subarea is applied to major corridors that are auto-oriented and predominantly commercial, and that have high vehicle traffic. This Subarea allows for a broad range of commercial uses, and requires ground floor commercial uses for new development.

TOD SUBAREAS: E, F, G, and H

The Transit-Oriented Development (TOD) Subareas maximize the presence of fixed light rail transit and Metro Rapid bus lines within the community by providing increased housing and employment opportunities and encouraging quality retail and service amenities. These Subareas offer a range of development incentives for Projects that include Mixed-Income Housing and 100 Percent Affordable Housing Projects. In all TOD Subareas, Targeted Commercial Uses are encouraged and development standards provide for well-designed, pedestrian-oriented projects that are appropriate to the scale and context of each transit neighborhood. The level of intensity and permitted heights are tailored to each Subarea.

Subarea E: TOD Low

The TOD Low Subarea is located near Metro light rail stations or Metro Rapid bus intersections, and is characterized by lower intensity development that complements the surrounding lower scale transit neighborhoods.

Subarea F: TOD Medium

The TOD Medium Subarea is located in close proximity to most Metro light rail stations and major Metro Rapid bus intersections. This Subarea offers moderate incentives for Projects that include Mixed-Income or Affordable Housing.

Subarea G: TOD High

The TOD High Subarea is located in close proximity to select Metro light rail stations. This Subarea offers significant incentives for Mixed-Use Projects that include Mixed-Income or Affordable Housing.

Subarea H: TOD Regional Center

The TOD Regional Center Subarea allows for higher intensity of commercial and mixed-use development that would provide greater housing and employment opportunities along portions of the Figueroa Corridor and the Washington Boulevard Transit Corridor.

INDUSTRIAL SUBAREAS: I, J, K, and L

Industrial land in South Los Angeles is a tremendous asset in generating employment and economic investment, and in maintaining a job/housing balance. The Industrial Subareas address many of the challenges facing existing industrial land. They distinguish between areas that need to be preserved exclusively for industrial uses, areas where increased design sensitivity is needed near residential neighborhoods, and areas where greater flexibility is needed in the range of land uses allowed.

Subarea I: Hybrid Limited

The Hybrid Limited Subarea retains a focus on jobs by allowing for a broad range of light industrial and commercial uses. Mixed-Use Projects may include live/work uses or limited residential with no more than 30 percent of the building's floor area for residential uses.

Subarea J: Hybrid

The Hybrid Subarea allows for a mix of land uses, including light industrial and commercial uses, as well as live/work and 100 percent residential uses.

Subarea K: Compatible Industrial

The Compatible Industrial Subarea is applied to industrial land uses located adjacent to residential neighborhoods, which therefore require greater sensitivity through development standards and limitations on allowed uses. This Subarea allows light industrial and commercial uses, while restricting noxious and other incompatible uses.

Subarea L: Industrial Innovation

The Industrial Innovation Subarea protects well-established industrial districts. This Subarea allows a broad range of industrial uses that support the City's employment base, and does not allow non-industrial uses. *(Subarea not present in the South Los Angeles Community Plan Area.)*

RESIDENTIAL SUBAREAS: M, N, and O

The Residential Subareas bring increased stability to residential neighborhoods, encouraging well-designed Projects that are consistent with the strongest assets of the existing residential neighborhood.

Subarea M: Legacy Single-Family

The Legacy Single-Family Subarea preserves the single-family character of certain lower density (R2 and RD2) neighborhoods. Development standards ensure that building mass and setbacks keep new Projects in balance with the existing environment.

Subarea N: Multi-Family

The Multi-Family Subarea establishes design standards for higher density neighborhoods in order to ensure that new development Projects are well designed and represent a step-forward for their respective neighborhoods.

Subarea O: Character Residential

The Character Residential Subarea includes neighborhoods that have an abundance of historically and architecturally significant buildings. Development standards within this Subarea guide the ongoing maintenance of these structures, and regulations ensure that new Projects complement the surrounding context. Eligible historic resources are subject to an additional level of review.

Section 1-4. DEFINITIONS

Whenever the following terms are used in this ordinance, they shall be construed as defined in this Chapter 1, Section 4. Words and phrases not defined here are construed as defined in Section 12.03 of the LAMC.

Administrative Clearance: A ministerial approval for a Project in a CPIO Subarea that is obtained pursuant to Section I-6.

Active Floor Area: Floor area that is directly accessible from a building's Primary Frontage, and that is dedicated to any of the following: commercial activities, residential lobbies, live/work dwelling units, Community Facilities, or any other uses or design features, subject to the approval of the Director of Planning, that activate the Primary Frontage of a Project with patron ingress and egress.

Affordable Housing, 100 Percent: A Project that includes residential dwelling units which are restricted so as to be affordable to and occupied by Extremely Low, Very Low, and Low Income households as defined in this section. For purposes of this CPIO 100 percent Affordable Housing Projects may include up to three un-restricted manager's units.

- Affordable rents for Extremely Low Income restricted affordable units shall not exceed 30 percent of 30 percent of the Area Median Income established by the California Department of Housing and Community Development (HCD).
- Affordable rents for Very Low Income restricted affordable units shall not exceed 30 percent of 50 percent of the Area Median Income established by HCD.
- Affordable rents for Low Income restricted affordable units shall not exceed 30 percent of 60 percent of the Area Median Income established by HCD. However, for households with gross incomes exceeding 60 percent of the Area Median Income, affordable rents shall not exceed 30 percent of the gross income for the household.

Note: For Projects that are not 100 Percent Affordable, see Mixed-Income Housing definition.

Auto-Related Use: In addition to automotive uses, automobile and trailer sales and storage areas, automotive repair, and automotive fueling and service stations, as defined in LAMC Section 12.03, Auto-Related Use shall also include

- Automobile laundries (car wash) and wash racks
- Sales of used automobile parts
- Used automobile sales, storage, and display areas

Note: This definition does not include New Automobile Sales (as defined in this section) and retail sales of new automobile parts.

Bank/Credit Union: An establishment that is engaged in the business of a bank, savings and loan association, or credit union that is regulated by the Federal Deposit Insurance Corporation (FDIC) or National Association of State Credit Union Supervisors (NASCUS). Short term loan facilities and establishments that provide only ATM access or check cashing do not constitute a Bank/Credit Union.

Building Footprint: The area under the horizontal projection of the roof that is surrounded by the exterior walls or columns of a building, exclusive of courtyards (or similar spaces).

Commercial Uses: Those uses as first permitted in the CR, C1, C1.5, C2, C4, or C5 Zones, including Community Facilities, guest rooms and hotels.

Community Facilities: Any use whose primary purpose is to provide government, non-profit, or not-for-profit assistance to the general public. Examples include government offices and services or privately funded services or charities that are provided to the public at a free, subsidized or reduced rate, child care centers, job assistance centers, business assistance centers, libraries, schools, adult day cares, Health Centers, museums, cultural centers, telecommuting centers, gyms or recreation centers, restrooms open to the general public and rooms available to the general public for community meetings. Public parking structures are Community Facilities when they include another Community Facility use, such as child care centers or community meeting rooms. Community Facilities include any related administrative offices.

Designated Historic Resource: A building, structure, landscaping element or natural feature listed or designated as a historical resource, either individually or as a contributor to a district, at the local, state or national level.

Drive-Thru Establishment: In addition to Drive-Thru Fast Food Establishments, as defined in LAMC Section 12.03, a Drive-Thru Establishment comprises any use that involves the execution of a sale, or business transaction, to patrons within an automobile. Drive-Thru Establishments may include, but are not limited to, fast food drive-thrus, drug store drive-thrus, and/or bank drive-thrus.

Eligible Historic Resource: A building, structure, object, site, landscape, natural feature, or historic district identified as eligible for listing either individually or as a contributor to a district, at the local, state or federal designation program through SurveyLA (*The Los Angeles Historic Resources Survey*), or another historical resource survey completed by a person meeting the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and accepted as complete by the Director, in consultation with the Office of Historic Resources (OHR). This term does not include a non-contributor to an eligible historic district.

Extremely Low Income Households: Defined in the California Health & Safety Code (HSC) Section 50106.

Freestanding Restaurant with Drive-Thru: A building designed for restaurant use by a single tenant, or multiple tenants that share the same kitchen, which stands alone on its own lot or is freestanding within a shopping center, and which includes a drive-thru.

Full Service Grocery Store: A store of 10,000 square feet or more of floor area which offers for sale a selection of packaged food, fresh food, and household items including produce, meats, dairy products, and other perishable items (a minimum of 25 percent of floor area); paper goods; dry goods; frozen goods; sundries; and other similar products.

Health Center, Federally Qualified: A facility that provides health care and is certified by the United States Department of Health and Human Services, Health Resources and Services Administration (HRSA) as a Federally Qualified Health Center (FQHC), or FQHC look-alike as defined by HRSA.

Health Club: A facility of 10,000 square feet or more that provides, to the general public, equipment and instruction related to personal physical fitness. Massage parlors and spas are not Health Clubs.

Light Manufacturing and Assembly: Any establishment where all processing, fabricating, assembly, or disassembly of items takes place within an enclosed building so that all noise, dust, odors, etc. can be contained entirely onsite. Typical items for processing, fabricating, assembly, or disassembly under this use include but are not limited to apparel, apparel accessories, computers, decorations, electronic devices, food, instruments, jewelry, textiles, etc. Such uses shall not involve the use, storage or handling of hazardous waste or toxic materials.

Live Entertainment, Exhibits and Multi-Purpose Cultural Facilities: Uses designed to host public or private gatherings for cultural activities, exhibits, or entertainment. Does not include adult businesses.

Lot Consolidation: Lot consolidation is the combining of two (2) or more parcels, where a fewer number of parcels than originally existed is thereby created.

Lot Coverage: Buildings, structures, or the enlargement of any building or structure in comparison to the net site area. In calculating lot coverage, all portions of the building factored into the calculation shall be located at grade, and only enclosed and roofed areas shall be included.

Low Income Households: Defined in the California Health & Safety Code Section 50079.5. (a).

Major Retailers: Retail uses that are a minimum of 50,000 square feet.

Mixed-Income Housing: A Project that provides market-rate dwelling units and Affordable Housing units, where affordable housing units are provided as follows:

- (1) For Subarea E – TOD Low a minimum of 21 percent of the units are set aside for Low Income households, or 12 percent for Very Low Income households, or 9 percent for Extremely Low Income households as defined in this section; or
- (2) For Subareas F, G, H, I and J, a minimum of 25 percent of the units are set aside for Low Income households, or 15 percent for Very Low Income households, or 11 percent for Extremely Low Income households as defined in this section.

Affordable dwelling units within Mixed-Income Housing shall be no less than 90 percent the average square footage of market-rate dwelling units with the same number of bedrooms and be reasonably interspersed throughout the development, and shall have access to the same amenities and use of the same entrance. Building materials and quality of design shall be consistent throughout.

Note: For Projects that are 100 Percent Affordable, see Affordable Housing, 100 Percent definition.

Mixed-Use Project: A Project which combines multiple dwelling units with one or more commercial uses, such as retail, office, and Community Facilities in a single building or in a unified development.

Moderate Income Households: Defined in the California Health & Safety Code Section 50095.

Motel: A business primarily designed for the accommodation of motorists and which provides lodging with limited amenities and features on-site parking that is directly accessible and often visible from each unit. Also called a motor court or motor lodge.

Note: This definition does not include hotels as defined in LAMC Section 12.03 as a hotel provides a common lobby, rear or underground parking, access to rooms via indoor corridors, and is often more than one story in height.

New Automobile Sales: The sale of new automobiles at an authorized dealership, where the primary function is the sale of new automobiles but which may also include related ancillary uses such as used automobile sales, auto mechanic/repair, and car wash.

Noxious Use: Any business that involves the use, production, and/or discharge of noxious substances, including gasses, offensive odors, dust, etc.

Pawnshop: A shop where articles of personal property may be left as security in exchange for a loan of money.

Payday Lenders / Check Cashing Facilities: For-profit lending facilities offering small, unsecured, short-term loans, either unsecured or “car title loans” in which the borrower’s car title is used as collateral, or a use that primarily consists of check cashing services for a fee.

Pedestrian Amenities: Publicly accessible open space, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces of outdoor dining or seating that are located on the ground floor, and that are accessible to and available for use by the public.

Primary Frontage: The exterior building walls facing the Primary Lot Line. For the purposes of this definition, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the Primary Lot Line intersect shall be used.

Primary Lot Line: The property line of a lot that is contiguous with a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line based upon neighborhood characteristics, including the designation of the abutting streets and the dimensions of the subject lot.

Professional Office: Any establishment that provides general office space for public or private establishments, inclusive of psychiatric care or counseling, but not inclusive of medical office space.

Project: Any activity that requires the issuance of a building, grading, demolition or change of use permit. A Project shall not include construction that consists solely of interior remodeling, interior rehabilitation or interior repair work.

Public Plaza: A common open area for public use typically amenable to larger public gatherings and adjacent to active building uses. The plaza shall be: located on the ground level with direct pedestrian access to the adjacent street; at least 50 percent open to the sky; unenclosed by any wall, fence, gate, or other obstruction across the subject property; include at least one gathering space with a focal element such as a fountain or work of art; include signs visible from the adjacent public right-of-way stating that the plaza is publicly accessible and specifying the hours during which it is accessible.

Publicly Accessible Open Space: Public plazas, pocket parks, and passive and active recreation areas that are accessible for use by the general public, are open at hours comparable to those of

City parks and facilities, and have appropriate signage indicating that the space is open to the public.

Publishing, Entertainment Production, Broadcasting: Any establishment that is engaged in film, video, audio, and other media production; but excluding movie houses and theaters (other than screening rooms that are not open to the general public).

Repair and Maintenance Facility: Any establishment that provides services that repair or maintain, on-site or off-site, mechanical equipment for private industry or the general public.

Research and Development: Any establishment engaged in scientific and technical research leading to the development of new products and processes, including development/testing activities and prototype fabrication.

Restaurant: Any establishment that sells prepared food for consumption by the general public, in either a sit-down or take-out environment.

Sales: Any establishment that sells either new or used, wholesale or retail, goods for household or institutional/industrial use.

Sensitive Uses: Uses include residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

Services: Any establishment that offers general personal services (such as a laundry, hair salon, or tailor), pet grooming, financial services (such as banking or accountancy), or other services separate from Repair and Maintenance Facilities.

Sit-Down Restaurant: Any use which dispenses food for consumption on the premises, or through incidental take-out service, and which has the following characteristics: a varied menu; table service with orders taken either at the table or the counter; and food served to tables using dishes and glasses.

Smoke/Vapor Shops: Any establishment that primarily sells devices intended for smoking and/or that sells tobacco products, including establishments that sell e-cigarettes or other devices used for the vaporization of oils, waxes, liquid nicotine, dry herbs or other e-liquids. Smoke Shops do not include medicinal marijuana dispensaries.

Story: Story is defined in the Definitions Section of the LAMC, Section 12.03. Individual stories shall not exceed 14 feet in height from finished floor to finished ceiling, except the ground floor, which shall have a maximum finished floor to finished ceiling height of 25 feet and minimum of 11 feet.

Street-Oriented Entrance: A building entrance (or in the case of multi-tenant structures, multiple entrances) that is directly visible and accessible from the Primary Lot Line and that is enhanced with architectural features such as canopies, pilasters, landscape elements, or other features that appropriately denote the entrance/entrances against the rest of the façade. Street-Oriented Entrances need not be parallel to the Primary Lot Line, provided that they are augmented by entrance forecourts or other similar architectural gestures that establish a visual connection to the Primary Lot Line.

Swap Meet: An indoor or outdoor gathering for sale or barter of usually, but not limited to, secondhand objects.

Targeted Commercial Uses: Banks/Credit Unions, Child Care, Federally Qualified Health Centers, Health Clubs, Full Service Grocery Stores, and Sit-Down Restaurants.

Trade, Technical, or Occupational School: Any establishment that provides job training/educational facilities for a variety of technical skills.

Unified Lots: Two or more legal lots owned by one or more owners, which through legal instrument are controlled or developed as one lot, such as lots subject to a covenant, known as a, “covenant to hold property as one parcel.”

Very Low Income Households: Defined in the California Health & Safety Code Section 50105.

Warehouse/Storage Building: Any establishment that provides, holds, and/or distributes goods, either household, or for sales establishments. Long-term and short-term storage of commercial goods and personal items are included. No storage of hazardous or toxic materials.

Section 1-5. GENERAL PROHIBITION ON ISSUANCE OF PERMITS

The Department of Building and Safety shall not issue a permit for demolition, grading, construction, erection, addition to, or alteration of any building or structure, subdivision of land on a lot located in whole or in part within a CPIO Subarea, a use of land, or change of use, unless an Administrative Clearance, a CPIO Adjustment, or a CPIO Exception has been obtained pursuant to the applicable procedures in Section 13.14.G of the LAMC.

