



ADMINISTRATIVE REVIEW

**WEST ADAMS – BALDWIN HILLS – LEIMERT
COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO)**

Residential Subarea and Appendices Checklist

RELATED CODE SECTION: Los Angeles Municipal Code (LAMC) Section §13.14 authorizes Community Plan Implementation Overlays (CPIO). Ordinance No. 184,794 established the West Adams-Baldwin Hills-Leimert CPIO; refer to Chapter VIII and Appendix B referenced below when completing this checklist.

PURPOSE: This form is used to evaluate projects proposed within the West Adams Baldwin Hills Leimert 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 West Adams CPIO. Plan Sheet references are to be completed by the **applicant** in accordance with plans submitted for review.

This Character Residential Subarea Checklist includes the following CPIO Sections:

- Character Residential Subarea (Chapter VIII), **page 2**
- Environmental Standards (Appendix B), **page 4**

1. APPLICANT INFORMATION

Applicant Name _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip _____

Telephone _____ E-mail _____

2. ELIGIBLE HISTORIC RESOURCE EVALUATION

(CPIO Subsection 6.C.5. (p. 12); Subsection 6.C.6. (p. 13))

Evaluation Question	Answer by <u>APPLICANT</u>
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 Residential Subarea Standards Checklist

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

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

VIII.1. Land Use Regulations

Any new use or change of use is subject to the use regulations set forth by the underlying zone.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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VIII.2. Development Standards

A. Building Height

Overall height: 30 feet Maximum		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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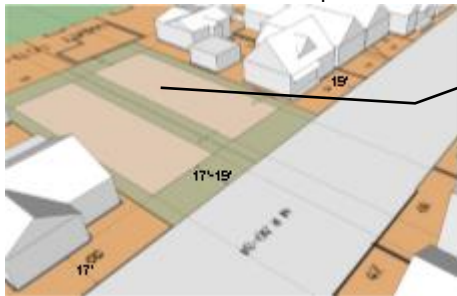
B. Building Density & Intensity

Project density and FAR shall be set forth by the underlying zone and height district.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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C. Building Disposition

1. Bulk and Massing:

- 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 Figure VIII-3 below.
- The total cumulative length of any side elevation above the first floor shall not extend more than 60% of the lot depth or 80 feet, whichever is less.



*Figure VIII-3
Example of original side yard setbacks to be maintained for Projects involving Unified Lots.*

- Yes
- No
- N/A

2. Setbacks:

- **Front.** The Primary Frontage of the Project buildings shall be located no closer to the street than the Primary Frontage of the adjacent building closest to the street, and shall be located no further from the street than the Primary Frontage of the adjacent building farthest from the street.
- **Side and Rear.** The side and rear setback dimensions shall be as set forth in the underlying zone, except as follows:
 - New construction, including additions to existing buildings, on Unified Lots shall not encroach into side and rear setback areas.
 - 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:
 - The accessory building's footprint does not exceed 10% of the overall square footage of the lot, the height does not exceed 15 feet, and the building is single story.

(Setbacks requirements continue on next page)

CPIO STANDARD	See Plan Sheet	Administrative Use Only	
		Standard Met?	Staff Comments
<p><i>(Setbacks requirements - Continued)</i></p> <ul style="list-style-type: none"> 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. 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. 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. 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>3. Parking Areas:</p> <ul style="list-style-type: none"> Onsite parking shall conform to the following standards: No parking areas shall be allowed between the Primary Frontage and the Primary Lot Line. Detached garages and carports shall be located to the rear of the property. Attached parking areas shall be located at the rear of the property, or underground (subterranean or semi-subterranean). Any semi-subterranean parking areas (parking podiums) shall include exterior façades that are integrated into the overall architecture of the building, and that are accompanied by a minimum 3-foot landscape buffer that is landscaped with plants adequate to screen the parking area. Access driveways shall be taken from alleys or side-streets when present. Driveway widths shall be the minimum allowed by the Los Angeles Department of Transportation. 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>4. Front Yards:</p> <p>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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>5. Courtyards:</p> <p>For projects with a frontage of more than 100 feet, there shall be a courtyard facing the street and open to the sky, at least 20 feet wide and 15 feet deep. The courtyard shall be provided at sidewalk grade level.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>6. Parkways:</p> <p>Parkways (the area between the street and sidewalk), when present, shall be porous and landscaped and shall not be paved.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

D. Building Design

In order to enhance compatibility with adjacent buildings, new construction shall include the following design features:

<p>1. Primary Façade:</p> <p>Projects shall provide a primary building entrance that is directly visible from, parallel to, 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>2. Articulation:</p> <p>All exterior building walls should 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 by the applicant as a break in plane.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>3. Building Materials:</p> <p>Projects shall utilize at least two building materials across all exterior façades of the building. The exterior façades of the building shall be comprised of less than 80 percent stucco. Rough texture stucco (i.e. lace, heavy dash, tunnel dash, heavy sand float or other similar finishes) is prohibited.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Appendix B*: CPIO Environmental Standards

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

Appendix B*					
Environmental Standards (CPIO, pp. 107 – 113)		Plan Sheet Reference (To be completed by <u>APPLICANT</u>)	Administrative Use Only		
*New Construction or Major Remodels Only			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				

