

West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO)
 La Brea/Farmdale TOD Subarea and Appendices Checklist

NOTE: This checklist is an attachment to the Community Plan Implementation Overlay, Administrative Clearance Application. Plan Sheet reference is to be completed by the **applicant** in accordance with plans submitted for review.

Related LAMC Code Sections: LAMC §13.14 authorizes Community Plan Implementation Overlays (CPIO). Ordinance No. 184,794 established the West Adams-Baldwin Hills-Leimert CPIO; refer to Chapter IV and Appendices A – B referenced below when completing this checklist.

This La Brea/Farmdale TOD Subarea Checklist includes the following CPIO Sections:

- La Brea/Farmdale TOD Subarea (Chapter IV), **page 2**
- Streetscape, Mobility and Open Space Provisions (Appendix A), **page 7**
- Environmental Standards (Appendix B), **page 8**

Eligible Historic Resource Evaluation (CPIO Subsection 6.C.5. (p. 12); Subsection 6.C.6. (p. 13))

A. Does the Project involve an Eligible Historic Resource or Designated Historic Resource as defined by the West Adams-Baldwin Hills-Leimert CPIO (CPIO, p. 8)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
B. Does the Project involve the demolition of an Eligible Historic Resource or Designated Historic Resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

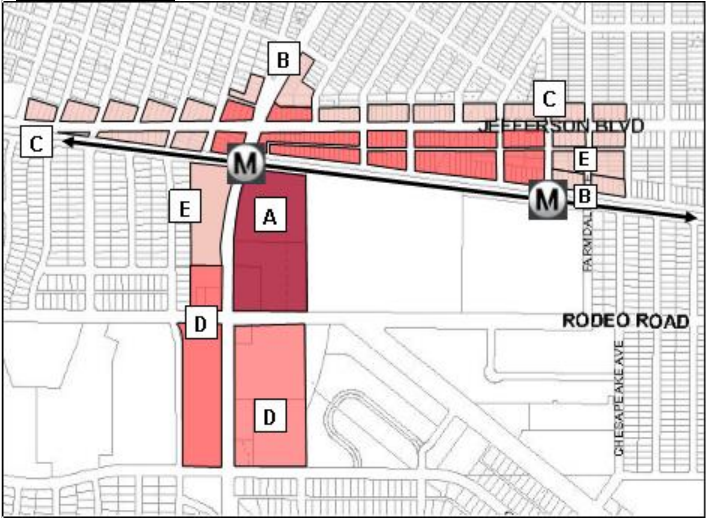
CPIO Standard	See Plan Sheet	Standard Met? (For Staff Use)	Staff Comments
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Land Use Regulations

IV.1.A.	Any new use or Change of Use shall be subject to the use regulations set forth in Table IV-1 (See Table IV-1 La Brea/Farmdale TOD Subarea Use Regulations, CPIO, p. 44)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
IV.1.B.	Uses made non-conforming by this CPIO shall comply with LAMC Section 12.23.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Development Standards

Building Height

IV.2.A.	<p>Overall Height:</p>  <p style="text-align: center;"><i>Figure IV-2 (CPIO, p. 48)</i></p> <ul style="list-style-type: none"> • In Parcel Groups B, C, and E, the maximum building height is 45 feet. • In Parcel Groups A and D, the maximum building height is 55 feet except as provided below. • In any portion of Parcel Group A that abuts the La Brea Expo Station and Rancho Cienega Park, the maximum building height is 65 feet. • Architectural Features may exceed the maximum building height by up to 20 percent. • Individual stories may 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. The ground floor shall have a minimum finished floor to finished ceiling height of 11 feet. • Parapet walls and guard rails utilized to enclose roof uses, such as terraces, gardens or green roofs, shall be permitted to exceed the maximum allowable building height by up to 42 inches or as required by the Building Code. Guard rails shall not be located within five feet of a lot line abutting a residential use. • Rooftop equipment, structures, and improvements may exceed the maximum building height when authorized pursuant to LAMC Section 12.21.1.B.3(a) so long as it is screened from public view using non-reflective materials or otherwise made compatible with the overall design of the building 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
	<p><u>Transition to Residential:</u> For Projects within Parcel Groups B, C, D, and E, new construction on a lot that is designated Commercial or Industrial in the Community Plan that directly abuts or is across an alley from a lot that is designated Residential in the Community Plan shall transition in the following manner:</p> <ul style="list-style-type: none"> • Where the rear or side yard property line is contiguous with the residential lot or separated by an alley that is less than 15 feet in width, the entire building shall be set back or individual floors “stepped back” one foot for every foot in building height as measured 15 feet above grade at the shared property line. • Where the Project lot and the residential lot are separated by an alley 15 feet or greater in width, the entire building shall be set back or individual floors “stepped back” one foot for every foot in building height as measured from grade at the shared property line. 		