Interior remodeling and tenant improvements are exempt from CPIO review, unless they involve a change of use or exterior work.

Section 1-6. DELEGATION OF ADMINISTRATIVE CLEARANCE

The Director of Planning may delegate the review of specific types of work that are eligible for Administrative Clearance to the Department of Building and Safety, provided that such delegation has been made in writing.

Section 1-7. RELATIONSHIP TO THE LAMC AND ZONING ORDINANCE

The regulations of this CPIO are in addition to those set forth within the Los Angeles Municipal Code (LAMC). Wherever regulations of this CPIO are in conflict with the LAMC, the CPIO is the prevailing ordinance. There may also be other overlays or supplemental use districts that apply to lots within the CPIO.

1. Whenever the regulations of this CPIO are in conflict with any of the supplemental use districts listed in LAMC Sections 13.01 through 13.16, the CPIO is the prevailing ordinance;
2. Wherever the regulations of this CPIO are in conflict with an adopted Specific Plan or HPOZ, the Specific Plan or HPOZ is the prevailing ordinance;
3. The CPIO is intended to work in tandem with the review procedures prescribed by the Historic Preservation Overlay Zone (HPOZ) Ordinance, LAMC Section 12.20.3, and the CPIO in no way guarantees rights or benefits beyond that which is permissible within an adopted HPOZ.
4. Residential Conversion Projects, as defined in LAMC Section 12.95.2, shall adhere to provisions of LAMC Section 12.95.2 and shall be denied per LAMC Section 12.95.2 F6 if the vacancy rate of the planning area in which the property is located is five percent or less and if the cumulative effect on the rental housing market is significant.
5. The Neighborhood Stabilization Ordinance does not apply.
6. The Adaptive Reuse provisions set forth in Ordinance 175588 do not apply to Subarea L - Industrial Innovation.
7. The Greater Downtown Housing Incentive Area Ordinance does not apply to TOD High, Medium and Low Subareas.

Section 1-8. EXCLUSIONS

Any entitlements or procedures normally required by the LAMC remain in effect within the South Los Angeles CPIO, except for the following:

- The Mini-Shopping Center Commercial Corner Development Standards and Conditions of Operation set forth in LAMC Section 12.22 A.23 do not apply to lots within the CPIO Subareas.

If any provision of this Community Plan Implementation Ordinance (CPIO) or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect other CPIO provisions, clauses or applications, which can be implemented without the invalid provision, clause or application, and, to this end, the provisions and clauses of this ordinance are declared to be severable.

Section 1-9. REVIEW PROCEDURES

The review procedures for Projects within the CPIO Subareas are set forth first in Section 13.14 of the LAMC.

1. **Applicability.** These procedures shall apply to an applicant seeking one of three types of CPIO approvals: (1) an Administrative Clearance, (2) a CPIO Adjustment, or (3) a CPIO Exception. These procedures shall only apply to Projects within a South Los Angeles CPIO Subarea. These procedures are in addition to the requirements set forth in Section 13.14 of the LAMC.
2. **Application for a CPIO Approval.** To apply for a CPIO approval, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application, and the guidelines adopted by the Director of Planning. The owner(s) of the property shall verify that all information in the application and related materials are true. The granting of a CPIO approval shall not imply, or be deemed to constitute, compliance with any other applicable provisions of the LAMC.
 - a. **Pre-Application Completion.** Prior to deeming the application complete, the Director shall determine and, if necessary, advise the applicant of the processes to be followed, materials to be submitted, and fees to be paid.
 - b. **Content of Application.** An applicant shall provide a set of detailed plans that demonstrate, in full, compliance with all applicable provisions of the particular CPIO Subarea, as well as the applicable Environmental Standards. In addition, those Projects that require an additional discretionary action (e.g., Small Lot Subdivision, Site Plan Review, a Conditional Use, or a Zone Variance), and are eligible for Administrative Clearance, shall still demonstrate, in full, on the detailed plans that the Project complies with all applicable provisions of the CPIO Subarea and Environmental Standards when the application for the discretionary action is submitted to

- the Department. Each application submitted for a CPIO Adjustment, or a CPIO Exception shall clearly identify and list all of the adjustments and/or exceptions requested as part of the Project.
- c. **Initial Decision.** The initial decision on an application shall be made as set forth in Section 13.14 of the LAMC after reviewing the Project for compliance with all applicable Supplemental Development Regulations.
 - d. **Procedures.** In addition to Section 13.14 of the LAMC, all Projects shall comply with the additional procedures set forth below for each type of CPIO approval.
3. **Administrative Clearance.** As authorized by Section 13.14.G.2 of the LAMC, the Director shall grant an Administrative Clearance after the Department has reviewed the Project and has determined that it is in compliance with all applicable provisions of the CPIO Subarea and that all required fees have been paid.
- a. **Limitations.**
 - i. The Director shall not grant an Administrative Clearance for a land use that is prohibited under the applicable CPIO Subarea.
 - ii. An applicant, who is unable to qualify a Project for an Administrative Clearance, may request relief through the procedures set forth in Subsection 4 (CPIO Adjustment) and/or Subsection 5 (CPIO Exception) below.
 - iii. Regulations of each CPIO Subarea do not apply beyond the proposed scope of construction. For example, a Project that consists exclusively of a change of use need not address the Development Standards at all (e.g., a Project that involves alterations to a storefront, but does not propose changes to an existing surface parking lot, is not required to address regulations for surface parking lots).
 - (a.) In most instances, however, applicants seeking Administrative Clearance approval from the development standards of this ordinance should strive to design Projects in a manner consistent with all applicable adopted Citywide, South Los Angeles Community Plan and South Los Angeles CPIO District design guidelines and provisions.
 - iv. Demolition Projects which require additional CEQA clearance, such as those involving an Eligible Historic Resource, shall not qualify for Administrative Clearance. In these cases, the applicant will need to apply for either a CPIO Adjustment or CPIO Exception, as applicable.
 - b. **CEQA.** The Department shall treat any request for relief, in the form of a CPIO Adjustment or CPIO Exception, as a discretionary action that requires an applicant to prepare an environmental analysis in accordance with CEQA.

4. CPIO Adjustments.

- a. **Approval.** The Director, or the Director's designee, has initial decision-making authority to grant a CPIO Adjustment pursuant to Section 13.14 G.3 of the LAMC.
- b. In granting relief from the development standards of this ordinance as generally permitted through LAMC Subsections 13.14 G.3(b)(iv), regarding CPIO Adjustment Findings, and 13.14 G.4(a) regarding CPIO Exception Conditions, all applicable Citywide, Community Plan and CPIO District Design Guidelines in Appendix A may be utilized by the decision making authority to assure compliance with the purpose and intent of the CPIO District.
- c. **Findings.** The Director's determination shall include all written findings required pursuant to Section 13.14 G.3(b) for each specific adjustment that is requested.

5. CPIO Exceptions.

- a. **Approval.** The Area Planning Commission has initial decision-making authority to grant a CPIO Exception pursuant to Section 13.14 G.4 of the LAMC.
- b. **Findings.** The Area Planning Commission's determination shall include all written findings required pursuant to Section 13.14 G.4(b) for each specific exception that is requested.
 - i. The Director will also prepare an additional written finding that demonstrates how the project substantially complies with the provisions included in the Design Guidelines contained in Appendix A, where applicable, when utilized as a condition of Project approval.

Section 1-10. HISTORIC RESOURCES

Historic Preservation Overlay Zones (HPOZs)

Any Project that is within an adopted HPOZ shall comply also with the provisions of the HPOZ Ordinance, LAMC Section 12.20.3, and with the adopted Preservation Plan for that HPOZ. When design guidelines are used by an applicant or decision-maker, The Preservation Plan Design Guidelines are to be used in lieu of any other Community Plan or Citywide Design Guidelines. Projects that will require a CPIO Adjustment or Exception shall submit such application concurrently with any HPOZ application.

Designated and Eligible Historic Resources: All CPIO Subareas

Projects involving properties designated as Historic Cultural Monuments by the Cultural Heritage Commission or that are designated by state or national programs shall be reviewed pursuant to the City's Cultural Heritage Ordinance or other applicable ordinance. Projects involving properties identified by SurveyLA, or another historic resource survey accepted as complete by the Office of Historic Resources (OHR), to be eligible for designation at the local, state or national level will also require review by the OHR.

Projects that consist exclusively of a change of use are not subject to OHR review. In addition, demolition Projects involving an Eligible Historic Resource shall not qualify for Administrative Clearance “sign-off” pursuant to the Review Procedures section of this chapter until appropriate CEQA clearance has been obtained.

Section 1-11. ENVIRONMENTAL STANDARDS

To ensure that development within the CPIO does not negatively impact the surrounding community or environment, Projects that are within Active Change Areas (see Figure B.1, Appendix B) and that involve demolition, grading, construction, erection, addition to, or exterior alteration of any existing building or structure, are required to show compliance with the applicable Environmental Standards listed in Appendix B.

Not all Environmental Standards will be applicable: for example, a Project that involves minor façade alterations to an existing commercial structure will not need to comply with Environmental Standards that lessen noise impacts during construction activities. The Director of Planning will determine the applicability of Environmental Standards at the time of application of Administrative Clearance.

Projects that show compliance with the applicable Environmental Standards may be reviewed according to the Administrative Clearance procedures enumerated in this Chapter. Applicable Environmental Standards shall be shown on plans, as project features (that is, features that are physically built into the Project such as an air filtration system) or as operational features (that is, features that are carried out during the construction of the Project, such as the use of paints, sealants, mechanical equipment, and other building materials that yield low air pollutants and are nontoxic).

Projects that cannot show compliance with the Environmental Standards, and that wish to substitute an alternative environmental standard, may utilize the CPIO Adjustment procedures enumerated in this Chapter, and the Director of Planning will determine whether or not the alternative environmental standard adequately mitigates any potential environmental impacts, in a manner similar to the original Environmental Standard, per LAMC Section 13.14 G.3(b)(iv).

Projects that cannot show compliance with the Environmental Standards, and that wish to be exempted from one or more of the Environmental Standards, shall utilize the CPIO Adjustment procedures enumerated in this Chapter.

Section 1-12. RIGHT-OF-WAY IMPROVEMENTS AND STREETSCAPE PLANS

- A. **Streetscape Requirements.** When right-of-way improvements are required of any Project, pursuant to LAMC Section 12.37, Articles 2 or 7 of LAMC Chapter 1, or other City ordinance, for a right-of-way with a streetscape plan, the improvements shall be consistent with the streetscape plan unless the LADOT General Manager or the City Engineer finds either of the following:
1. Consistency with the streetscape plan is not feasible or practical;
 2. The cost of making the improvement consistent with the streetscape plan is greatly in excess of the cost to other property owners who are required to make improvements consistent with the streetscape plan.
- B. **Non-Conforming Improvements.** Notwithstanding anything to the contrary in LAMC Section 12.37.A.3 or other adopted City ordinance, improvement requirements shall not be waived or excused for a Project on the basis that the existing improvements currently meet existing City standards and requirements, unless the improvement also conforms to any streetscape plan for the right-of-way. If existing improvements do not conform to the streetscape plan, they will need to be improved to meet the streetscape plan standards unless the City Engineer or LADOT General Manager make the findings in Subsection A, above, or the improvement requirement is otherwise successfully appealed under Subsection E, below.
- C. **Streetscape Plan.** For purposes of this Section, “streetscape plan” shall refer to a plan that was approved by the Board of Public Works or the City Planning Commission, or both, or the City Council, and the plan is consistent with the South Los Angeles Community Plan, the Circulation Element of the General Plan, and the Transportation Demand Management and Trip Reduction Measures of LAMC Section 12.26.J (as determined by LADOT), and is necessary or desirable to improve the aesthetic character of the street and encourage the use of transit and active transportation.
- D. **Consistency Determination.** Consistency with the streetscape plan shall be determined by the LADOT General Manager, after consultation with the Director of Planning and the City Engineer.
- E. **Appeal.** An applicant may appeal any streetscape improvement requirement in Subsection A and B, including the findings under Subsections A.1 or A.2., through any appeal process that would be available for the imposition of the underlying right-of-way improvement requirement. For example, if the underlying improvement is being imposed under LAMC Section 12.37, the requirement to improve the right-of-way consistent with the streetscape plan may be appealed under LAMC Section 12.37.I. If the underlying improvement is being imposed under LAMC Section 17.08 on a

parcel map, the requirement to improve the right-of-way consistent with the streetscape plan, may be appealed under LAMC Section 17.54.

- F. **Subsequent Ordinance.** If after the latest update to this CPIO District, the City Council adopts an ordinance to regulate streetscape plan improvements and the ordinance is applicable to the CPIO District, this Section I-13 shall be of no further force and effect.

Section 1-13. INCENTIVES

Whenever any provision of the South Los Angeles CPIO District authorizes an incentive to Projects that contain residential units by increasing FAR or height, or otherwise modifying the Project or providing some benefits, the incentive is only available when the Project is a 100 Percent Affordable Housing, Mixed-Income, or Density Bonus Project.

Section 1-14. DESIGN GUIDELINES

Projects that are subject to the Administrative Clearance procedures enumerated in this Chapter are encouraged to reference the Community Plan Design Guidelines found in Appendix A during the design phase of that Project, and are encouraged to comply with those guidelines to the best extent feasible.

Section 1-15. SEVERABILITY

If any provision of this South Los Angeles CPIO District or the application of the provision to any person, property or circumstances, is held invalid, the remainder of this South Los Angeles CPIO District or the application or the provisions to other persons, property or circumstances shall not be affected.

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Legend:

CORRIDORS SUBAREAS

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

TOD SUBAREAS

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

Subarea B is not present in South Los Angeles Community Plan Area

- 1/4 Mile Radius around Metro Stations
- 1/2 Mile Radius around Metro Stations
- Metro Light Rail Transit (LRT) Stations
- Metro Silver Line Stops
- Proposed Vermont Bus Rapid Transit (BRT) Stops

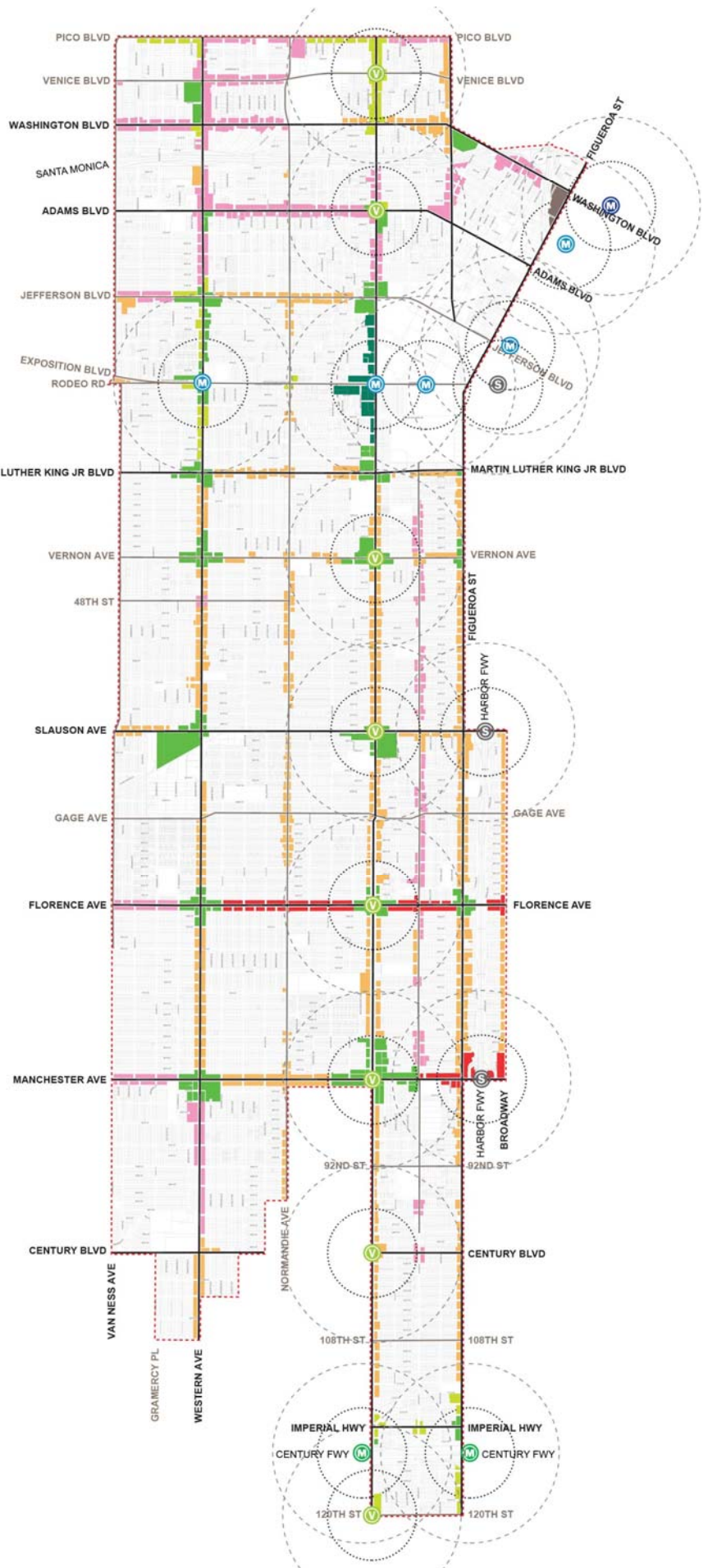


Figure II
CORRIDORS AND TOD SUBAREAS
 South Los Angeles Community Plan Area

DRAFT

(For Discussion Purposes Only)

Prepared by: DCP Policy Planning Division • August 2017

CHAPTER 2 – CORRIDORS AND TOD SUBAREAS

SECTION 2-1. LAND USE REGULATIONS

Projects within the Corridors and TOD Subareas (see Figure II) shall comply with the applicable development regulations in this Chapter 2.

