



ADMINISTRATIVE REVIEW

SOUTHEAST LOS ANGELES - INDUSTRIAL SUBAREAS

COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO)

Appendices Checklist

RELATED CODE SECTION: Los Angeles Municipal Code (LAMC) Section §13.14 authorizes Community Plan Implementation Overlays (CPIO). Ordinance No. 185,925 established the Southeast Los Angeles CPIO; refer to Chapter IV, Appendix A and the Design Guidelines referenced below when completing this checklist. The regulations listed here apply to all Industrial Subareas, unless stated otherwise.

PURPOSE: This form is used to evaluate projects within the Southeast Los Angeles CPIO. Completing the form will determine the type of DCP staff review needed for the Project proposed.

Filling Instructions

This checklist is a supplemental form required for projects that fall within the Southeast Los Angeles CPIO. Plan Sheet references are to be completed by the applicant in accordance with plans submitted for review.

This Industrial Subareas Checklist includes the following Southeast Los Angeles CPIO Sections:

- Industrial Subareas Regulations (Chapter IV), CPIO, page 65
- Subarea I – Hybrid Limited
- Subarea J – Hybrid
- Subarea K – Compatible Industrial
- Subarea L – Industrial Innovation
Environmental Standards, See Appendix A on page 10 of this checklist and CPIO page 87
Southeast Los Angeles Design Guidelines, See Appendix B on page 11 of this checklist and the Southeast Los Angeles Community Plan-Appendix B

1. APPLICANT INFORMATION

Applicant Name
Address Unit/Space Number
City State Zip
Telephone E-mail

2. ELIGIBLE HISTORIC RESOURCE EVALUATION (CPIO Subsection I-6.C.5. (p. 17))

Table with 2 columns: Evaluation Question, Answer by APPLICANT. Rows A and B regarding historic resource evaluation.

SELA CPIO Industrial Subareas Checklist

To be completed by applicant and subsequently verified by Project Planners during project review.

SELA CPIO STANDARD	See Plan Sheet	Administrative Use Only	
		Standard Met?	Staff Comments

IV-1. Land Use Regulations

<p>A. Use. Any new use or change of use shall be subject to and limited by the use restrictions set forth in Tables IV-1 and IV-2 (See Table IV-1. Allowed Uses in Industrial Subareas I, J, K on page 8 of this checklist, which is also available in the CPIO, pp.69-70; and Table IV-2 Use Regulations on page 9 of this checklist which is also available in the CPIO, pp. 70-72).</p> <p>B. Existing Uses. Legal non-conforming uses, including uses made non-conforming by this CPIO, shall comply with LAMC Section 12.23, except as follows:</p> <ol style="list-style-type: none"> 1. Residential Uses - Maintenance/Expansion. An existing residential use in Subareas K or L may be repaired, maintained and/or expanded to a maximum of 20% of the building's legally permitted gross floor area but may not create an additional dwelling unit. 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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IV-2. Development Standards

A. Building Height.

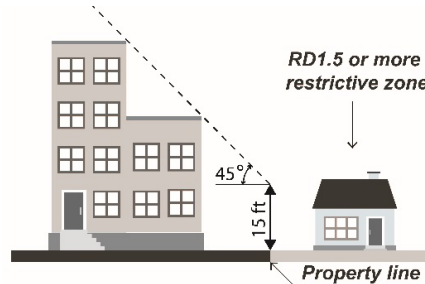
In addition to the height standards set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following height regulations:

<ol style="list-style-type: none"> 1. Overall Height. In Subareas I and J, all Projects in Height District 2D shall be limited to a maximum height of 3 stories except as follows: <ol style="list-style-type: none"> (a) Live/work Projects shall not exceed a maximum height of 6 stories. (b) TOC Projects or Density Bonus Projects shall have a Base height of 5 stories. 2. Ground Floor Height. For Projects involving the construction of a new building or additions, the following height restrictions apply: <ol style="list-style-type: none"> (a) The Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structural floor or roof above. (b) For Projects with an Active Floor Area, the Ground Floor shall have a minimum height of 11 feet, measured from the finished floor to the finished ceiling. 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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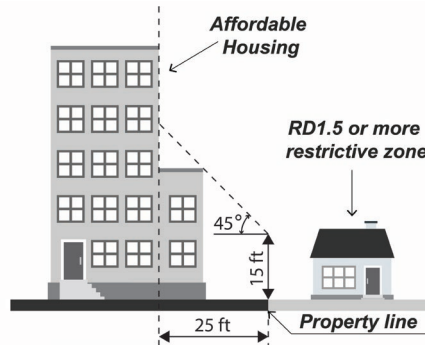
3. Transition to Residential. The following height restrictions apply:

*Please select all that apply to the Project site:

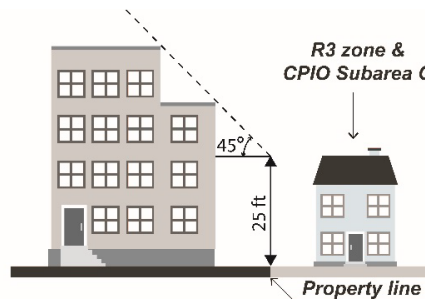
- (a) The building height shall be stepped-back within a 45 degree angle as measured 15 feet above grade at the property line of the lot in the more restrictive zone.



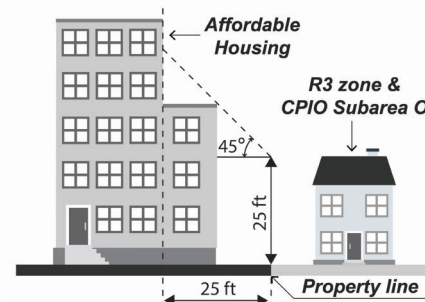
- (b) For Density Bonus Projects or TOC Projects, the required height transition applies only to the first 25 feet of depth as measured from the property line of the lot in the more restrictive zone.



- (c) When adjacent to or across an alley from an R3 property in 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.



- (d) For all Density Bonus Projects or TOC Projects, when a property located that is adjacent to or across an alley from an R3 property in Subarea O, 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.



- Yes
- No
- N/A

*Figures are not to scale, illustrative only and not regulatory.

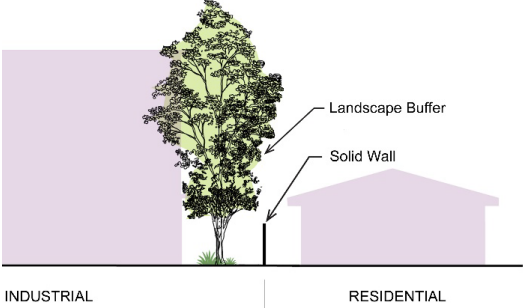
B. Building Density and Floor Area Ratio (FAR).

In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following density and FAR regulations:

<p>1. Residential Density. The maximum residential density shall be as set forth by the underlying zone.</p> <p>2. Floor Area Ratio (FAR). The maximum building FAR shall be as set forth by the underlying zone, except as follows:</p> <p style="margin-left: 40px;">(a) In Subarea I, Mixed-Use Projects involving the construction of new buildings or additions to existing buildings shall limit residential floor area to 30 percent of the total building floor area, excluding live/work dwelling units. All 100 percent residential Projects shall be prohibited.</p> <p style="margin-left: 40px;">(b) In Subareas I and J, Projects involving the construction of new buildings or additions to existing buildings in Height District 2D, the maximum building FAR shall be 1.5:1 except as follows:</p> <p style="margin-left: 80px;">1) Live/work Projects shall not exceed a maximum FAR of 3:1.</p> <p style="margin-left: 80px;">2) Density Bonus Projects or TOC Projects shall have a Base FAR of 2.5:1.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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C. Building Disposition.

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

<p>1. Residential-Adjacent Setbacks. Industrial Projects shall provide a minimum 5-foot setback along any property line that is adjacent to a residentially zoned property.</p> <p style="margin-left: 40px;">(a) The residential-adjacent setback shall not be required when residential uses are located across a public street or alley from the Project site.</p> <p style="margin-left: 40px;">(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.</p> <div style="text-align: center; margin-top: 20px;">  <p style="font-size: small;">*Figures are not to scale, illustrative only and not regulatory</p> </div>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>2. Siting and Orientation. In Subareas I, J and K, exterior mechanical equipment, loading areas and service bays shall be sited so that they are a minimum of 15 feet from abutting residentially-zoned properties in order to reduce noise, vibration, odor and glare to residential areas.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

SELA CPIO STANDARD

See Plan Sheet

Administrative Use Only

Standard Met?