CPIO Standard	See Plan Sheet	Standard Met? (For Staff Use)	Staff Comments
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Building Density & Intensity

The minimum and maximum building FAR shall be as delineated in Table IV-2.1, Summary of Building Intensity Standards – Floor Area Ratio (FAR) Permitted Maximums and Required Minimums (CPIO, p. 49). See below.

Affordable Housing Incentive Projects are not subject to these FAR minimums and maximums in accordance with Section I-5 of the CPIO (CPIO, p. 10).

IV.2.B.	<p>The following parameters are also required:</p> <ul style="list-style-type: none"> For a Project in Parcel Groups A, C, or D, the maximum FAR shall apply where at least 80 percent of all parking is located below grade on-site or within an off-site shared parking structure or facility located within the TOD and no more than 750 feet from the Project. Otherwise, the baseline FAR shall apply to Projects where any parking is located on-site at or above grade. For off-site parking, prior to building permits being issued, the property owner shall record a covenant committing to the off-site parking. The residential component of Mixed-Use Projects shall not exceed 75 percent of the building's total floor area. 		
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**Table IV-2.1 Summary of Building Intensity Standards
Floor Area Ratio (FAR) Permitted Maximums and Required Minimum**

Parcel Group	Hybrid Industrial			100% Commercial			Mixed Use			100% Residential		
	Base.	Max.	Min.	Base.	Max.	Min.	Base.	Max.	Min.	Base.	Max.	Min.
A	1.5:1	2:1	1:1	2:1	3:1	1:1	2:1	3:1	1:1	Not Permitted		
B	Not permitted			1.5:1	1.5:1	5:1	1.5:1	1.5:1	1:1	1.5:1	1.5:1	1:1
C	1.5:1	2:1	5:1	1.5:1	2:1	5:1	2:1	3:1	1:1	1.5:1	2:1	1:1
D	Not permitted			2:1	3:1	1:1	2:1	3:1	1.5:1	Not Permitted		
E	Not permitted			Not Permitted			Not Permitted			3:1	3:1	1:1

Building Disposition

IV.2.C.	<p><u>Lot Coverage:</u> Projects shall maintain a minimum lot coverage as follows:</p> <ul style="list-style-type: none"> Projects in Parcel Groups B, C, and D, that involve the construction of a new building, shall provide a minimum lot coverage of 30%. Projects in Parcel Group A that involve the construction of a new building shall provide a minimum lot coverage of 50%, except as provided below. Projects in Parcel Group A that involve the construction of a new building shall provide a minimum lot coverage of 30 percent when at least 20 percent of the lot is devoted to open space. The open space shall be located no more than 3 feet above or below the adjacent sidewalk grade and shall be designed to enhance linkages from the Mass Transit Station to nearby public spaces and Pedestrian Amenities. A covenant shall be required to ensure that the open space remains accessible and open to the public at all times that mass transit service is available. <p>Lot coverage shall be the cumulative total of the Building Footprint of all buildings on the lot.</p>		
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Building Design

In addition to any regulations set forth by the underlying zone and the LAMC, the following design regulations shall apply to Parcel Groups A, B, C, and D:

IV.2.D.1.	<p><u>Sidewalk Frontage:</u></p> <ul style="list-style-type: none"> The maximum setback for the Primary Frontage from the sidewalk shall be 2 feet. If the street facing façade is accessible to the public, the maximum Primary Frontage setback from the sidewalk may be exceeded by up to 20 feet along any portion of a lot line that abut any Pedestrian Amenities incorporated into the Project. The maximum Primary Frontage setback shall not apply to those portions of the Primary Frontage where driveways are required. The maximum Primary Frontage setback shall be waived to the extent necessary to preserve a Designated or Eligible Historic Resource, or a Character Defining Element of the façade consistent with CPIO Subsection I-6.C.6. 		
IV.2.D.2.	<p><u>Corner Building Frontages:</u></p> <ul style="list-style-type: none"> All street facing facades for a building on a corner lot shall comply with the Primary Frontage requirements listed in Building Design. Sidewalk Frontage, above. For Mixed-Use buildings on a corner lot, no setback requirements, other than those in Subsection 1, above, shall apply to any portion of a building frontage used for residential uses. 		

IV.2. D.3.	<u>Building Façade Articulation:</u> Building façades of large projects shall be broken into a series of appropriately scaled buildings or recessed Pedestrian Amenities areas such that Ground Floor elevations do not exceed more than 250 feet in length.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
IV.2. D.4.	<u>Pedestrian-Oriented Ground Floor:</u> <ul style="list-style-type: none"> • For Projects with new construction or a change of use, the ground floor of the Primary Frontage shall incorporate public interior spaces (such as public access areas, lobbies, or spaces used for Commercial Uses or Community Facilities) and be designed in the following manner: • Public interior spaces shall face the street. • Pedestrian entrances shall be no more than 3 feet above or below the grade of the abutting public sidewalk and shall face the Primary Frontage street. • The façade shall have a minimum of 30% clear and non-reflective storefront glazing, except for Commercial or Mixed-Use Projects, which shall have a minimum of 50% clear and non-reflective storefront glazing. • For Commercial or Mixed-Use Projects, the ground floor of the public interior space shall be: <ul style="list-style-type: none"> - A minimum of 75% of the length of the Primary Frontage, excluding areas used for vehicular access. - A minimum depth of 25 feet or, the total depth of the building, whichever is less. 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
IV.2. D.5.	<u>Residential – Detached Single- and Two-Family Dwellings:</u> All single- and two-family dwellings, including Small Lot Subdivisions, as authorized by LAMC Section 12.22 C.27, shall have 0 side yard setbacks with abutting or shared common walls, as permitted by the Building Code.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Parking				
IV.2. E.1.	<p>In addition to any regulations set forth by the underlying zone and the LAMC, the following parking regulations shall apply:</p> <p><u>Reductions for Required On-site Parking:</u></p> <p>A. Is the Project a Restoration or Rehabilitation Project of a Designated Historic Resource or Eligible Historic Resource?</p> <p><input type="checkbox"/> Yes - exempt from all off-street parking requirements provided that it does not include an addition of more than 500 square feet or involve a demolition more than 10% of the original building envelope.</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>B. Does the Restoration or Rehabilitation Project of a Designated Historic Resource or Eligible Historic Resource include a demolition or addition that is in excess of the limits listed in the preceding bullet point above, or involves the preservation of the Character Defining Elements of the façade consistent with CPIO Subsection I-6.C.6.?</p> <p><input type="checkbox"/> Yes - may reduce the required parking by 25%.</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>C. For projects in Parcel Groups A and C, does the Project include a new use or change of use to a Full-Service Grocery Store use or Community Facilities?</p> <p><input type="checkbox"/> Yes – Full-Service Grocery Stores may reduce the required parking by 25%; Community Facilities use may reduce the required parking by 50%. <i>Projects obtaining parking reductions under this subsection shall record a covenant guaranteeing the Full-Service Grocery Store use or Community Facilities use in connection with the reduced parking requirement.</i></p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>D. Is the Project a Change of Use within the existing building with a frontage on Adams Boulevard (between Fairfax Avenue and Somerset Drive) as of the effective date of the West Adams CPIO?</p> <p><input type="checkbox"/> Yes - No additional parking is required for any change of use provided any existing on-site parking is maintained, or is reduced in accordance with this subsection (Parking).</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