- A. Use.** Any new use of land, and any change of use, shall be subject to the use incentives and limitations set forth in this chapter.
- B. Existing Uses.** Maintenance and expansion of an existing use, made non-conforming by this CPIO, shall comply with LAMC Section 12.23.
- C. Neighborhood-Serving Uses.** For properties zoned C2 in Subareas A and B, uses shall be limited to those permitted in the C1.5 zone and shall include bakeries, bike sales and repair, charitable institutions, community facilities, medical and dental clinics, music/dance schools, opticians, recreation centers, and tutoring centers.
- D. Lot Consolidation.** For TOD Subareas, an increase in the maximum FAR, up to 10 percent, is allowed for consolidating two parcels; the total shall be at least 10,000 square feet. An increase in the maximum FAR, up to 15 percent, is allowed for consolidating three or more parcels; the total shall be at least 15,000 square feet.
- E. Floor Area Ratio (FAR).** In TOD Subareas, all Projects are limited to 1.5:1 FAR except where Table 2-1 and 2-3 allow otherwise.
- F. Relation to Density Bonus Ordinance, LAMC Section 12.22 A.25 and Transit Oriented Communities (TOC) Guidelines, LAMC Section 12.22 A.31:**
 - 1. **Height District 2.** The provisions of LAMC Section 12.22 A.25(f)(4)(ii) shall also apply to all affordable housing projects in Height District 2.
 - 2. **Procedures.**
 - a. **Corridors Subareas:** Affordable housing projects in Subareas A, B, C, and D shall obtain:
 - i. Density Bonus approval as set forth in LAMC Section 12.22 A.25, Section 14.00 A.2, and Sections 12.24 U.26 or V. regarding

Conditional Use Permits (CUP), and shall also conform to the regulations and standards of the CPIO, or

- ii. TOC approval as set forth in LAMC Section 12.22 A.31 and shall also conform to the regulations and standards of the CPIO.

b. **TOD Subareas:** TOC is not an option in TOD Subareas. Affordable housing projects in Subareas E, F, G, and H may choose to:

- i. apply for a Density Bonus or CUP approval, as specified in subsection '2.a.i' above, and shall also conform to the regulations and standards of the CPIO, or
- ii. obtain an Administrative Clearance exclusively through the CPIO procedures.

3. **Replacement Provisions.** All Mixed-Income and 100 percent Affordable Housing Projects cleared through this CPIO shall comply with the replacement housing provisions of Government Code Section 65915.
4. **FAR and Height Incentives.** The FAR and height incentives related to Mixed-Income and 100 percent Affordable Housing in this CPIO are not intended to be used in conjunction with the Density Bonus incentives. An applicant may choose to either utilize the FAR and height incentives offered in Table 2-2, or the FAR and height incentives offered by the Density Bonus Ordinance, but may not utilize Density Bonus FAR and height incentives in addition to the incentives offered here.
5. **Ministerial Requests - Incentives.** Notwithstanding the procedures set forth by LAMC Section 12.22 A.25(g)(2)(i), for Projects electing to use the CPIO incentives, requests for up to two Density Bonus On-Menu Incentives shall be treated as ministerial, consistent with LAMC Section 12.22 A.25(g)(1), and no application or written determination is required for Mixed-Income and 100 Percent Affordable Housing Projects.
6. **Parking Incentives.** In addition to the Density Bonus Parking Options set forth in LAMC Section 12.22 A.25(d)(1) and (2), Mixed-Income or 100 percent Affordable Housing Projects may reduce the required parking for the entire Project by 25 percent in Subarea E and by 50 percent in Subareas F, G and H as a third parking option.
7. **Covenant.** Prior to issuance of an Administrative Clearance, the following shall apply to all Mixed-Income and 100 Percent Affordable Housing Projects:

- a. For Projects providing Low, Very Low and Extremely Low Income Housing, a covenant acceptable to the Housing and Community Investment Department shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the certificate of occupancy or for a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program. For sale Moderate Income Housing Projects shall conform to LAMC Section 12.22 A.25(h)(3).
- b. If the duration of affordability covenants provided for in this subdivision conflicts with the duration for any government requirement, the longest duration shall control.
- c. Any covenant described in this paragraph shall provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

G. The regulations in Table 2-1 apply to all 100 percent commercial Projects. The regulations in Table 2-2 apply to all Projects that include residential units.

TABLE 2-1: FAR AND HEIGHT for 100 PERCENT COMMERCIAL PROJECTS

| Subarea | Height Max. | FAR Max. | Incentives/Clarifications |
|-----------------------------------|--|---|---|
| A (Neighborhood-Serving Corridor) | Defer to underlying zone | Defer to underlying zone | No FAR or height incentives. See Table 2-5 for Parking Incentives. |
| B (Parkway Corridor) | | | |
| C (General Corridor) | | | |
| D (Commercial Corridor) | | | |
| E (TOD Low) | 3 Stories maximum 4 Stories with Targeted Commercial Use | 1.5:1 | For Targeted Commercial Uses, see Table 2-3. Incentives for Mixed-Income and 100% Affordable Housing, see Table 2-2. |
| F (TOD Medium) | 2 Stories minimum, 4 Stories maximum 5 Stories with Targeted Commercial Use | 1.5:1 | Full Service Grocery Stores are exempt from the 2 stories minimum height regulation. For Targeted Commercial Uses, see Table 2-3. Incentives for Mixed-Income and 100% Affordable Housing, see Table 2-2. |
| G (TOD High) | 2 Stories minimum, 7 Stories maximum 8 Stories with Targeted Commercial Use | 1.5:1 2.25:1 Hotels, Professional Office, Research and Development | For Targeted Commercial Uses, see Table 2-3. Incentives for Mixed-Income and 100% Affordable Housing, see Table 2-2. Professional Office and R&D shall be a minimum of 30 percent of building to qualify for a 2.25:1 FAR. |
| H (TOD Regional Center) | 2 Stories minimum, 12 Stories maximum Conditional use for additional height over 12 stories. | 2.25:1 2.75:1 Projects that include a Public Plaza 4:1 Hotels, Professional Office, Research and Development, Major Retailers | General commercial uses (e.g., retail, restaurant, entertainment uses) are permitted within the first two floors. Incentives for Mixed-Income and 100% Affordable Housing, see Table 2-2. Professional Office and R&D shall be a minimum of 30% of building to qualify for a 4:1 FAR. Projects may apply for a conditional use for additional height (over 12 stories) pursuant to LAMC Section 12.24 W. |

TABLE 2-2: DENSITY, FAR, AND HEIGHT for MIXED-USE and 100 PERCENT RESIDENTIAL PROJECTS

| Subarea | Density Max. | Height Max. | FAR Max. | Incentives/Clarifications |
|--------------------------------------|---|--|--|---|
| A (Neighborhood-Serving Corridor) | R3 | Defer to underlying zone | Defer to underlying zone | N/A |
| B (Parkway Corridor) | R3 R4 100% Residential Density Bonus/TOC projects | Defer to underlying zone | Defer to underlying zone | N/A |
| C (General Corridor) | R3 R4 Density Bonus/TOC projects | Defer to underlying zone | Defer to underlying zone | N/A |
| D (Commercial Corridor) | R4 Density Bonus/TOC projects | Defer to underlying zone | Defer to underlying zone | Ground floor commercial uses required. |
| E (TOD Low) | R3 R4 (maximum density) for Density Bonus projects R4 Mixed-Income or 100% Affordable Housing | 3 Stories maximum 4 Stories with Mixed-Income or 100% Affordable Housing | 1.5:1 2:1 Mixed-Income Housing 3:1 100% Affordable Housing | For Targeted Commercial Uses, see Table 2-3. (3:1 maximum FAR inclusive of all incentives) |
| F (TOD Medium) | R3 R4 (maximum density) for Density Bonus projects R4 Mixed-Income or 100% Affordable Housing | 2 Stories minimum, 4 Stories maximum 5 Stories maximum with Mixed-Income or 100% Affordable Housing | 1.5:1 3:1 Mixed-Income Housing 3:1 100% Affordable Housing | For Targeted Commercial Uses, see Table 2-3. (3.5:1 maximum FAR inclusive of all incentives) |
| G (TOD High)* | R3 R4 (maximum density) for Density Bonus projects R4 Mixed-Income or 100% Affordable Housing | 2 Stories minimum, 7 Stories maximum 8 Stories maximum with Mixed-Income or 100% Affordable Housing | 1.5:1 3.5:1 Mixed-Income Housing 3.5:1 100% Affordable Housing | For Targeted Commercial Uses, see Table 2-3. (4:1 maximum FAR inclusive of all incentives) |

TABLE 2-2 RESIDENTIAL/MIXED-USE DENSITY, FAR, AND HEIGHT continued

| Subarea | Density Max. | Height Max. | FAR Max. | Incentives/Clarifications |
|-------------------------|---|--|---|---|
| H (TOD Regional Center) | R3 R4 (base density) for Density Bonus projects Unlimited for Mixed-Income or 100% Affordable Housing | 2 Stories minimum, 12 Stories maximum Conditional use for additional height over 12 stories. | 2.25:1 6:1 Mixed-Income or 100% Affordable Housing | General commercial uses (e.g., retail, restaurant, entertainment uses) are permitted within the first two floors. Projects may apply for a conditional use for additional height (over 12 stories) pursuant to LAMC Section 12.24 W. |

* Projects seeking entitlements under Southeast Los Angeles Footnote 1 shall require an Exception when in conflict with the CPIO maximum permitted FAR and/or Height and shall also conform to the CPIO's Development Standards.

TABLE 2-3: TARGETED COMMERCIAL USES* ‡

| Subareas: A: Neighborhood-Serving Corridor, B: Parkway Corridor, C: General Corridor, D: Commercial Corridor, E: TOD Low, F: TOD Medium, G: TOD High, H: TOD Regional Center | | |
|--|---|---------------------|
| Use | Floor Area / Height | Applicable Subarea |
| Banks/Credit Unions | When part of a Mixed-Use Project 50% of this use's floor area may be exempt from the FAR maximum. | E, F, G, H |
| Full Service Grocery Stores | When part of a Mixed-Use Project 1 additional building story may be allowed. | E, F, G |
| Federally Qualified Health Centers | | |
| Health Clubs | | |
| Child Care | When part of a Mixed-Use Project 50% of this use's floor area may be exempt from the FAR maximum. | E, F, G, H |
| Sit-Down Restaurants | When part of a Mixed-Use Project 50% of this use's floor area may be exempt from the FAR maximum. | E, F, G |
| Publicly Accessible Open Space | 25% of the area of a Publicly Accessible Open Space project between 5,000 and 10,000 square feet shall be exempted from the FAR total. 50% exemption for a 10,000 square feet or larger Publicly Accessible Open Space project. | B, C, D, E, F, G, H |

*A covenant shall be recorded against the property guaranteeing that the subject use, or any other Targeted Commercial Use applicable to the Subarea and with commensurate floor area, will remain for a period of thirty (30) years.

‡ Targeted Commercial Uses may be used in combination to obtain additional floor area, but are limited to a maximum of 100,000 additional square feet. Heights incentives are limited to one additional story regardless of the number of Targeted Commercial Uses.

TABLE 2-4: COMMERCIAL USE RESTRICTIONS

| Subareas: A: Neighborhood-Serving Corridor, B: Parkway Corridor, C: General Corridor, D: Commercial Corridor, E: TOD Low, F: TOD Medium, G: TOD High, H: TOD Regional Center | | | |
|--|---|----------------------------|---|
| Use | Regulation | Applicable Subarea | Exemptions/Clarifications |
| Alcohol Sales, Off-site | Not more than one per ½ mile (2,640 linear feet) radius | A, B, C, D, E, F, G, H | <p>Full Service Grocery stores are exempt (however such establishments will still be counted when other new Off-site Alcohol Sales requests are made in proximity).</p> <p>In addition to the conditional use procedures enumerated through LAMC Section 12.24 W.2 and Section 12.22 A.28 where applicable.</p> |
| Auto-Related Uses | Not more than one per ½ mile (2,640 linear feet) radius | C | In addition to the conditional use procedures enumerated through LAMC Section 12.24 W.2 and Section 12.22 A.28 where applicable. |
| | Prohibited | A, B, E, F, G, H | N/A |
| Drive-Thru Establishments | Prohibited | E, F, G, H | N/A |
| Freestanding Restaurants with Drive-Thru | Not more than one per ½ mile (2,640 linear feet) radius | A, B, C | <p>In addition to conditional use procedures enumerated in LAMC Section 12.24 W.17.</p> <p>Expansion, re-modeling or replacement of existing establishments shall be permitted provided that such work complies with the development standards of this CPIO when the work constitutes a Project.</p> |
| | Prohibited | Near Schools: All Subareas | <p>Applies to new Freestanding Restaurants with Drive-Thru that are seeking to locate directly adjacent to, or across a street, alley, or intersection from, a public elementary, middle or high school, including charter and magnet schools.</p> <p>Expansion, re-modeling or replacement of existing establishments shall be permitted provided that such work complies with the development standards of this CPIO when the work constitutes a Project.</p> |
| Gun and Pawn Shops | Not more than one per ½ mile (2,640 linear feet) radius | C, D | Includes storage/use buildings for retail merchandise. |
| | Prohibited | A, B, E, F, G, H | Includes storage/use buildings for retail merchandise. |

TABLE 2-4: COMMERCIAL USE RESTRICTIONS continued

| Use | Regulation | Applicable Subarea | Exemptions/Clarifications |
|---|---|--------------------|---|
| Motels | Not more than one per ½ mile (2,640 linear feet) radius | C, D | N/A |
| Payday Lenders/Check Cashing Facilities | | | |
| Public Self Storage | Prohibited | A, B, E, F, G, H | N/A |
| Recycling Collection | | | |
| 100% Residential Uses | Prohibited | G, H | N/A |
| Single-Family and Duplex Residential Uses | Prohibited | D, E, F, G, H | Existing residential uses can be maintained and/or expanded by no more than 20% per the LAMC. |
| Smoke/Vapor Shops | Not more than one per ½ mile (2,640 linear feet) radius | A, B, C, D, E | N/A |
| | Prohibited | F, G, H | N/A |
| Swap Meets | Prohibited | E, F, G, H | N/A |

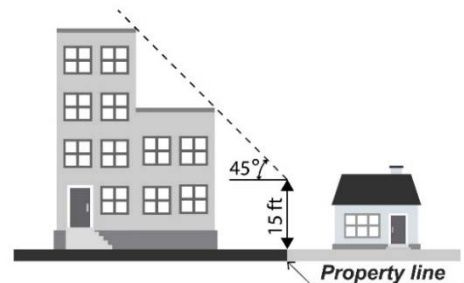
SECTION 2-2. DEVELOPMENT STANDARDS

The following regulations apply to all Subareas (A, B, C, D, E, F, G, and H) in the Corridors and TOD Subareas:

A. Building Height. In addition to the height standards set forth in Table 2-1, the following height standards shall apply:

1. *Transition to Residential.* The following height restrictions (a) and (b) apply where a parcel is either abutting or across an alley from a property in the RD1.5 or more restrictive zone. In addition, the third restriction (c) applies where a parcel is either abutting or across an alley from a property that is both in the R3 zone *and* is in the CPIO Subarea O, Character Residential. (These requirements shall supersede LAMC Section 12.21.1 A-10.)