Staff Comments

D. Building Design.

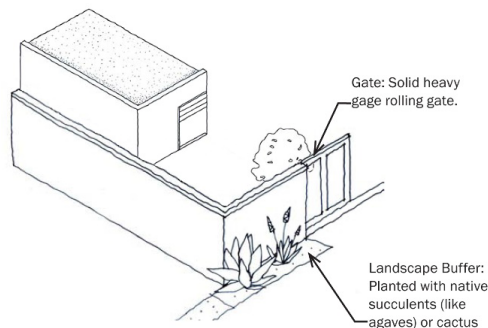
For Projects with new construction in Subareas I, J, and K and for Projects with new construction in Subarea L that front on Avalon Boulevard, Central Avenue, Florence Avenue, Gage Avenue, Slauson Avenue, or Washington Boulevard, the following shall apply:

<p>1. Glazing. The Ground Floor of the Primary Frontage shall provide clear transparent glass (e.g., storefront windows and doors) on at least 20 percent of a building's street-level façade as measured 10 feet from sidewalk grade.</p>		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>2. Articulation. The street facing building façade of a Project shall feature breaks that occur, at minimum, every 30 feet in horizontal distance, by utilizing a relief, graphic pattern or change in material, color or texture that provides scale and visual interest such as:</p> <ul style="list-style-type: none"> (a) A change in plane of at least 18 inches; (b) Windows that are recessed at least 2 inches, or that project such as bays; (c) Building overhangs, such as canopies or eaves; (d) Terraces, balconies, porches or cantilevered designs; (e) Wood accents and wood trim for windows and doors; (f) Varying roof forms and heights; and (g) Other Architectural Features or building materials that create a visual break (such as, stucco reveals that are a minimum of 2 inches in depth). 		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>3. Street-Oriented Entrance</p> <ul style="list-style-type: none"> (a) Projects shall provide a Street-Oriented Entrance. Street-Oriented Entrances need not be parallel to the Primary Lot Line, provided that they are augmented by entrance forecourts or other design features that establish a visual connection to the Primary Lot Line. (b) For non-residential Projects, all Street-Oriented Entrances shall be accessible during business hours. Such entrances shall be no more than three feet above or below sidewalk grade. 		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>

E. Parking

Surface Parking Screening.

Where permitted, surface parking that abuts a public sidewalk shall provide a visual screen consisting of a three-foot wide landscaped buffer, and a three and a half foot high decorative wall, hedge or a combination thereof along the property line facing the street intended to screen headlights. The wall and/or hedge shall provide pedestrian entrances (separate from vehicular entrances) from the public sidewalk.



*Figures are not to scale, illustrative only and not regulatory.

Yes
 No
 N/A

SELA CPIO STANDARD

See Plan Sheet

Administrative Use Only

Standard Met?

Staff Comments

F. Signs.

In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following signage regulations:

<p>1. Prohibited Signs. The following types of signs are prohibited: pole signs; illuminated architectural canopy signs; Feather Signs; digital displays; and Canister/Can/Cabinet Sign.</p> <p>2. Required Signs. An applicant shall provide a tenant identification sign for any non-residential uses.</p>		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
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G. Equipment, Fencing and Walls, and Utilities.

In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction and additions shall comply with the following equipment and utility regulations:

<p>1. Security Devices. For buildings fronting on Avalon Boulevard, Central Avenue, Florence Avenue, Gage Avenue, Jefferson Boulevard, Main Street, Slauson Avenue, and Washington Boulevard, the following regulations shall apply:</p> <p>(a) Permitted. Interior roll-down doors and security grilles must be at least 75 percent transparent (open), retractable, and designed to not be visible from the public right-of-way during business hours.</p> <p>(b) Prohibited. The following security devices are prohibited on all Primary Frontages:</p> <ul style="list-style-type: none"> (i) Permanently affixed exterior security grilles or bars. (ii) Exterior accordion (or scissor) gates. (iii) Exterior roll-down doors that are less than 75 percent transparent (iv) Exterior roll-down doors that have exterior housing that is visible from the sidewalk. 		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>2. Mechanical Equipment. For buildings fronting on Avalon Boulevard, Central Avenue, Florence Avenue, Gage Avenue, Jefferson Boulevard, Main Street, Slauson Avenue, and Washington Boulevard, mechanical equipment shall be screened from public view using non-reflective materials or other material consistent with or complementary to the overall design of the building.</p>		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>3. Fencing and Walls. In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction and additions shall comply with the following fencing and wall regulations:</p> <p>(a) For non-residential Projects, 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 opaque, sturdy material. Wood fencing is prohibited.</p> <p>(b) Chain link fencing (with or without slats), corrugated metal and barbed/razor wire is prohibited.</p> <p>(c) 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.</p>		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>