**Table IV-2.2 Summary of Vehicular Parking Standards
Permitted Parking Reductions and Parking Maximums***

Parcel Group	Hybrid Industrial		100% Commercial		Mixed Use		100 % Residential	
	Reduction (%)	Maximum (%)	Reduction (%)	Maximum (%)	Reduction (%)	Maximum (%)	Reduction (%)	Maximum (%)
A	25	90	50	90	50	90	N/A	N/A
B	N/A	N/A	50	90	50	90	N/A	N/A
C	25	90	50	90	50	90	N/A	N/A
D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
E	N/A	N/A	N/A	N/A	N/A	N/A	50	100

* The Reduction column in the table indicates the minimum amount of parking required for a Project with the identified land use type in that Parcel Group row as calculated by multiplying the number in the cell as a percentage against the amount of parking required by the underlying zoning in the LAMC. The Maximum column indicates the maximum amount of parking that is allowed for a Project with the identified land use type in that Parcel Group row as calculated by multiplying the number in the cell as a percentage against the parking required for the underlying zoning in the LAMC. For example, if the LAMC required a project to have 100 parking spaces and the project is for a Hybrid Industrial use and is located in Parcel Group A, under the CPIO District, the project would be required to have a minimum of 75 spaces (100 – (100 x 25%)) and a maximum of 90 spaces (90% x 100).

IV.2. E.2.	<p><u>Parking Location and Access:</u> Projects are encouraged but not required to substantially conform to the landscaping design guidelines in Appendix C or D, as applicable, and the Community Plan Commercial Area Design Guidelines. Projects shall comply with the following parking design regulations:</p> <ul style="list-style-type: none"> • Surface parking areas shall not be located between the property line and any building façade facing a street. • A minimum of 10% of the total area of the surface parking lot shall be landscaped. It shall have at least one shade tree for every four uncovered parking spaces dispersed within the parking area so as to shade the uncovered, unroofed surface parking area. A minimum of half of the trees planted should be evergreen shade-producing trees of no less than a 24" box tree or 15 gallon tree. These trees can, but are not required, to be one of the following variety: California Peppers, Magnolia or, Tipu. The trees shall be distributed throughout the parking lot to shade the parking area at maturity. • Those surface parking areas that are not located to the rear of the lot behind a building shall provide a 3 foot landscaped buffer, and a 3 ½ foot high solid decorative wall along the property line facing the street or alley, and shall contain a 24" box tree or 15 gallon tree every 20 lineal feet. Trees provided within the landscape buffer may also be applied toward the tree requirements of this subsection. • Structured or podium parking located at the ground floor level of Commercial and Mixed-Use buildings shall be buffered from view, including through the use of public interior spaces pursuant to the Pedestrian-Oriented Ground Floor subsection in Building Design. • Structured or podium parking located at the ground floor level that is not buffered from view through Commercial, Mixed-Use uses or other public interior spaces, shall be screened by a minimum 3 foot wide landscaped buffer that conforms to the following standards: <ul style="list-style-type: none"> - The buffer shall be landscaped with one of the following: <ul style="list-style-type: none"> ▪ 24" box trees or 15 gallon trees, not less than 10 feet in height at the time of planting, planted at a ratio of one for every 20 lineal feet; or ▪ Ground cover with a minimum height of 3 feet at maturity planted over the entire landscaped setback; or ▪ Clinging vines, oleander trees or similar vegetation planted over in the landscaped setback and capable of covering or screening the length of the wall of the podium parking up to a height of at least 9 feet. • An automatic irrigation system shall be installed within the landscaped buffer. • Parking structures located below grade may occupy the entire footprint of the site. • Access driveways shall be taken from alleys or side-streets when present. Driveway widths shall not exceed 30 feet, or the minimum allowed by the Los Angeles Department of Transportation, whichever is less. Multiple driveways providing access to the same project shall be a minimum of 200 feet apart from each other. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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Table III-1 Major Intersection Nodes Subarea Use Regulations