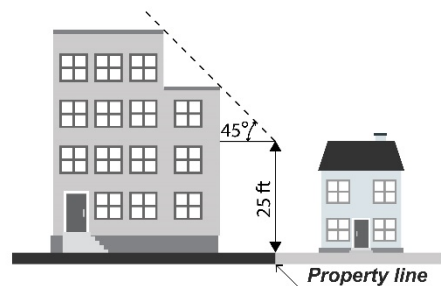
a. The building height shall be stepped-back within a 45 degree angle as measured 15 feet above grade at the property line of the lot in the more restrictive zone.



b. For Mixed-Income and 100 Percent Affordable Housing Projects, the required height transition applies only to the first 25 feet of depth as measured from the property line of the lot in the more restrictive zone.



c. When adjacent to or across an alley from an R3 property in the Subarea O, the building height shall be stepped-back within a 45 degree angle as measured 25 feet above grade at the property line of the lot in the R3 zone. (See 1.b. above for Mixed-Income and 100 Percent Affordable Housing Projects.)

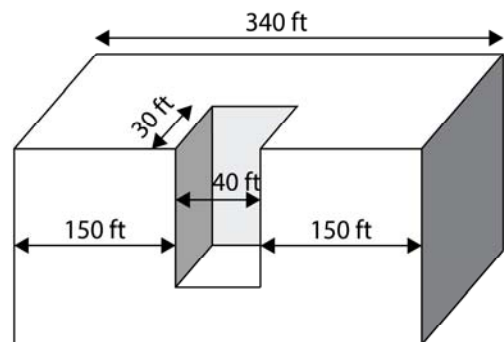
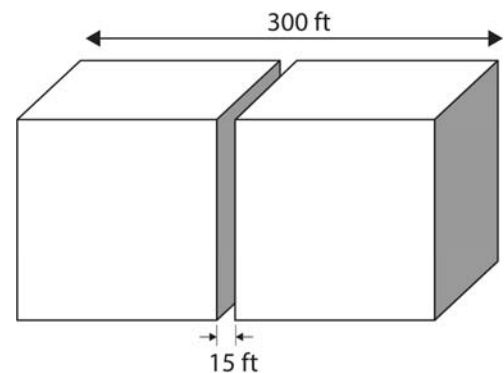


B. Building Disposition. In addition to any regulations set forth by the underlying zone, the following disposition regulations shall apply:

1. Street Wall

Projects greater than 300 feet long along a public street shall comply with either a or b below:

- a. Break the Project into separate buildings, not more than 300 feet long, separated by passageways that are open to the sky from sidewalk grade and are at least 15 feet wide (separate buildings may be built upon the same subterranean parking structure); or
- b. Provide a continuous building base (1-2 stories) with upper floor volumes that are not more than 150 feet long separated by courtyards open to the sky that are at least 40 feet wide to a depth of at least 30 feet from the street wall.

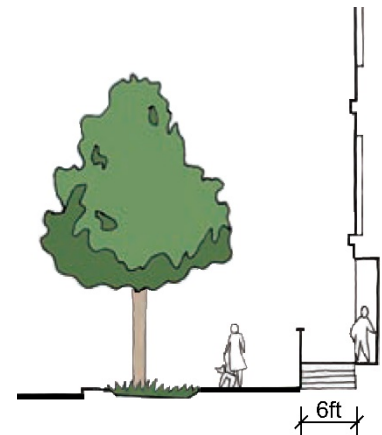


*Diagrams not to scale

2. **Landscape Buffer.** A 5-foot landscape buffer shall be provided between the Project site and any abutting lot zoned RD1.5, or more restrictive. Landscaping that is drought tolerant, evergreen, and capable of growing to a height of 30 feet within five years shall be utilized, and a decorative masonry wall between six and eight feet in height shall be constructed along the shared property line.

3. Residential Setbacks

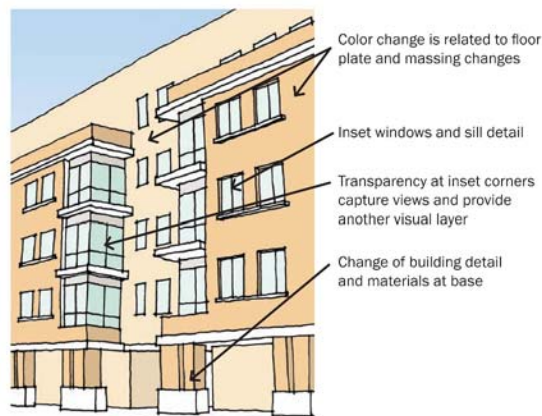
- a. Projects that consist exclusively of residential dwelling units with no Active Floor Area, where permitted, shall be set back six feet from any adjacent street frontage. This setback area shall be improved with landscaping and any other pedestrian/occupant amenities to the satisfaction of the Director of Planning.



- b. For Mixed-Use Projects, no setback requirements shall apply to any portion of a building frontage used for residential uses.
- c. Project sites that abut a freeway right-of-way shall provide a 5-foot landscaped setback from the freeway right-of-way. (See 2 above for landscaping.)

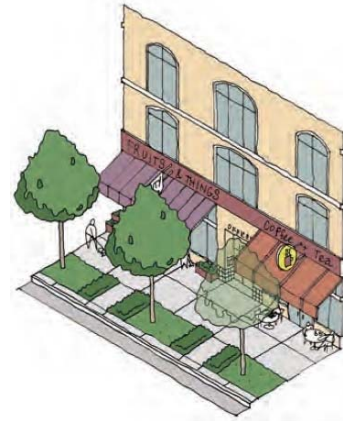
C. Building Design

1. **Glazing.** Transparent glazing shall occupy a minimum of 25 percent of the Primary Frontage inclusive of all floors. For all other frontages facing public streets, transparent glazing shall occupy a minimum of 15 percent inclusive of all floors.
2. **Articulation.** All exterior building walls shall provide a break in the plane, or a change in material, at least every 20 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail, such as:
 - Ground floor storefront bays
 - A change in plane of at least 18 inches.
 - Windows that are recessed at least 2 inches, or that project such as bays
 - Building overhangs, such as canopies or eaves
 - Terraces, balconies, porches or cantilevered designs
 - Wood accents and wood trim for windows and doors
 - Varying roof forms and heights
 - Other architectural features or building materials that create a visual break, to the satisfaction of the Director of Planning



- For Project sites that abut a freeway right-of-way, balconies are not permitted on the Project façade that faces the freeway.

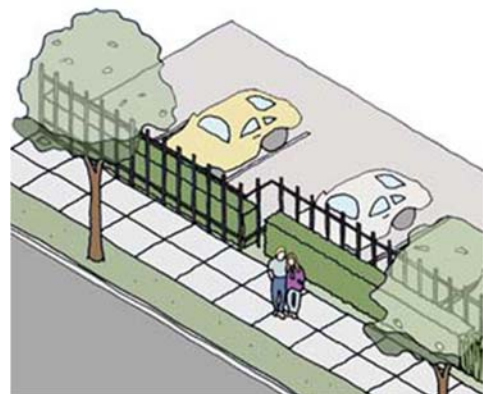
3. **Street-Oriented Entrance.** Projects shall provide a Street-Oriented Entrance, or in the case of multi-tenant structures without a central lobby or entrance point, Street-Oriented Entrances. In the case of non-residential Projects, Street-Oriented Entrances shall be accessible and unlocked during business hours and shall be no more than three feet above or below grade.



4. **Parking Structure Façades.** For stand-alone parking structures, provide an external skin designed to improve the building's appearance over the basic concrete structure of ramps, walls and columns on all visible façades. Examples of appropriate skin material include heavy-gauge metal screen, pre-cast concrete panels, laminated glass, photovoltaic panels, or other material consistent with or complementary to the overall Project.
5. **Building Materials.** Projects shall utilize a diversity of high-quality building materials on building exteriors. The Primary Frontage may be comprised of no more than 80 percent stucco (or other materials with a similar texture such as GRC, or EIFS). Styrofoam plant-ions are prohibited. Rough texture stucco (i.e. lace, heavy dash, tunnel dash, heavy sand float or other similar finishes) is prohibited.

D. Parking Design

1. **Parking Lot Screening.** Where permitted, if a surface parking lot abuts a public sidewalk, provide a visual screen or landscaped buffer between the sidewalk and the parking lot and reduce the impact of parking visible to the streets with the use of planting and landscaped walls tall enough to screen headlights. The wall and/or hedge shall not exceed 42 inches in height and shall provide pedestrian entrances (separate from vehicular entrances) from the public sidewalk.



2. **Parking Structures.** Wherever at-grade or above ground parking is to be provided within a structure adjacent to a public street (excluding alleys), buildings shall be set back from the adjacent public street six feet and

the setback shall be improved with diverse landscaping that substantially screens the parking area as viewed by pedestrians. This requirement does not apply when internal parking structures are buffered by ground floor habitable floor area.

3. ***Shade Trees.*** Plant shade trees, within the parking lot area, that are minimum 24 inch box, for every four surface parking spaces, and disperse such trees evenly throughout the parking area. Palm trees shall not be considered in meeting this requirement.
4. ***Pedestrian Walkway.*** Provide, within the surface-parking lot area, at least one centrally located pedestrian walkway that runs the length of the parking lot from the sidewalk to the building entrance and is separated from the parking lot by landscaping and shade trees.
5. ***Curb Cuts.*** For all Subareas except C and D, curb cuts and parking/loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.

E. Signs. In addition to the sign regulations set forth in LAMC Chapter 1, Article 4.4, the following sign regulations apply:

1. ***Prohibited Signs.*** The following types of signs are prohibited: billboards; free-standing pole signs; banners; illuminated canopy signs; inflatable devices; feather signs; digital, flashing, animated, blinking, or scrolling signs or signs that appear to have any movement; canister wall or canister blade signs; and signs with pliable vinyl letters.

F. Equipment and Utilities

1. ***Security Devices.*** The following security devices are prohibited in all Projects:
 - a. Permanently affixed exterior security grilles or bars
 - b. Exterior accordion (or scissor) gates
 - c. Exterior roll-down doors that are less than 75 percent transparent and that have exterior housing that is visible from the sidewalk

Interior roll-down doors and security grilles that are at least 75 percent transparent (open), retractable, and designed to be fully screened from view during business hours are permitted.

2. ***Mechanical Equipment.*** Mechanical equipment shall be screened from public view by elements that are integrated into the design of the building.
3. ***Fencing.*** Chain link fencing (with or without slats), corrugated metal, and barbed/razor wire is prohibited along a Primary Frontage or where a parcel is either directly adjacent to

or across an alley from a property in the RD1.5 zone (or a more restrictive zone) or a property containing a community facility.

4. ***Refuse Enclosures.*** Areas where trash and recycling containers are stored outside shall be fully enclosed with solid masonry walls.

G. Auto-Related Use and New Automobile Sales Standards

The following standards apply to all Auto-Related and New Automobile Sales Uses. No permit shall be issued until a covenant has been recorded on the subject property, for the life of the land use, demonstrating that the following will be adhered to:

1. All repair or installation work shall be conducted within an enclosed building.
2. All vehicles undergoing, or awaiting, repair or pick-up, shall be parked on-site.
3. Equipment or parts removed from vehicles during the repair process shall be stored indoors or shall be deposited in an approved covered outdoor collection receptacle for appropriate off-site disposal.
4. Temporary overnight outdoor storage and parking of vehicles awaiting repair or pick-up shall be permitted provided that they are contained within approved vehicle storage areas. No long term (30 days or more) storage of or parking of vehicles which require repair is permitted.
5. A solid masonry wall for security and visual screening shall be provided at the property line where a parcel is either directly adjacent to or across an alley from a residentially zoned property or a property containing a community facility.
6. All loading and un-loading shall be done on-site.

H. Parkway Corridor Standards

The following regulation applies to Subarea B:

1. ***Parking Lot Location.*** In Subarea B, no surface parking shall be allowed between the building and the Primary Frontage. Surface parking shall be located at the rear or side of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade structures can occupy the entire footprint of a lot.

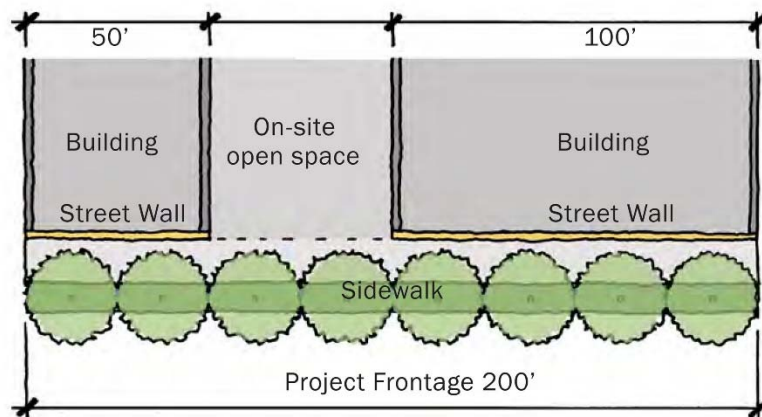
I. Neighborhood-Serving Corridor and TOD Subareas Standards

The following regulations apply to Subareas A, E, F, G, and H in the Corridors and TOD Subareas:

1. Primary Frontage.

- a. For all Projects except 100 percent residential Projects in Subarea A, the ground floor façade shall be located along the Primary Lot Line for 75 percent of the length of the Primary Frontage, up to a height of 12 feet as measured from adjacent sidewalk grade. The ground floor façade may be set back up to 20 feet when the Primary Frontage is improved with Pedestrian Amenities such as plazas, courtyards, outdoor dining areas, etc., to the satisfaction of the Director of Planning.

Example. Building Street Wall at back of setback = 75% of project frontage:



- b. For properties zoned C1.5, the 10-foot front yard setback shall not apply.

- 2. Active Floor Area.** For all Projects except 100 percent residential Projects in Subarea A, the ground floor of the Primary Frontage shall incorporate Active Floor Area along 75 percent of the primary façade to a depth of at least 25 feet (excluding areas used for vehicular access or Pedestrian Amenities such as courtyards or plazas). Active Floor Area may be augmented by Pedestrian Amenities, to the satisfaction of the Director of Planning.
- 3. Lot Coverage.** Projects that involve the construction of a new building shall provide a minimum lot coverage of 30 percent. Lot coverage shall be the cumulative total of the building foot print of all buildings on the lot including existing (to remain) and new buildings.
- 4. Glazing.** Provide clear transparent glass wall openings, i.e. storefront windows and doors, on at least 50 percent of a building's street level façade below a height of 10 feet.
- 5. Parking Lot Location.** Surface parking areas shall not be located between the Primary Frontage of a building and the Primary Lot Line. Surface parking shall be located at the

rear or side of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade structures can occupy the entire footprint of a lot.

6. **Vehicular Access.** Projects involving new buildings shall provide vehicular access from an alley or side street when available. Vehicular access from the Primary Frontage is prohibited unless the Director of Planning determines that no other reasonable alternative exists.

SECTION 2-3. PARKING REGULATIONS

In addition to any regulations set forth by the underlying zone and the LAMC, the following parking regulations shall apply:

- A. **Parking Standards:** All new development shall adhere to the following parking regulations:

1. **Change of Use.** In Subareas A, E, F, G, and H, no additional parking shall be required for a change of use from a non-residential use in an existing building to a non-residential use permitted in the C1.5 zone.
2. **Guest Parking.** Residential guest parking spaces in Subareas E, F, G, and H may be provided through shared use of required commercial parking spaces in Mixed-Use Projects.