SELA CPIO STANDARD	See Plan Sheet	Administrative Use Only	
		Standard Met?	Staff Comments
<p>4. Refuse Enclosures. Areas where trash and recycling containers are stored outside shall be fully enclosed, including roofing, with solid masonry walls or other materials that have been determined to prevent the release of refuse odors.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>H. Lighting.</p>			
<p>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 onto residential lots.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>I. Open Storage and Open Air Work Standards.</p>			
<p>For Projects that include storage and open air work areas, including pallet yards and storage yards, shall comply with the following:</p> <p>(a) Subareas I, J, and K. In Subareas I, J and K, when the site abuts a residentially-zoned property, all work and storage activities shall be performed wholly within an enclosed building.</p> <p>(b) Subarea L. In Subarea L, open air storage and open work areas shall not be located within 15 feet of abutting residentially-zoned properties or existing school uses.</p> <p>(c) Fencing. Solid perimeter fencing for outdoor storage, including storage yards and pallet yards, shall be provided consistent with materials described in Subsection G.3.(a) above, and shall be 12 feet high at side and rear only when abutting a residentially-zoned property.</p> <p>(d) Outdoor Storage. Outdoor storage of materials, where allowed, shall not exceed the height of the exterior fence.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Table VI-1. Allowed Uses in Industrial Subareas I, J, K

Use ¹	Regulations ²	Applicable Subarea	Exemptions/ Clarifications/Regulations
Commercial Uses	Allowed.	I, J, K	Commercial Uses subject to any additional limitations by the underlying zone.
Community Facilities	Allowed.	I, J, K	
Light Manufacturing and Assembly	Allowed.	I, J, K	
Media Production	Allowed.	I, J, K	
Multipurpose Cultural Facilities	Allowed.	I, J, K	
Professional Office Uses	Allowed.	I, J, K	
Research and Development	Allowed.	I, J, K	
Residential Uses	Allowed, except as limited below. In Subarea I, Residential Uses shall comply with the limitations set forth in Section IV-2 B.2.(b)	I, J	
	Prohibited.	K	
Vocational Schools	Allowed.	I, J, K	
Warehouse/Storage Buildings	Allowed.	I, J, K	All storage shall be within an enclosed building.

¹ Uses are defined in Chapter 1 of this CPIO or LAMC Section 12.03.

Table VI-2. Use Regulations

Use ¹	Regulations	Applicable Subarea	Exemptions/ Clarifications
Alcohol Sales, Off-Site	Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Off-Site Alcohol Sales Use. ³	I, J, K, L	<ul style="list-style-type: none"> • Full-Service Grocery Stores and Full-Service Drug Stores are exempt. • Full-Service Grocery Stores that sell alcohol shall still be included in the ½ mile radius calculation when other new Off-Site Alcohol Sales requests are made in ½ mile proximity. • This use is also expressed as Off-Site Alcohol Sales.
Auto-Related Use	Not more than one establishment is permitted within a ½ mile (2640 linear foot) radius of another Auto-Related Use. ³	I, J, K	<ul style="list-style-type: none"> • Expansion, re-modeling, replacement of existing Auto-Related Uses, or inclusion of other accessory uses shall be allowed provided that such changes comply with the development standards of this CPIO and are allowed by the underlying zone. • Multiple Auto-Related Uses or accessory Auto-Related Uses are allowed when combined within the same lot or parcel of an existing Auto-Related Use.
Freestanding Restaurant with Drive-Through	Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Freestanding Restaurant with Drive-Through use. ³	I, J, K, L	<ul style="list-style-type: none"> • Expansion, re-modeling, rebuilding or replacement of existing establishments shall be exempt provided there is no change of use and all work complies with the development standards of this CPIO District.
Gun Shop	Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Gun Shop use. ³	I, J, K, L	
Pawn Shop	Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Pawn Shop use. ³	I, J, K, L	
Noxious Uses	These uses are prohibited within 2,500 feet of any Sensitive Land Uses.	L	
Office Uses	Allowed.	L	<ul style="list-style-type: none"> • Includes Creative Office Uses.
Public Self Storage	Limited. Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Public Self Storage use. ³	I, J, K, L	
Recycling Collection	Prohibited.	I, J, K	
Restaurants	Prohibited, except as exempted.	L	<ul style="list-style-type: none"> • Properties fronting on Avalon, Central, Florence, Main or Washington are exempt. • Cafes/restaurants constructed as an accessory use to the primary use are exempt.
Retail Sales (including Major Retailers)	Prohibited, except as exempted.	L	<ul style="list-style-type: none"> • Properties fronting on Avalon, Central, Florence, Main or Washington are exempt.
Residential Uses	Limited.	I	<ul style="list-style-type: none"> • Projects involving construction of a new building shall limit any residential floor area (excluding live/work units) to a maximum of 30% of the total floor area of the building.
	Prohibited.	K, L	
Smoke/Vapor Shops	Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Smoke/Vapor Shop use. ³	I, J, K, L	