Use	Regulation	Applicable Location	Exemptions/ Clarifications
Off-Site Alcohol Sales	In addition to compliance with the South Los Angeles Alcohol Sales Specific Plan, not more than one (1) establishment is permitted within a ½ mile (2640 linear foot) radius of another Off-Site Alcohol Sales use. ¹	All Nodes, except on S. Robertson Blvd.	<ul style="list-style-type: none"> • Full Service Grocery Stores shall be exempt. • Convenience Food Stores and other Off-Site Alcohol Sales establishments shall be exempt provided that they maintain the following dedicated sales floor area percentages, enforceable by a covenant: <ul style="list-style-type: none"> • No more than 5 percent devoted to alcoholic beverage products; and • More than 20 percent devoted to the sale of fresh produce, meat, cheese or other perishable food. <p>Sales floor area, includes, but is not limited to, shelving, refrigerators, and display cases.</p>
Automotive Uses	Not more than one (1) establishment is permitted within a ½ mile (2640 linear foot) radius of another Automotive Use. ¹	All Nodes	Multiple Automotive Uses or accessory automotive uses are allowed when combined within the same lot or parcel of an existing Automotive Use.
Free-Standing Fast-Food Establishment	Except where prohibited, not more than one (1) establishment is permitted within a ½ mile (2640 linear foot) radius of another Free-Standing Fast-Food establishment. ¹	All Nodes	<ul style="list-style-type: none"> • Applies to Free-Standing Fast-Food Establishments, with or without drive-through service. • Expansion or replacement of existing uses shall be exempt.
	Prohibited	Directly adjacent, across a street, alley or intersection from a public school.	'Public school' shall include any elementary, middle or high school, whether a public, a charter, or a magnet school.
Gun and Pawn Shops	Prohibited	All Nodes	Includes storage of guns or pawned items to be sold, rented or otherwise relocated for sale.
Motels	Not more than one (1) establishment is permitted within a ½ mile (2640 linear foot) radius of another Motels use. ¹	All Nodes	
100% Residential Developments	Prohibited	Commercial and RAS zoned properties within Nodes along Washington and Pico Blvds.	
Open Storage	Not more than one (1) establishment is permitted within a ½ mile (2640 linear foot) radius of another Open Storage use. ¹	All Nodes	
Payday Lending and/or Check Cashing Facilities	Not more than one (1) establishment is permitted within a ½ mile (2640 linear foot) radius of another Payday Lending and/ or Check Cashing Facilities use. ¹	All Nodes	
Recycling Collection or Buyback Centers	Not more than one (1) establishment is permitted within a ½ mile (2640 linear foot) radius of another Recycling Collection or Buyback Center use. ¹	All Nodes, except Nodes along Jefferson, Adams, La Cienega, and Venice Blvds.	
	Prohibited	All Nodes along Jefferson, Adams, La Cienega and Venice Blvds.	
Storage Building for Household Goods	Not more than one (1) establishment is permitted within a ½ mile (2640 linear foot) radius of another Storage Building for Household Goods use. ¹	All Nodes	Expansion of existing uses shall be limited to a total FAR of 1.5:1.
Storefront Churches/ Storefront Houses of Worship or other secular and non-secular places of assembly.	Conditional Use Permit required pursuant to LAMC Section 12.24	All Nodes along Washington Blvd.	Use limitation applies only to uses located exclusively along the Primary Frontage of the Ground Floor.
Swap Meets	Not more than one (1) establishment is permitted within a ½ mile (2640 linear foot) radius of another Swap Meet use. ¹	All Nodes	Applies to indoor and outdoor swap meets.
Tobacco/ Cigarette Shops (Wholesale or Discount)	Not more than one (1) establishment is permitted within a ½ mile (2640 linear foot) radius of another Tobacco, or, Cigarette Shop use. ¹	All Nodes	Includes Smoke Shops.

¹ 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

Streetscape, Mobility and Open Space Provisions (CPIO, p. 99 – 106)

The following open space and streetscape guidelines meet the intent of the West Adams-Baldwin Hills-Leimert Park Community Plan and the Mobility Element of the General Plan. None of the individual guidelines included in this Appendix A are mandatory or required in and of themselves as part of a CPIO Administrative Clearance. These guidelines should be used by decisionmakers in the review and approval of discretionary zoning approvals within the CPIO District boundaries that require findings related to neighborhood compatibility, the degradation or benefit of the project to surrounding properties and the community, and conformity with the intent and purpose of the Community Plan (including, but not limited to, CPIO Adjustments, CPIO Exceptions, and a CUP under LAMC Section 12.24). These guidelines are in addition to any other applicable design guidelines.