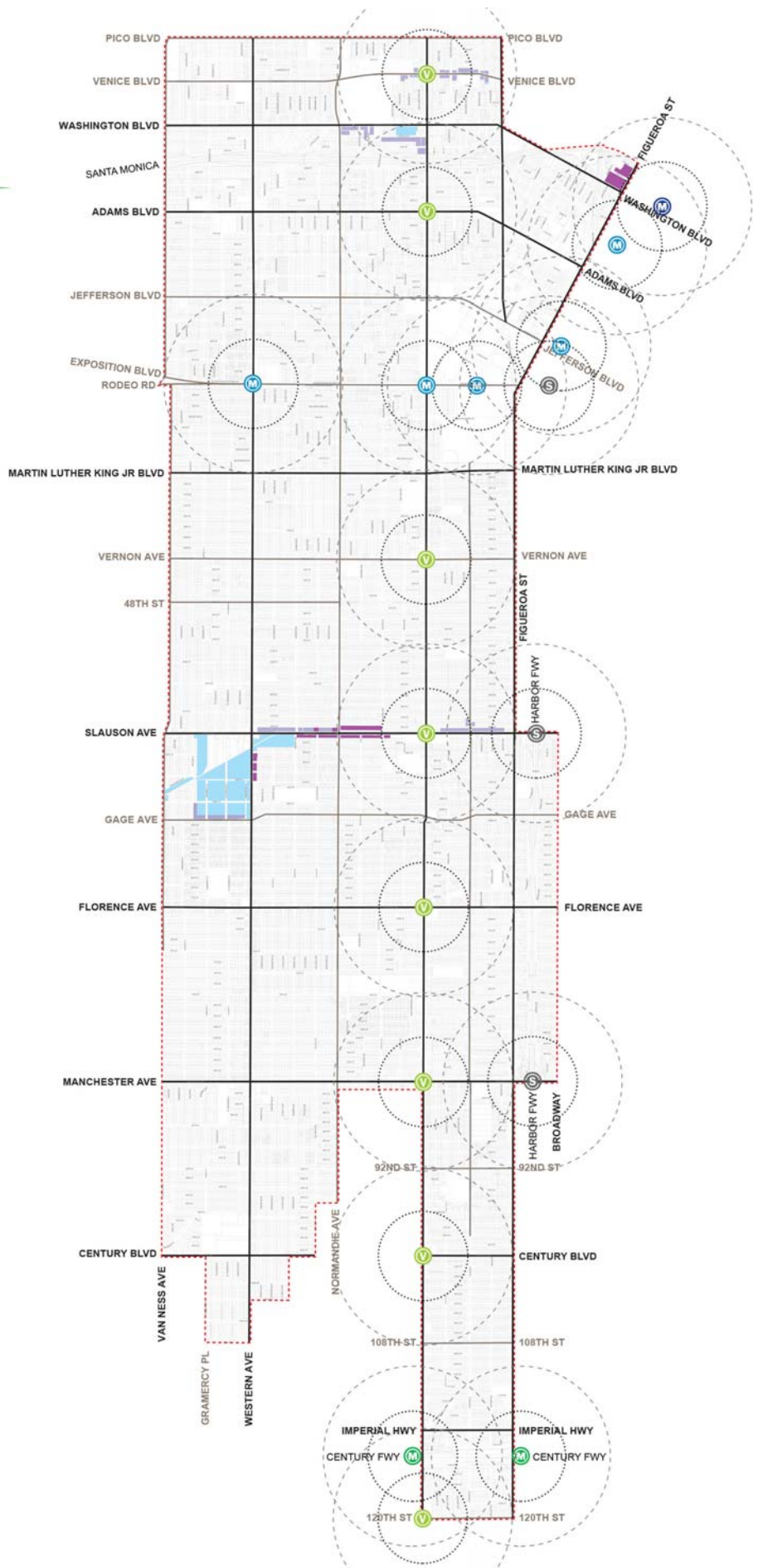
- B. **Required Parking Spaces.** The required number of parking spaces for Projects shall be set forth in the applicable provisions of the LAMC except as provided in Table 2-5, below.

TABLE 2-5: PARKING REGULATIONS*

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

* When the application of these regulations results in the requirement of a fractional automobile space, any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one automobile parking space.

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Legend:

INDUSTRIAL SUBAREAS

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

Subarea L is not present in South Los Angeles Community Plan Area

- 1/4 Mile Radius around Metro Stations
- 1/2 Mile Radius around Metro Stations
- M Metro Light Rail Transit (LRT) Stations
- S Metro Silver Line Stops
- V Proposed Vermont Bus Rapid Transit (BRT) Stops

Figure III
INDUSTRIAL SUBAREAS
 South Los Angeles Community Plan Area
DRAFT

(For Discussion Purposes Only)

Prepared by: DCP Policy Planning Division • August 2017

CHAPTER 3 - INDUSTRIAL SUBAREAS

SECTION 3-1. LAND USE REGULATIONS

Projects within the Industrial Subareas (see Figure III) shall comply with the applicable development regulations in this Chapter 3.

- A. Permitted Uses in Subarea I, J, K and L.** In Subareas I, J and K, any new use of land, and any change of use, shall be limited to the uses listed in Table 3-1 and shall also be subject to the use regulations set forth in Table 3-2. Any use not listed in Table 3-1 is not permitted in Subareas I, J or K. In Subarea L, all uses permitted by the underlying zone are allowed with the exception of those uses listed in Table 3-2.
- B. Existing Uses.** Maintenance and expansion of an existing use, made non-conforming by this CPIO, shall comply with LAMC Section 12.23, except as follows:

An existing residential use in Subareas K and L may be maintained and/or expanded to a maximum of 20 percent of the building's legally permitted gross floor area but may not create an additional dwelling unit.

TABLE 3-1: PERMITTED USES IN SUBAREAS I, J, K*

| Subareas: I: Hybrid Limited, J: Hybrid, K: Compatible Industrial | | |
|---|--------------------|---|
| Use | Applicable Subarea | Exemptions/ Clarifications |
| Commercial Uses | I, J, K | Any commercial use allowed by the underlying zone is permitted, except as restricted in Table 3-2 |
| Light Manufacturing and Assembly | I, J, K | Such uses shall not involve the use, storage, or handling of hazardous materials. All work shall be done within an enclosed building. |
| Live Entertainment, Multipurpose, Cultural and Community Facilities | I, J, K | Does not include adult entertainment/businesses. |
| Professional Office Uses | I, J, K | N/A |
| Publishing, Entertainment Production, Broadcasting | I, J, K | N/A |
| Repair and Maintenance Facilities | I, J, K | All work shall be done within an enclosed building. |
| Research and Development | I, J, K | N/A |
| Residential | I, J | Residential includes residential dwelling units, guest rooms, and live-work dwelling units. Limited Residential in Subarea I. |
| Restaurants | I, J, K | In addition to any Conditional Use requirements, if required by municipal code. |
| Sales | I, J, K | N/A |
| Services | I, J, K | N/A |
| Trade, Technical, or Occupational School | I, J, K | N/A |
| Warehouse/ Storage Building | I, J, K | All storage shall be within an enclosed building. No storage of hazardous or toxic materials. |

* Any use not listed here is not permitted in Subareas I, J or K

TABLE 3-2: USE REGULATIONS

| Subareas: I: Hybrid Limited, J: Hybrid, K: Compatible Industrial, L: Industrial Innovation | | | |
|--|--|--------------------|--|
| Use | Regulation | Applicable Subarea | Exemptions/ Clarifications |
| Alcohol Sales, Off-Site | Not more than one per ½ mile (2,640 linear feet) radius. | I, J, K, L | Full Service Grocery Stores are exempt (however such establishments will still be counted when other new Off-site Alcohol Sales requests are made in proximity). |
| Auto-Related Use | Not more than one per ½ mile (2,640 linear feet) radius. | I, J, K | All parking of vehicles undergoing repair, storage, or sales shall be on-site. |
| Freestanding Restaurants with Drive-Thru | Not more than one per ½ mile (2,640 linear feet) radius. | I, J, K, L | Applies only to free-standing one to two tenant pad structures with drive-thru. In addition to conditional use procedures enumerated in LAMC Section 12.24 W.17. |
| Gun, Pawn Shop, and Smoke Shop | Not more than one per ½ mile (2,640 linear feet) radius. | I, J, K, L | N/A |
| Live-work Dwelling Units | Prohibited | K, L | N/A |
| Noxious Uses | Prohibited | I, J, K | N/A |
| | | L | Prohibited within 2,500 feet of any Sensitive Uses. |
| Office Uses | Allowed | L | Includes professional and creative office. |
| Open Storage and Recycling Centers | Prohibited | I, J, K | Open Storage includes pallet yards and building materials. |
| Public Self Storage | Not more than one per ½ mile (2,640 linear feet) radius. | I, J, K, L | N/A |

| Subareas: I: Hybrid Limited, J: Hybrid, K: Compatible Industrial, L: Industrial Innovation | | | |
|--|------------|--------------------|--|
| Use | Regulation | Applicable Subarea | Exemptions/ Clarifications |
| Sales and Restaurant Uses | Prohibited | L | Properties fronting on Western or Gage are exempt. Wholesale uses are exempt. Cafes/restaurants constructed as an accessory use to the primary use are an exempt. |
| Residential Uses | Limited | I | Projects involving construction of a new building shall limit residential floor area (excluding live-work dwelling units) to a maximum of 30% of the Project total floor area. |
| | Prohibited | K, L | Adaptive Reuse Ordinance No. 175588 shall not apply to Subarea L. |

SECTION 3-2. DEVELOPMENT STANDARDS

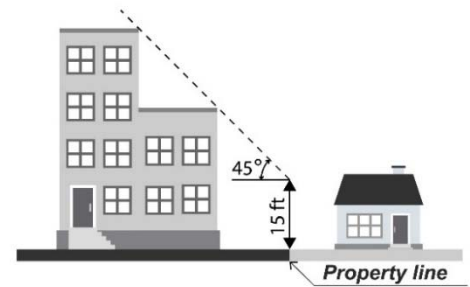
The following regulations apply to all Industrial Subareas:

A. Building Height. In addition to the height standards set forth by the existing zone and height district, the following height regulations apply:

- 1. Height District 2D.** Properties in Height District 2D shall be limited to a maximum height of 6 Stories.
- 2. Transition to Residential.** The following height restrictions (a) and (b) apply where a parcel is either abutting or across an alley from a property in the RD1.5 or more restrictive zone. In addition, the third restriction (c) applies where a parcel is either abutting or across an

alley from a property that is both in the R3 zone *and* is in the CPIO Subarea O, Character Residential. (These requirements shall supersede LAMC Section 12.21.1 A-10.)

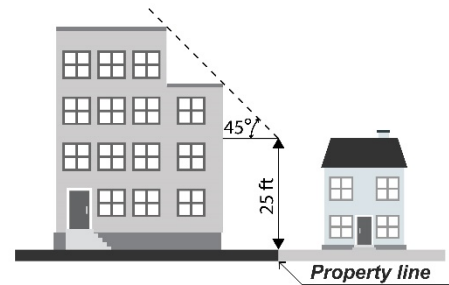
- a. The building height shall be stepped-back within a 45 degree angle as measured 15 feet above grade at the property line of the lot in the more restrictive zone, (this requirement shall supersede LAMC Section 12.21.1 A-10).



- b. For Mixed-Income and 100 Percent Affordable Housing Projects, the required height transition applies only to the first 25 feet of depth as measured from the property line of the lot in the more restrictive zone.



- c. When adjacent to or across an alley from an R3 property in the Subarea O, the building height shall be stepped-back within a 45 degree angle as measured 25 feet above grade at the property line of the lot in the R3 zone. (See 2.b. above for Mixed-Income and 100 Percent Affordable Housing Projects.)



B. Building Intensity & Density.

1. ***FAR.*** Regulations set forth by the underlying zone and the LAMC except as follows:
 - a. In Subareas I and J, properties in Height District 2D have a base FAR of 1.5:1. Projects that provide Mixed-Income Housing, 100 percent Affordable Housing, or Live-work dwelling units qualify for a maximum FAR of 3:1.
2. ***Residential Density.*** Where residential uses are permitted, the following residential density applies:
 - a. ***Subarea I:*** Projects involving new construction shall limit any residential floor area, excluding live-work dwelling units, to 30 percent of the overall building floor area.
 - b. ***Subarea J:*** Regulations set forth by the underlying zone and the LAMC.

C. Building Disposition

1. ***Residential-Adjacent Setbacks.*** A minimum 5-foot setback shall be provided along any property line that is adjacent to a residentially zoned property.
 - A. The residential-adjacent setback shall not be required when residential uses are located across a public street or alley from the Project site.
 - B. A landscape buffer shall be provided within the residential-adjacent setback. The landscape buffer shall include a diversity of plant species, at least one of which is a hedge that grows to a minimum 10-foot height at maturity and is planted in at least 3-foot intervals.
2. ***Siting and Orientation.*** In Subareas I, J and K, exterior mechanical equipment, loading areas, service bays, and other similar sources of noise, vibration, odor, and/or glare, shall be sited so that they are a minimum of 15 feet from abutting residentially-zoned properties.
3. ***Open Air Work and Storage.***
 - a. ***Subareas I, J and K.*** All work and storage shall be performed wholly within an enclosed building in Subareas I, J and K.
 - b. ***Subarea L.*** In Subarea L, open air storage and/or open work areas, etc. cannot be within 15 feet from abutting residentially-zoned properties or from school use property lines.

D. Building Design

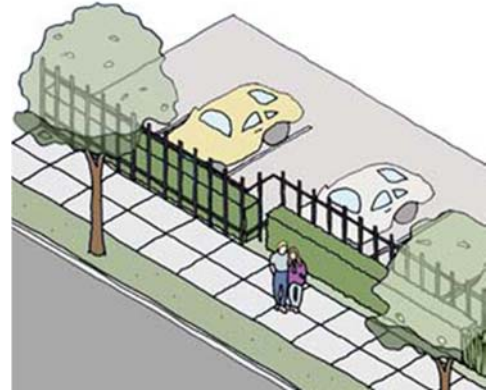
1. ***Glazing.*** For Projects with new construction fronting on Wilton Avenue, Western Avenue, Figueroa Street, Washington Boulevard, Slauson Avenue, and Gage Avenue, the ground

floor of the Primary Frontage shall provide clear transparent glass wall openings, i.e. storefront windows and doors, on at least 20 percent of a building's street-level façade below a height of 10 feet from sidewalk grade.

- 2. *Articulation.*** The building façade shall feature breaks, by utilizing a relief, graphic pattern or change in material, color or texture that provides scale and visual interest. Such breaks shall occur, at minimum, every 30 feet in horizontal distance.
- 3. *Street-Oriented Entrance.*** Projects with new construction fronting on Wilton Avenue, Western Avenue, Figueroa Street, Washington Boulevard, Slauson Avenue, and Gage Avenue, shall provide a Street-Oriented Entrance, or in the case of multi-tenant structures without a central lobby or entrance point, Street-Oriented Entrances, that are accessible and unlocked during business hours. Such entrances shall be no more than three feet above or below sidewalk grade.

E. Parking

1. **Surface Parking Screening.** Where permitted, surface parking that abuts a public sidewalk shall provide a visual screen consisting of a three-foot landscaped buffer, and a three and a half foot high solid decorative wall and/or hedge, along the property line facing the street in order to screen headlights. The wall and/or hedge shall provide pedestrian entrances (separate from vehicular entrances) from the public sidewalk.



- F. **Signs.** In addition to the sign regulations set forth in LAMC Chapter 1, Article 4.4, the following sign regulations apply:

1. **Prohibited Signs.** The following types of signs are prohibited: billboards; free-standing pole signs; banners; illuminated canopy signs; inflatable devices; feather signs; digital, flashing, animated, blinking, or scrolling signs or signs that appear to have any movement; canister wall or canister blade signs; and signs with pliable vinyl letters.
2. **Required Signs.** A tenant identification sign shall be provided for non-residential uses.

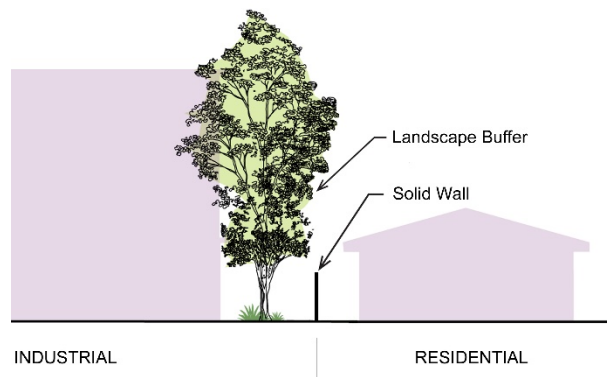
G. Equipment & Utilities

1. **Security Devices.** For buildings fronting on Wilton Avenue, Western Avenue, Figueroa Street, Washington Boulevard, Slauson Avenue, and Gage Avenue, the following security devices are prohibited on all Primary Frontages:
 - a. Permanently affixed exterior security grilles or bars
 - b. Exterior accordion (or scissor) gates
 - c. Exterior roll-down doors that are less than 75 percent transparent and that have exterior housing that is visible from the sidewalk
 - d. Interior roll-down doors and security grilles that are at least 75 percent transparent (open), retractable, and designed to be fully screened from view during business hours are permitted.
2. **Mechanical Equipment.** For building frontages facing Wilton Avenue, Western Avenue, Figueroa Street, Washington Boulevard, Slauson Avenue, and Gage Avenue, mechanical

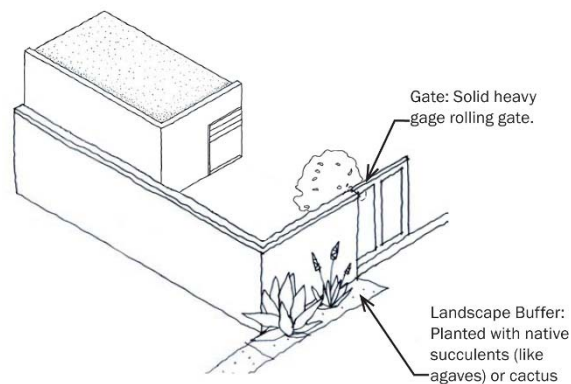
equipment shall be screened from public view using elements that are integrated into the design of the building.