¹ Uses are defined in Chapter 1 of this CPIO or LAMC Section 12.03.

² Permitted if applicable distance requirements are met.

³ Distance shall be measured from the center point of the front lot line of the subject parcel to the nearest property line of any parcel containing the same use.

Appendix A*: CPIO Environmental Standards

To be completed by applicant and subsequently verified by Project Planners during project review.

Appendix A*					
Environmental Standards (SELA CPIO, pp. 87 – 92)		Plan Sheet Reference (To be completed by <u>APPLICANT</u>)	Administrative Use Only		
*New Construction or Major Remodels Only			Yes	No	N/A
Air Quality	AQ1: Emission Control During Construction				
Cultural Resources	CR1: Cultural Materials Handling CR2: Paleontological Resources Handling CR3: Tribal Resources Handling				
Hazards and Hazardous Materials	HM1: Phase 1 ESA				
Noise and Vibration	N1: Construction Activities N2: Noise Reduction During Construction N3: Vibration Control Plan Adjacent to Eligible/Designated Historic Resources N4: Vibration Reduction During Construction				

Appendix B: Southeast Los Angeles Design Guidelines

To be completed by applicant and subsequently verified by Project Planners during project review.

Appendix B						
SOUTHEAST LOS ANGELES DESIGN GUIDELINES (SELA Community Plan, Appendix B)						
INDUSTRIAL DESIGN GUIDELINES – Chapter 9		Plan Sheet	Administrative Use Only			
9A. Street Frontage			Yes	No	N/A	Staff Comments
G1. – 1	Primary Entrance					
G1. – 2	Architectural Accent					
G2.	Pedestrian Access Path					
G3.	Proximity to Transit Stop/Station					
G4.	Pedestrian Amenities at Transit Stop/Station					
9B. Building / Architectural Design			Yes	No	N/A	
G1.	Wall Treatment					
C	Windows at Ground Floor					
G3.	Re-use of Buildings Identified by SurveyLA					
9C. Fences and Walls			Yes	No	N/A	
G1.	Complementary Design					
G2.	Fencing Material					
G3.	Break-up Walls					
9D. Parking, Circulation & Driveways			Yes	No	N/A	
G1.	Parking Lot Location					
G2.	Driveway Location					
G2.a.	Head-In Parking					
G2.b.	Driveway Accents					
G3.	Circulation					
G4.	Alleys					
9E. Other Elements			Yes	No	N/A	
G1.	Outdoor Lighting					
G2.	Equipment Screening					
G3.	Security Grilles					
G4.	Pallet Storage					
G5.	Outdoor Storage					
G6.	Pallet Screening					
G7.	Uses Discouraged Next to Residential					
9F. Sustainability			Yes	No	N/A	
G1.	Maximize Day Lighting					
G2.	Reduce Storm Water Run-Off					
G3.	Solar Panels					
G4.	Green Walls					
G5.	Minimize Graffiti					
G6.	White/Reflective Roofs					
G7.	Drought-Tolerant Landscaping					
G8.	Street Trees					