TOD Subarea Open Space Guidelines	Yes	No	N/A	Plan Sheet Reference (To be completed by <u>APPLICANT</u>)
<p>The following open space guidelines are applicable to the La Brea/Farmdale TOD Subarea, the Jefferson/La Cienega TOD Subarea, and the Venice/National TOD Subarea:</p> <p>a. Projects on a lot size equal or greater than 15,000 square feet should be developed to maintain at least 20 percent open space areas as publicly accessible open space.</p> <p>b. In addition to any open space requirements of the LAMC, Projects on lot sizes less than 15,000 square feet should develop and maintain open space areas as usable outdoor space accessible to the general public as well as to the residents and employees of a property.</p> <p>c. Public alleyways, paseos, plazas, or new streets that are added to a project site may contribute to the minimum 20 percent open space requirement.</p> <p>d. Paseos should be designed to be at least 20 feet wide or as required by LAMC to accommodate fire truck and emergency vehicle access.</p> <p>e. Open space generated pursuant to La Brea/Farmdale TOD Subarea (CPIO, Chapter IV), Jefferson/La Cienega TOD Subarea (CPIO, Chapter V), and Hyde Park Industrial Corridor Subarea (CPIO, Chapter VI) contribute to the minimum 20 percent open space requirement.</p> <p>f. Open space should generally be located internal to sites, accessible from corridors via mid-block passages or paseos, located no more than three feet above or below the adjacent sidewalk grade, and designed to facilitate linkage from the Mass Transit Station to nearby public spaces and Pedestrian Amenities.</p> <p>g. Create mid-block connections through the length and width of the block to connect the Light Rail Transit to adjacent streets and destinations.</p> <p>h. Design commercial, retail or existing buildings to incorporate parking above or below the ground floor in order to ensure a pedestrian friendly public realm at ground level.</p> <p>i. Provide a clear hierarchy of common open spaces distinguished by design and function to create a connected public realm conducive to both active and passive uses.</p> <p>j. Plant trees in paseos to emphasize their visual impact and provide wider paseos, up to 30 feet, to provide ample light for trees to grow.</p>				
<p><u>TOD Subarea Open Space Access and Linkages Concepts, refer to Appendix A-1;</u></p> <p><u>Hyde Park Industrial Corridor Open Space Guidelines, refer to Appendix A-2;</u></p> <p><u>TOD Subarea Streetscape and Mobility Plan Provisions, refer to Appendix A-3;</u></p> <p><u>Hyde Park Industrial Corridor Streetscape and Mobility Provisions, refer to Appendix A-4</u></p>				

Appendix B*

Environmental Standards (CPIO, pp. 107 – 113) *New Construction or Major Remodels Only		(For Staff Use)			Plan Sheet Reference (To be completed by <u>APPLICANT</u>)
		Yes	No	N/A	
Aesthetics	AE1: Setbacks/Stepbacks AE2: Lighting AE3: Glare				
Air Quality	AQ1: Emission Control During Construction				
Biological Resources	BR1: Bird Nesting BR2: LA City Tree Preservation Ordinance				
Cultural Resources	CR1: HCM Review CR2: HPOZ Review CR3: SurveyLA Review CR4: Cultural Resource Record Search CR5: On-Site Cultural Resource Removal CR6: Archeologist Inspection/Examination CR7: Archeologist Course of Action CR8: Cultural Materials Scientific Analysis CR9: Paleontologist Inspection/Examination CR10: Human Remains Notifications				
Greenhouse Gas Emissions	GHG1: GHG Reduction Measures				
Hazards and Hazardous Materials	HM1: Phase 1 ESA				
Noise and Vibration	N1: Haul Route Management N2: HCM Adjacent Vibration Control Plan N3: Noise Study				
Public Services	PS1: LAPD Crime Prevention				