3. *Fencing and Walls*

- a. A solid wall with a minimum height of six feet shall be provided along any property line that is shared with a residential use, a residentially zoned lot, or any lot developed with a Community Facility. The wall shall be concrete masonry unit, brick, or other similar opaque, sturdy material. Chain link fencing (with or without slats), corrugated metal, and barbed/razor wire shall be prohibited.



- b. Where a wall or fence is located adjacent to a public street or sidewalk (not including alleys), a minimum 3-foot landscaped setback shall be provided, with landscaping provided between the public street and the wall. Landscaping shall be drought-tolerant.



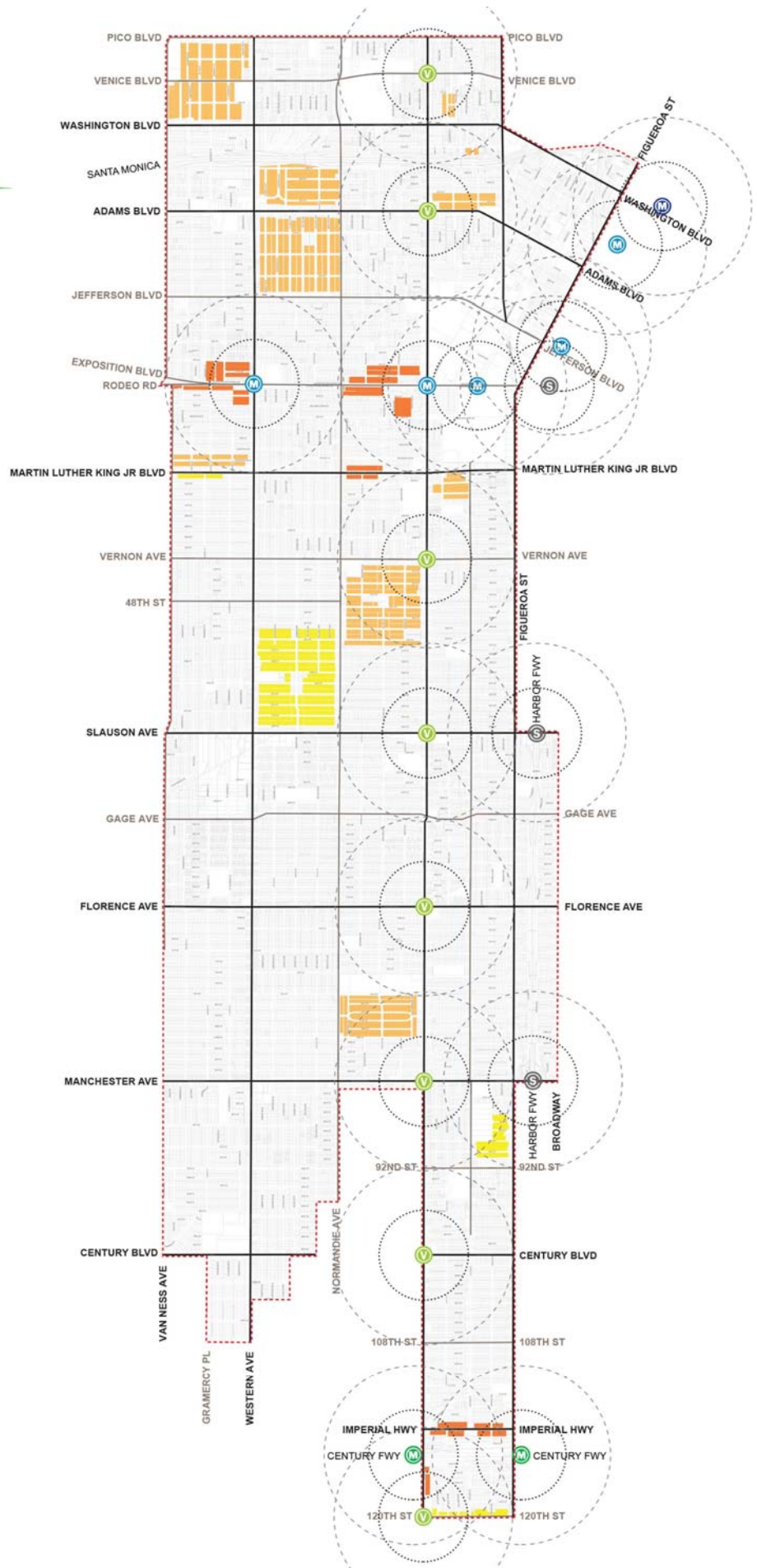
4. **Refuse Enclosures.** Areas where trash and recycling containers are stored outside shall be fully enclosed with solid masonry walls.
5. **Lighting.** Provide outdoor lighting for all parking areas and pedestrian walkways for security purposes but avoid spillover impacts onto adjacent properties. Glare shields

shall be provided where necessary to avoid unwanted light flooding into residential parcels.

H. Supporting Uses

Supporting uses include pallet yards, recycling centers, and storage yards. Where such uses are permitted, the following shall apply:

1. **Fences.** Solid perimeter fencing for storage yards, pallet yards and recycling centers shall be 12 feet high.
2. **Storage.** Outdoor storage of materials, where allowed, shall not exceed the height of the exterior fence.



Legend:

RESIDENTIAL SUBAREAS

- Subarea M - Legacy Single-Family
- Subarea N - Multi-Family
- Subarea O - Character Residential

- 1/4 Mile Radius around Metro Stations
- 1/2 Mile Radius around Metro Stations
- M Metro Light Rail Transit (LRT) Stations
- S Metro Silver Line Stops
- V Proposed Vermont Bus Rapid Transit (BRT) Stops

Figure IV

RESIDENTIAL SUBAREAS

South Los Angeles Community Plan Area

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(For Discussion Purposes Only)

Prepared by: DCP Policy Planning Division • August 2017

CHAPTER 4 - RESIDENTIAL SUBAREAS

SECTION 4-1. LAND USE

Any new use of land or change of use shall be subject to the use regulations set forth by the underlying zone.

SECTION 4-2. DEVELOPMENT STANDARDS FOR LEGACY SINGLE-FAMILY: SUBAREA M

- A. Building Height.** In addition to the height standards set forth by the existing zone and height district, the following height restriction applies:

1. Overall Height

- a. **Building Step-back.** Any story above the first story shall be stepped back a minimum of 10 feet from the first floor Primary frontage or 30 feet from the Primary Lot Line, whichever is less restrictive.

- B. Building Intensity & Density.** Project density and FAR shall be set forth by the existing zone and height district.

- C. Building Disposition.** In addition to any regulations set forth by the underlying zone, the following building disposition regulations shall apply:

1. Setbacks.

- a. **Front.** The Primary Frontage shall be located no closer to the street than the Primary Frontage of the abutting residential building closest to the street, and shall be located no further from the street than the Primary Frontage of the adjacent residential building farthest from the street, regardless of existing setback requirements within the LAMC.

- 2. Parking Areas, Garages and Carports.** Onsite parking shall conform to the following standards:

- a. No parking areas shall be allowed between the Primary Frontage and the Primary Lot Line.
- b. Detached garages and carports shall be located to the rear of the property.
- c. For new buildings, parking areas shall be located to the rear of the property.
- d. Provide one additional on-site parking space for every bedroom over 3 bedrooms per unit.

3. **Front Yards.** Residential front yards shall be open and landscaped, and shall not be paved. Pavement shall be used only for walkways and driveways. Decomposed granite, gravel and turf block shall not be considered pavement for the purpose of this requirement.
4. **Parkways.** Parkways, the area between the street and sidewalk, when present, shall be porous and landscaped and shall not be paved.

D. Building Design

1. **Primary Frontage.** Projects shall provide a primary building entrance that is directly visible and accessible from the Primary Lot Line, or individual entrances from a central courtyard accessible from the Primary Lot Line. The primary building entrance(s) shall be accentuated by a canopy, recess, unique building materials, or other similar feature that denotes the entrance against the rest of the façade.
2. **Roof Forms.** Projects that involve the construction of additions or detached dwelling units shall utilize roof forms that are consistent with existing roof forms of the main building. For example, if a property is developed with a structure that has a 4/12 pitch gabled roof, the addition or second dwelling unit shall utilize the same gable roof pitch.
3. **Building Materials.** Projects that involve the construction of additions or new detached dwelling units shall utilize uniform building materials. For example, if a property is developed with a house with wood siding, an addition or new detached dwelling unit on the site shall utilize the same or substitute with materials that give the same appearance.



SECTION 4-3. DEVELOPMENT STANDARDS FOR MULTI-FAMILY: SUBAREA N

- A. Building Height.** Project height shall be set forth by the existing zone and height district, the following height restriction applies:

1. Overall Height

- a. **Building Step-back.** The portion of a building above thirty feet shall be stepped back a minimum of ten feet from the street-facing façade.

- B. Building Intensity & Density.** Project density and FAR shall be set forth by the existing zone and height district, except as follows:

1. Residential Density

- a. Residential development Projects in the Exposition Park Square Character Residential neighborhood (Figure IV-C), shall be limited to a maximum density of 1,200 square feet per dwelling unit in the R3 zone.

- C. Building Disposition.** In addition to any regulations set forth by the underlying zone, the following building disposition regulations shall apply.

1. Parking Areas. Onsite parking shall conform to the following standards:

- a. No parking areas may be designated between the Primary Frontage and the Primary Lot Line.
- b. Detached garages and carports shall be located to the rear of the property.
- c. Attached parking areas shall be located either underground (subterranean or semi-subterranean), or at the rear of the property.
- d. Any semi-subterranean parking areas (i.e. parking podiums) shall include exterior façades that are integrated into the overall architecture of the building, and that are accompanied by a minimum three-foot landscape buffer that is landscaped with plants that adequately screen the parking area.
- e. Driveway widths shall be the minimum allowable by the Department of Transportation.

2. Front Yards

Residential front yards shall be open and landscaped, and shall not be paved. Pavement shall be used only for walkways and driveways. Decomposed granite, gravel and turf block shall not be considered pavement for the purpose of this requirement.

3. *Parkways*

Parkways, the area between the street and sidewalk, when present, shall be porous and landscaped and shall not be paved.

D. Building Design

- 1. *Primary Façade.*** Projects shall provide a primary building entrance that is directly visible and accessible from the Primary Lot Line or individual entrances from a central courtyard accessible from the Primary Lot Line. The primary building entrance shall be accentuated by a canopy, recess, unique building materials, or other similar feature that denotes the entrance against the rest of the façade.
- 2. *Articulation.*** All exterior building walls shall provide a break in the plane or a change in material at least every 20 feet in horizontal length and every 15 feet in vertical length. Fenestration that is recessed a minimum of three inches from the outside wall may be counted as a break in plane.
- 3. *Building Materials.*** Projects shall utilize at least two building materials across all exterior façades of the building. The exterior façades of the building may be comprised by no more than 80 percent stucco. Rough texture stucco (i.e. lace, heavy dash, tunnel dash, heavy sand float or other similar finishes) is prohibited.

SECTION 4-3. DEVELOPMENT STANDARDS FOR CHARACTER RESIDENTIAL: SUBAREA O

- A. Building Height.** In addition to the height standards set forth by the existing zone and height district, the following height restriction applies:

1. Overall Height

- a. **Building Step-back.** Except for properties zoned R1R3, the portion of a building above thirty feet shall be stepped back a minimum of ten feet from the street-facing façade.

- B. Building Intensity & Density.** Project density and FAR shall be set forth by the existing zone and height district, except as follows:

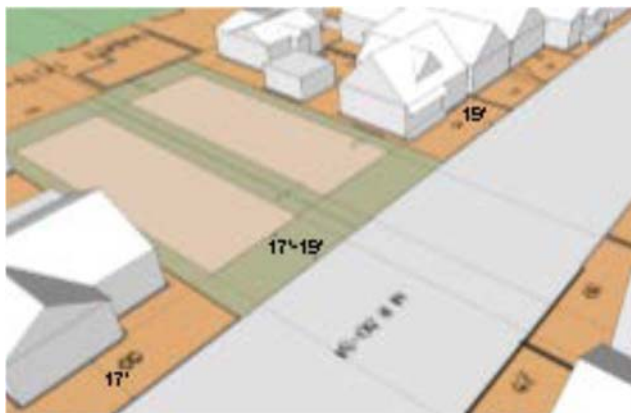
1. Residential Density

- a. Residential development Projects in the Exposition Park Square Character Residential neighborhood (Figure IV-C), shall be limited to a maximum density of 1,200 square feet per dwelling unit in the R3 zone.

- C. Building Disposition**

1. Bulk and Massing.

- a. For Projects on Unified Lots, all buildings shall be designed to maintain the side and rear yard setback dimensions associated with the individual lots and may not rely on the status of the lots being Unified Lots to waive or modify setback, yard area, or any other development standards related to bulk and massing. (See the Figure below for an illustrative example of this regulation.)



- b. Except for single-family properties zoned R1R3, the total cumulative length of any side elevation above the first floor shall not extend more than 60 percent of the lot depth or 80 feet, whichever is less.

2. *Setbacks*

- a. **Front.** The Primary Frontage of the Project buildings shall be located no closer to the street than the Primary Frontage of the adjacent residential building closest to the street, and shall be located no further from the street than the Primary Frontage of the adjacent residential building farthest from the street, regardless of existing setback requirements within the LAMC.
- b. **Side and Rear.** The side and rear setback dimensions shall be as set forth in the underlying zone, except as follow:
 - i. New construction, including additions to existing buildings, on Unified Lots shall not encroach into side and rear setback areas.
 - ii. The side and rear yard setback requirements shall not apply to accessory buildings (including but not limited to, garages, playrooms, and accessory dwelling units) provided the following requirements are met:
 - (a) The accessory building's footprint does not exceed 10 percent of the overall square footage of the lot, the height does not exceed 15 feet, and the building is single story.
 - (b) The accessory building is detached from the main house and separated



by open space, which at a minimum is equal to the amount of required yard area (rear and side yard) eliminated by the footprint of the accessory building.

- iii. In addition to the allowable yard projections in LAMC Section 12.22.C.20, loggias (covered walkways), gazebo structures and pools may encroach into the rear and side yard setback areas that are internal to Unified Lots.
- c. Where the lot lines or yard setback dimensions in this Chapter are more restrictive than those outlined through the underlying zone, including LAMC Section 12.22.C.27 (Small Lot Subdivisions), the more restrictive lot line or setbacks shall prevail.

3. Front Yards. Residential front yards shall be open and landscaped, and shall not be paved. Pavement shall be used only for walkways and driveways. Decomposed granite, gravel and turf block shall not be considered pavement for the purpose of this requirement.

4. Parking Areas. Onsite parking shall conform to the following standards:

- a. No parking areas may be designated between the Primary Frontage and the Primary Lot Line.
- b. Detached garages and carports shall be located to the rear of the property, except for single-family properties zoned R1R3, which shall comply with the detached garage regulations of LAMC Section 13.19.



- c. Attached parking areas shall be located either underground (subterranean or semi-subterranean), or at the rear of the property.
- d. Any semi-subterranean parking areas (i.e. parking podiums) shall include exterior façades that are integrated into the overall architecture of the building, and that are accompanied by a minimum three-foot landscape buffer that is landscaped with plants that adequately screen the parking area.
- e. Access driveways are encouraged to be taken from alleys or side-streets when present, to the extent feasible.
- f. Driveway widths shall be the minimum allowable by the Department of Transportation.

5. *Courtyards.* For Projects with a frontage of more than 100 feet, there shall be a courtyard facing the street, at ground level, and open to the sky, that is at least 20 feet wide and 15 feet deep. For example, the building could be arranged on the lot in a U or L shape, around a central courtyard that faces a public street and it is open to the sky.

6. *Parkways.* Parkways, the area between the street and sidewalk, when present, shall be porous and landscaped and shall not be paved.

D. Building Design

- 1. ***Primary Façade.*** Projects shall provide a primary building entrance that is directly visible and accessible from the Primary Lot Line. The primary building entrance shall



be accentuated by a canopy, recess, unique building materials, or other similar feature that denotes the entrance against the rest of the façade.

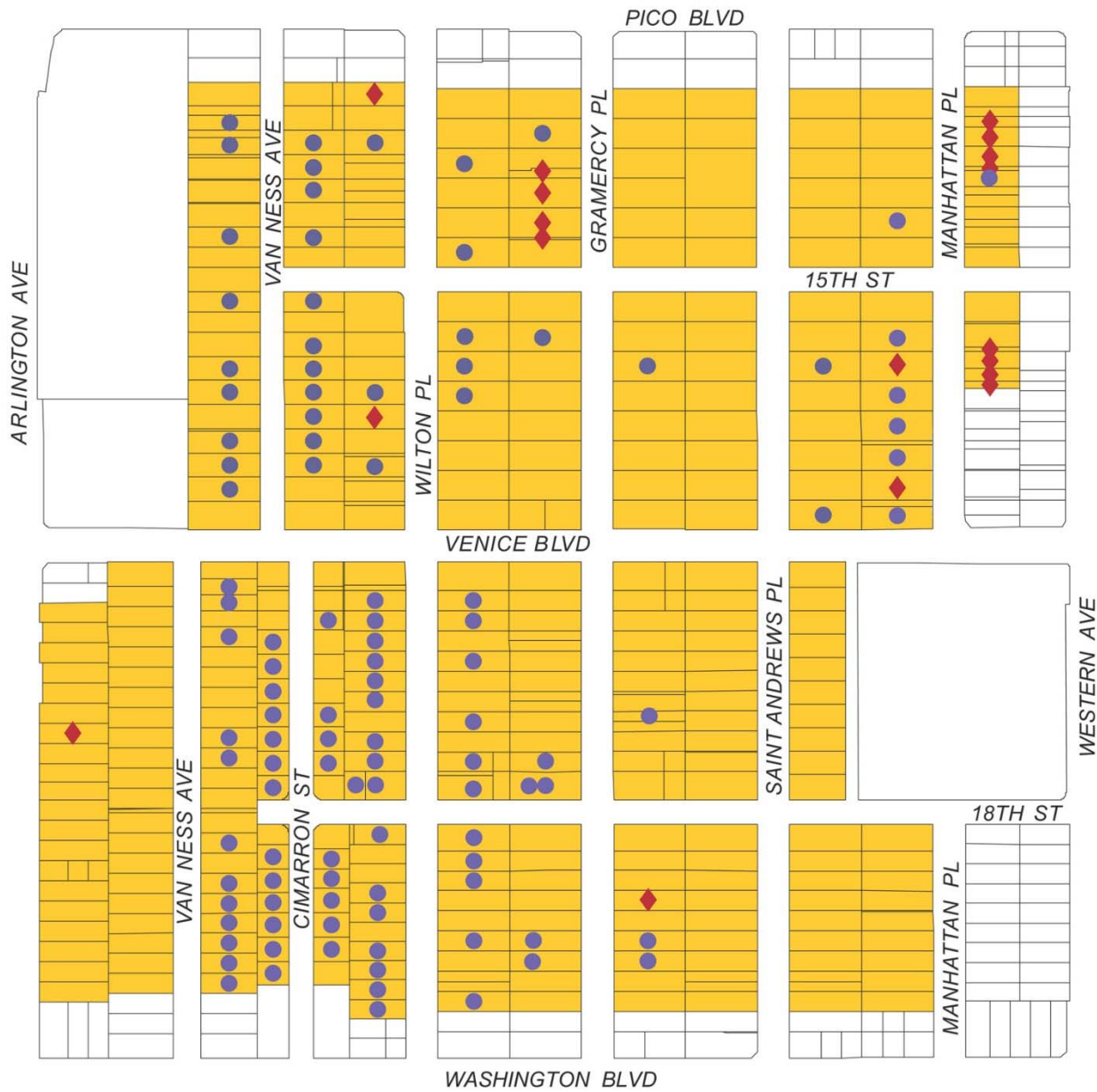
2. **Articulation.** All exterior building walls shall provide a break in the plane or a change in material at least every 20 feet in horizontal length and every 15 feet in vertical length. Fenestration that is recessed a minimum of three inches from the outside wall may be counted as a break in plane.
3. **Building Materials.** Projects shall utilize at least two building materials across all exterior façades of the building. The exterior façades of the building may be comprised by no more than 80 percent stucco. Rough texture stucco (i.e. lace, heavy dash, tunnel dash, heavy sand float or other similar finishes) is prohibited.



E. Historic Resources

Any work that requires the issuance of a building permit, on sites that are identified as eligible for listing as individual historic resources, by either the local, state or national programs, or as contributors within a historic district that is eligible for listing by the local, state or national programs, shall require review pursuant to Section 1-6.C.5.

The following Figures (IV-A through IV-G) identify the Character Residential Subarea boundaries, the locations of which generally correspond to the locations of the eligible Historic Districts identified by *SurveyLA*, the citywide historic resources survey conducted by the Office of Historic Resources. In addition to the SurveyLA eligible Historic Districts, Figure IV-F identifies the Charles Victor Hall Tract, which was determined to be eligible for designation as an HPOZ by the *Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area*, a historic resource survey commissioned by the Community Redevelopment Agency (CRA), and Figure IV-G identifies the Vermont Square Eligible Historic district, which was surveyed by Christopher A. Joseph & Associates. Both surveys were accepted as complete by the Office of Historic Resources. Not all sites found to be eligible contributors to a SurveyLA eligible Historic District, the Charles Victor Hall Tract eligible HPOZ, or the Vermont Square eligible Historic District are included in the Character Residential Subarea, as they may be located along commercial corridors or were not candidates for inclusion for other reasons; at the same time, some sites that were not found to be within an eligible Historic District (but are located in proximity) are nevertheless included in the subarea in order to ensure new Projects complement the surrounding context. Data shown in Figures IV-A through IV-G reflects available information at the time the Figures were created; please refer to ZIMAS for the most current information regarding survey findings and historic designation status.



**ANGELUS VISTA & MANHATTAN PLACE
CHARACTER RESIDENTIAL CPIO SUBAREA**

South Los Angeles Community Plan Area

DRAFT

(For Discussion Purposes Only)

Prepared by: DCP Policy Planning Division • May 2016

Please refer to ZIMAS for the most current information regarding
Survey LA findings and historic designation status.

Legend:

- Character Residential Subarea
- Contributor
- Designated Historic Resource

Figure IV-A

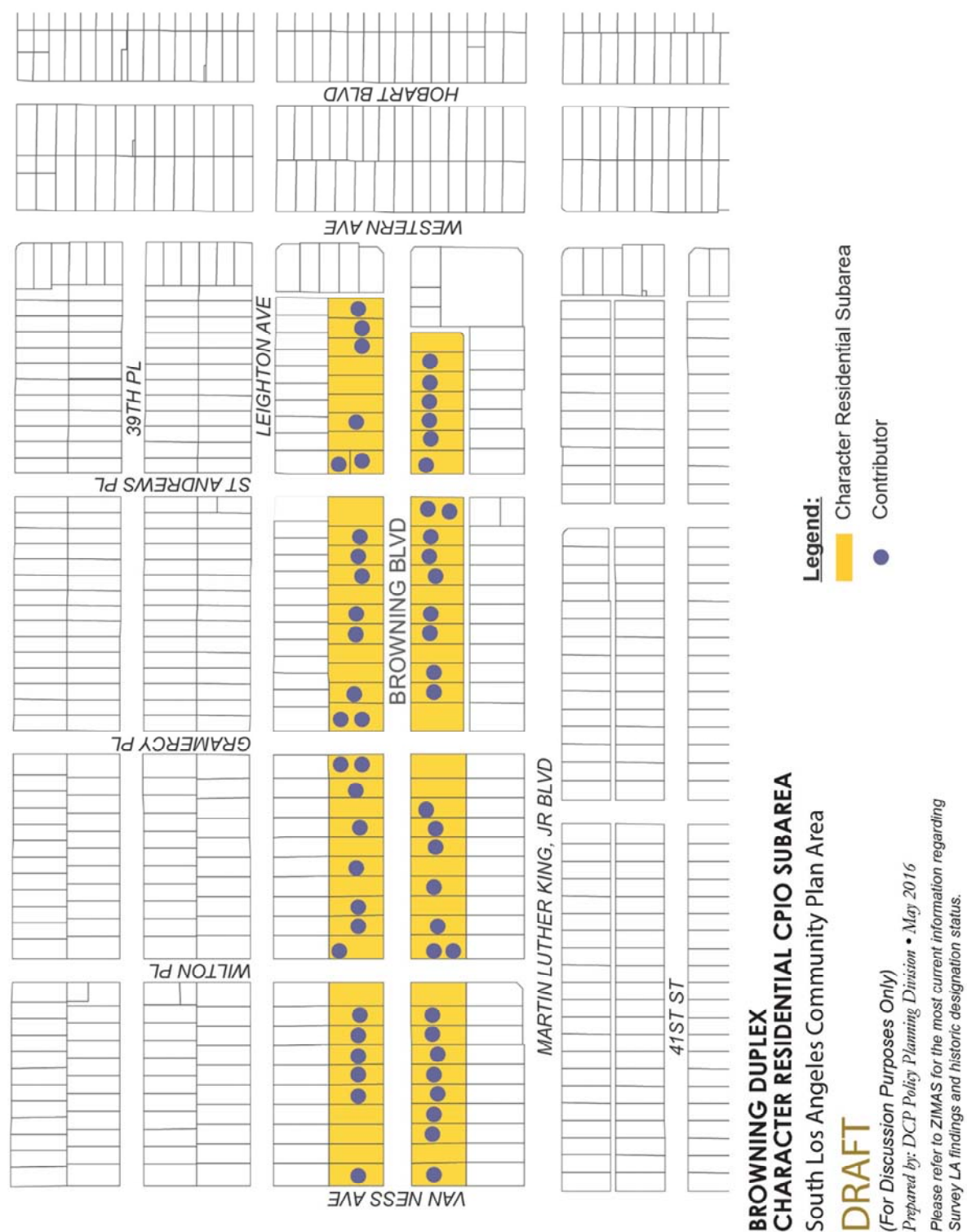


Figure IV-B

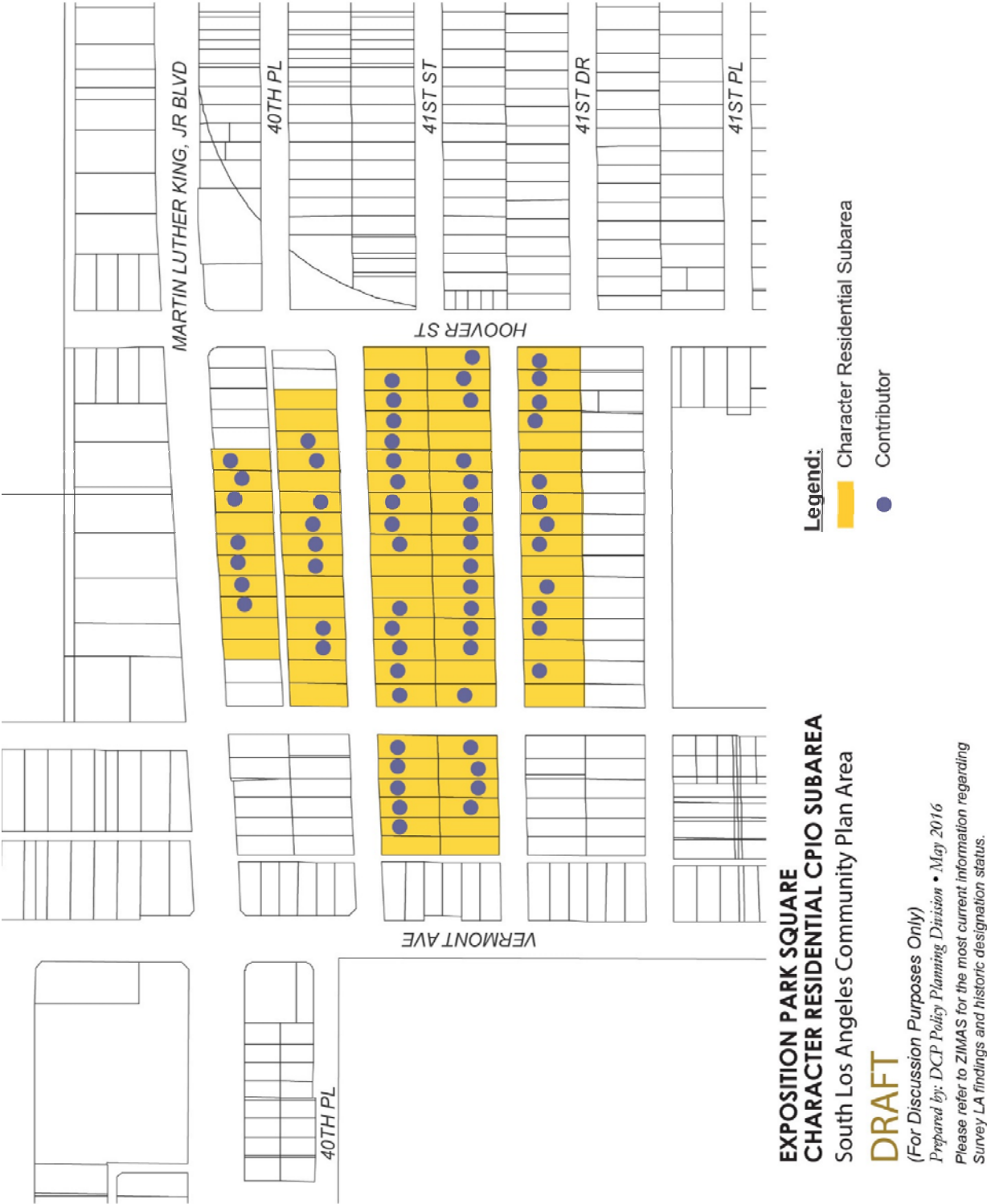
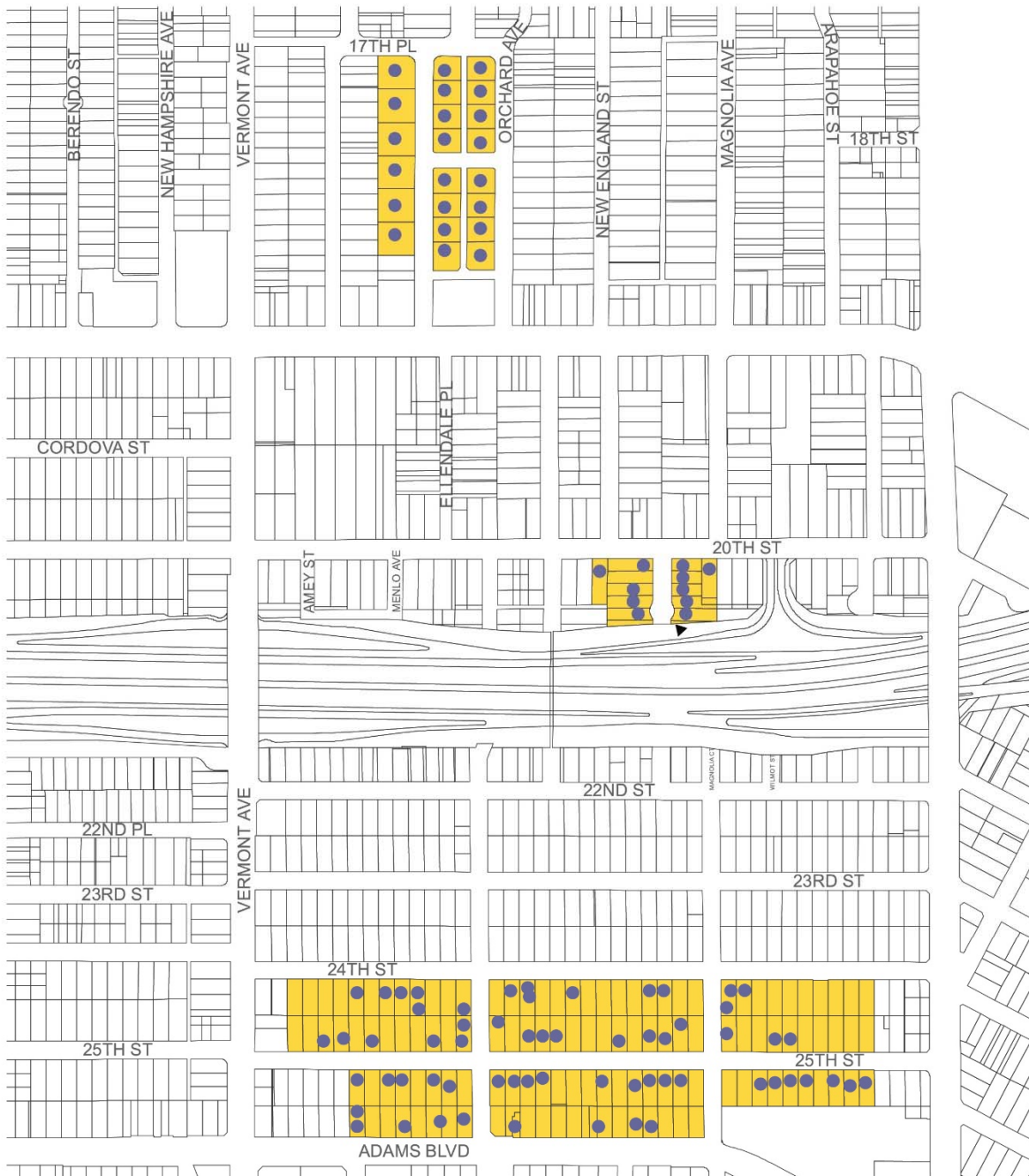


Figure IV-C



**UNIVERSITY PARK EXTENSION, MAGNOLIA AVE RESIDENTIAL
& WASHINGTON GARDENS MULTI-FAMILY
CHARACTER RESIDENTIAL CPIO SUBAREA**

South Los Angeles Community Plan Area

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(For Discussion Purposes Only)

Prepared by: DCP Policy Planning Division • May 2016

Please refer to ZIMAS for the most current information regarding
Survey LA findings and historic designation status.

Legend:

Character Residential Subarea

● Contributor

Figure IV-D



VERMONT KNOLLS CHARACTER RESIDENTIAL CPIO SUBAREA

South Los Angeles Community Plan Area

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(For Discussion Purposes Only)

Prepared by: DCP Policy Planning Division • May 2016

Please refer to ZIMAS for the most current information regarding Survey LA findings and historic designation status.

Legend:

- Character Residential Subarea
- Contributor

Figure IV-E



**SUGAR HILL, GRANADA TRACT
AND CHARLES VICTOR HALL TRACT
CHARACTER RESIDENTIAL CPIO SUBAREA**

South Los Angeles Community Plan Area

DRAFT

(For Discussion Purposes Only)

Prepared by: DCP Policy Planning Division • May 2016

Please refer to ZIMAS for the most current information regarding
Survey LA findings and historic designation status.

Legend:

- Character Residential Subarea
- Contributor
- Designated Historic Resource

Figure IV - F



VERMONT SQUARE CHARACTER RESIDENTIAL CPIO SUBAREA

South Los Angeles Community Plan Area

DRAFT

(For Discussion Purposes Only)

Prepared by: DCP Policy Planning Division • May 2016

Please refer to ZIMAS for the most current information regarding Survey LA findings and historic designation status.

Legend:

- Character Residential Subarea
- Eligible Contributor
- Designated Historic Resource

Figure IV - G

APPENDIX A – DESIGN GUIDELINES

(Refer to the South Los Angeles Community Plan Policy Document)

APPENDIX B – ENVIRONMENTAL STANDARDS

OVERVIEW

As described in Section I-8 of the CPIO District, these Environmental Standards are included to implement the Mitigation & Monitoring Program included as part of the South Los Angeles Community Plan Update and reviewed in the South Los Angeles Environmental Impact Report (No. ENV-2008-1781-EIR), to be certified by the City Council. As described in this Appendix B, some mitigation measures were implemented through Supplemental Development Standards.

In addition to Projects in Subareas that are required to comply with these Environmental Standards, any other discretionary project in the boundaries of the South Los Angeles Community Plan Area that seeks to rely on the South Los Angeles EIR for its CEQA clearance (including through tiering, preparing an addendum, supplemental EIR or a statutory infill exemption), may incorporate or impose the following Environmental Standards on the project (and any Supplemental Development Standard identified as a South Los Angeles EIR mitigation measure). Compliance may be achieved through Covenant, plan notations, or other means determined reasonably effective by the Director of Planning or the decision-maker.

AIR QUALITY

AQ1 Projects (except for Residential Subareas M, N, and O) shall ensure all contractors include the best management practices provided in the bulleted list below in contract specifications:

- Restrict idling of construction equipment and on-road heavy duty trucks to a maximum of 5 minutes when not in use.
- Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g. engine catalysts) to the extent they are readily available and feasible.
- Use heavy duty diesel-fueled equipment that uses low NO_x diesel fuel to the extent it is readily available and feasible.
- Use construction equipment that uses low polluting fuels (i.e. compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
- All on-road heavy-duty diesel trucks or equipment with a gross-vehicle weight rating (GVWR) of 19,500 pounds or greater shall comply with EPA 2007 on-road emission standards for PM and NO_x:
 - PM – 0.01 g/bhp-hr
 - NO_x – at least 1.2 g/bhp-hr
- Use zero-emission trucks and equipment where available, or cleanest available technology.
- Every effort should be made by the Contractor to utilize grid-based electric power at any construction site, where feasible.
- Where access to the power grid is not available, on-site generators are required to meet 0.01 g/bhp-hr standard for PM, or be equipped with Best Available Control Technology (BACT) for PM emissions reductions.
- Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.
- Construction contractors shall use pre-painted construction materials, as feasible.

- Construction contractors shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- Prepare haul routes, when required by the LAMC, that conform to local requirements to minimize traversing through congested streets or near sensitive receptor areas.
- Maintain a buffer zone that is a minimum of 1,000 feet between truck traffic and sensitive receptors, where feasible.
- When required by LADOT, upgrade signal synchronization to improve traffic flow.
- Configure construction parking to minimize traffic interference.
- When required by LADOT, provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
- Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable.
- Traffic speeds on all unpaved roads shall be 15 mph or less.
- Construction contractors shall reroute construction trucks away from congested streets or sensitive receptor areas, as feasible.
- Construction contractors shall appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM₁₀ generation. The name and contact information of the construction relations officer shall be posted at a location on the project site that is accessible and visible from the public right-of-way.
- Identify sensitive uses within 500 feet of a project that involves ground-disturbing activities and notify sensitive uses before construction projects occur, including disclosure of the name and contact information for the construction relations officer acting as the community liaison.
- Implement the fugitive dust control measures as required in the South Coast Air Quality Management District's Rule 403 Fugitive Dust.
- Require installation of high efficiency filtration systems (MERV 13) for housing projects within 500 feet of freeways and oil drilling sites.

CULTURAL RESOURCES

CR1 Projects (excluding Residential Subareas M, N, and O) that involve construction-related soil disturbance shall require that if during construction activities any cultural materials are encountered, construction activities within a 50-meter radius shall be halted immediately and the project applicant shall notify the City. A qualified archeologist (as approved by the City) shall be retained by the project applicant and shall be allowed to conduct a more detailed inspection and examination of the exposed cultural materials. During this time, excavation and construction would not be allowed in the immediate vicinity of the find. However, those activities could continue in other areas of the project site. If the find were determined to be significant by the archeologist, the City and the archeologist would meet to determine the appropriate course of action. All cultural materials recovered from the site would be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

CR2 Projects (excluding Residential Subareas M, N, and O) that involve construction-related soil disturbance shall require that during excavation and grading, if paleontological resources are uncovered, all work in that area shall be halted immediately and the project applicant shall notify the City. The project applicant shall retain a paleontologist to assess the nature, extent, and significance of any cultural materials that are encountered and to recommend appropriate methods to preserve any such resources. Said paleontologist will have the authority to put a

hold on grading operations and mark, collect and evaluate any paleontological resources found on the site where it is discovered during construction. Said paleontologist shall be provided a reasonable amount of time to prepare and implement protection measures coordinating with the City of Los Angeles Building and Safety Department. Any paleontological remains and/or reports and surveys shall be submitted to the Los Angeles County Natural History Museum.

HAZARDS AND HAZARDOUS MATERIALS

HM1 Projects that involve construction-related soil disturbance located on land that is currently or was historically zoned as industrial shall conduct a comprehensive search of databases of sites containing hazardous waste or hazardous materials, including on lists prepared pursuant to Government Code, section 65962.5. A report setting forth the results of this database search shall be provided to the City and shall be made publicly available (e.g. historical environmental reports prepared by Enviroscan, EDR or similar firms). If the report indicates the project site or property within one-quarter mile of the project site has the potential to be contaminated with hazardous waste or hazardous materials for any reason, a Phase I Environmental Site Assessment (ESA) shall be prepared.

The Phase 1 ESA shall identify any hazardous materials/wastes that could be present on the project site. The Phase 1 shall also include recommendations and measures for further site assessment to address any hazardous materials/wastes potentially present on the project site. The Phase 1 assessment shall be prepared by an Environmental Professional (as defined in Title 40 Code of Federal Regulations § 312.10 Definitions) to evaluate whether the site or the surrounding area is contaminated with hazardous substances from the potential past and current uses. The ESA shall be made publicly available. Depending on the results of the Phase 1 ESA, further investigation and remediation may be required in accordance with local, state, and federal regulations and policies and shall be clearly indicated in the ESA. If the Phase 1 ESA finds that there is no contamination on the site, a letter of No Further Action shall be provided to the City.

The City shall require that a Phase 2 Site Assessment be conducted as may be indicated by the site-specific Phase 1 Environmental Site Assessment. If a Phase 2 is found necessary it shall be performed prior to project approval or made a condition on the project if that is found to be adequate for remediation by the Environmental Professional and the relevant federal, state, or local agency.

Should the Phase 2 Site Assessment indicate soil and/or groundwater contamination is present, a detailed Soil Management Plan (SMP) for the treatment of contaminated soils and materials shall be developed and implemented in accordance with applicable laws and regulations. The SMP shall be prepared prior to the Department of Building and Safety's issuance of a grading permit to review and address any impacted soil that may be encountered during excavation and grading. The SMP shall provide for the sampling, testing, and timely disposal of such soil and shall specify the testing parameters and sampling frequency. Any impacted soils shall be properly treated and disposed of in accordance with applicable SCAQMD, DTSC, and LARWQCB requirements. An Environmental Professional shall be on-site during excavation and grading of the project site to monitor environmental conditions pertaining to soil. Written confirmation by the Environmental Professional stating that required site remediation was completed consistent with the relevant federal, state or local requirements shall be provided to the City prior to issuance of certificates of occupancy.

NOISE AND VIBRATION

N1 Projects (except for Residential Subareas M, N, and O) shall ensure that all contractors include the following best management practices in contract specifications, where applicable:

- Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
- The construction contractor shall locate construction staging areas away from sensitive uses.
- When construction activities are located in close proximity to noise-sensitive land uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.
- Impact pile drivers shall be avoided where possible in noise-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.
- Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.
- The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.
- Use electric or solar generators, when available.

N2 Projects (except for Residential Subareas M, N, and O) shall comply with the following conditions:

- Industrial activity yards that include the operation of heavy equipment shall be shielded by sound barriers that block line-of-sight to sensitive receptors.
- Mechanical equipment (e.g., heating, ventilation and air conditioning (HVAC) Systems) shall be enclosed with sound buffering materials.
- Truck loading/unloading activity shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. when located within 200 feet of a residential land use.
- Parking structures located within 200 feet of any residential use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize tire squeal.

N3 Projects (except for Residential Subareas M, N, and O) that are adjacent to buildings listed or determined eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, designated as a Historic-Cultural Monument by the City of Los Angeles, within a Historic Preservation Overlay Zone ("historic buildings"), or determined to be historically significant in SurveyLA or other historic resource survey meeting all of the requirements of Public Resources Code, section 5024.1(g), shall ensure all of the following requirements are met:

- Historic buildings adjacent to the project's construction zones are identified.
- A Vibration Control Plan is prepared and approved by the City.
- The Vibration Control Plan shall be completed by a qualified structural engineer.
- The Vibration Control Plan shall include a pre-construction survey letter establishing baseline conditions at potentially affected buildings. The survey letter shall provide a shoring design to protect the identified land uses from potential damage. The structural engineer may recommend alternative procedures that produce lower vibration levels such as sonic pile driving or caisson drilling instead of impact pile driving.

At the conclusion of vibration causing activities, the qualified structural engineer shall issue a follow-up letter describing damage, if any, to impacted buildings. The letter shall include recommendations for any repair, as may be necessary, in conformance with the Secretary of the Interior Standards. Repairs shall be undertaken and completed in conformance with all applicable codes including the California Historical Building Code (Part 8 of Title 24).

N4 Projects (except for Residential Subareas M, N, and O) shall ensure that all contractors include the following best management practices in contract specifications, where applicable:

- Impact pile drivers shall be avoided where possible in vibration-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are alternatives that shall be utilized where geological conditions permit their use.
- The construction activities shall involve rubber-tired equipment rather than metal-tracked equipment.
- The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment where possible to avoid construction vibration impacts.



Legend:

CORRIDORS SUBAREAS

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

TOD SUBAREAS

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

INDUSTRIAL SUBAREAS

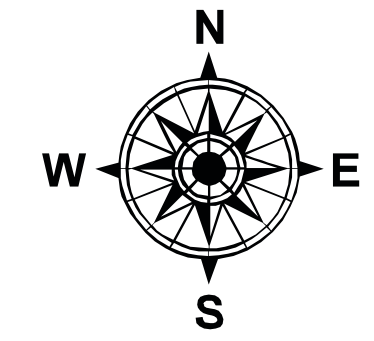
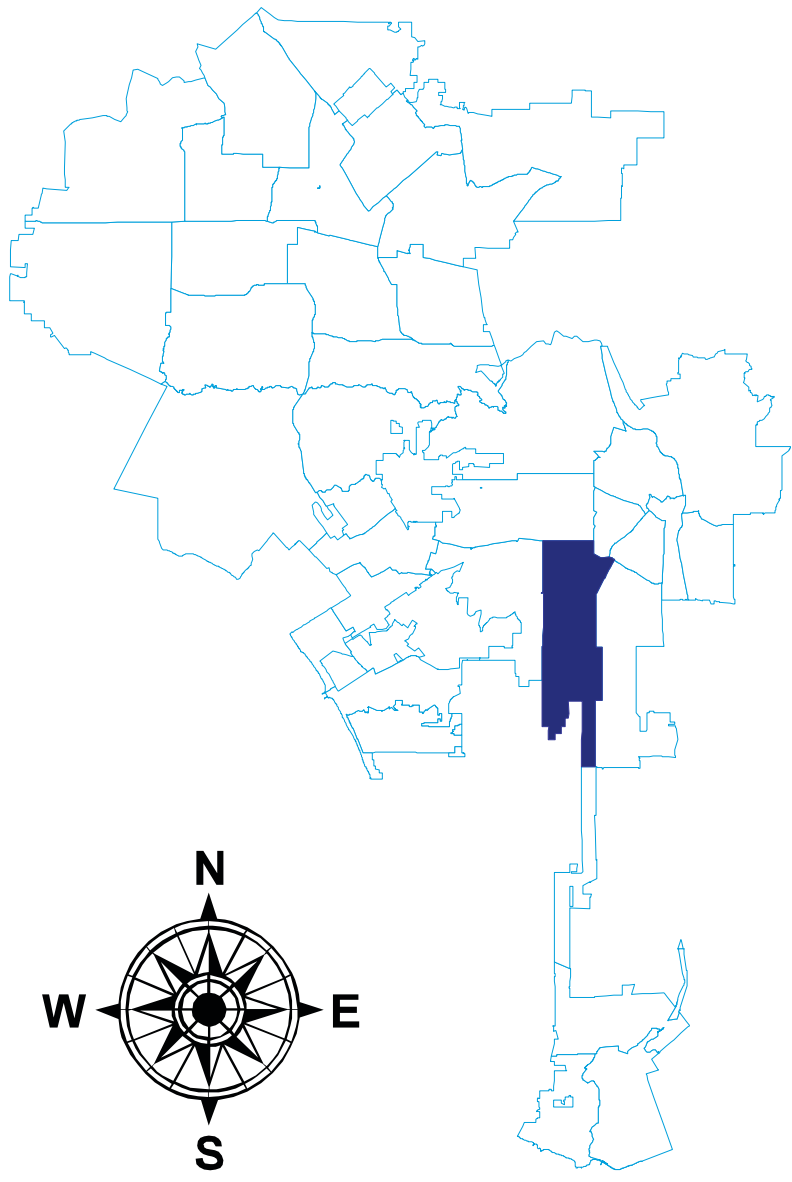
- Subarea I - Hybrid Limited
- Subarea J - Hybrid
- Subarea K - Compatible Industrial
- Subarea L - Industrial Innovation

RESIDENTIAL SUBAREAS

- Subarea M - Legacy Single-Family
- Subarea N - Multi-Family
- Subarea O - Character Residential

Subareas B and L are not present in South Los Angeles Community Plan Area

- 1/4 Mile Radius around Metro Stations
- 1/2 Mile Radius around Metro Stations
- Metro Light Rail Transit (LRT) Stations
- Metro Silver Line Stops
- Proposed Vermont Bus Rapid Transit (BRT) Stops



0 0.25 Miles 0.5 1

