

West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO)
Hyde Park Industrial Corridor 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.

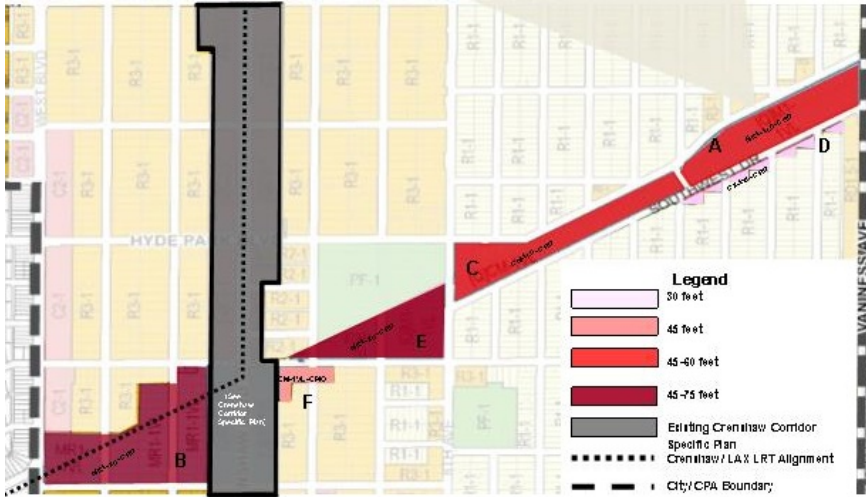
Related LAMC Code Sections: LAMC §13.14 authorizes Community Plan Implementation Overlays (CPIO). Ordinance No. 184,794 established the West Adams-Baldwin Hills-Leimert CPIO; refer to Chapter VII and Appendices A – B referenced below when completing this checklist.

This Hyde Park Industrial Corridor Subarea Checklist includes the following CPIO Sections:

- Hyde Park Industrial Corridor Subarea (Chapter II), **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?	Staff Comments
Land Use Regulations				
VII.1.A.	Any new use or Change of Use shall be subject to the use regulations set forth in Table VII-1 (See Table VII-1 Hyde Park Industrial Corridor Subarea Use Regulations, CPIO, p. 83)		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
VII.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				
VII.2.A.	<p>Overall height:</p>  <p>Figure VII-2</p> <ul style="list-style-type: none"> In Parcel Group D, the maximum building height is 30 feet. In Parcel Groups A, B, C, and E, the maximum building height is 45 feet except that: <ul style="list-style-type: none"> Projects in Parcel Groups A and C, if consistent with Subsection F, below, may exceed the maximum building height up to a maximum height of 60 feet by providing 0.75 square feet of open space for every square foot of Building Footprint that is above the maximum building height of 45 feet. The open space shall be located directly adjacent to the existing Harbor Subdivision Railroad ROW to facilitate a Hyde Park Greenway and shall be accessible to the public during daylight hours. A covenant shall be required to ensure that the open space remains accessible to the public. 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
VII.2.A.1.	<ul style="list-style-type: none"> Projects in Parcel Groups B and E, if consistent with Subsection F, below, may exceed the maximum building height up to a maximum height of 75 feet by providing 0.75 square feet of open space for every square foot of Building Footprint that is above the maximum building height of 45 feet. The open space shall be located directly adjacent to the existing Harbor Subdivision Railroad ROW to facilitate a Hyde Park Greenway and shall be accessible to the public during daylight hours. A covenant shall be required to ensure that the open space remains accessible to the public. Architectural features may exceed the maximum building height by up to 20%. Individual stories shall not exceed 14 feet in height from finished floor to finished ceiling, except the ground floor, which may 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 5 feet of the lot line shared with a residential lot. 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 type="checkbox"/> N/A	

CPIO Standard		See Plan Sheet	Standard Met?	Staff Comments
VII.2.A.2.	<p>Transition to Residential or School: New construction on a lot designated as Industrial in the Community Plan that directly abuts or is across an alley from a lot designated as Residential in the Community Plan, or used for a school, shall transition in the following manner:</p> <ul style="list-style-type: none"> Buildings shall not exceed 30 feet in height for the first 50 feet of lot depth or width as measured from the industrial lot line(s) opposite the lot planned for residential or planned or used for a school. 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Building Density & Intensity				
VII.2.B.	<p>Floor Area Ratio (FAR): In addition to the regulations set forth by the underlying zone and height district, the following building density and intensity regulations shall apply:</p> <ul style="list-style-type: none"> The maximum and minimum building FAR shall be as provided in Table VII-2.1 and is subject to the following: <ul style="list-style-type: none"> Projects in Parcel Groups A, C, D and F shall have a maximum FAR of 1.5:1. Projects in Parcel Groups B and E shall have a baseline FAR of 1.5:1, and if consistent with Subsection F, below, may exceed the baseline FAR up to an additional FAR of 1.0 by providing publicly accessible open space at a ratio of 0.75 square feet of open space for each square foot of Building Footprint above 45 feet. The open space shall be located directly adjacent the existing Harbor Subdivision Railroad ROW to facilitate a Hyde Park Greenway and shall be accessible to the community during daylight hours. <i>A covenant shall be required to ensure that the open space remains accessible to the public.</i> The residential component of Mixed-Use Projects shall not exceed 25% of the building's total floor area. 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

**Table VII-2.1 Summary of Building Intensity Standards
Floor Area Ratio (FAR) Permitted Maximums**

Parcel Group	Limited Industrial		Hybrid Industrial	100% Commercial	Mixed Use	100% Residential
	Base	Max.	Max.	Max.	Max.	Max.
A	1.5:1	1.5:1	N/A	N/A	N/A	N/A
B	1.5:1	2:1	N/A	N/A	N/A	N/A
C	N/A	N/A	1.5:1	1.5:1	1.5:1	Not Permitted
D	N/A	N/A	N/A	1.5:1	1.5:1	Not Permitted
E	1.5:1	2:1	N/A	N/A	N/A	N/A
F	N/A	N/A	1.5:1	1.5:1	1.5:1	Not Permitted

Building Disposition

All new industrial uses (including but not limited to accessory storage, vehicular storage, and other equipment use buildings, structures or outdoor areas) that are adjacent to, across a street or alley from, or share public open space with, any planned or existing residence or school are encouraged, but not required by the CPIO District, to substantially comply with the Citywide and Community Plan Industrial Design Guidelines. At a minimum, industrial Projects shall comply with the following regulations:

VII.2.C.1.	<p>Residential – Adjacent Setbacks: A minimum five-foot setback shall be provided along any property line that is adjacent to any existing residence or school or any lot zoned or planned for a residential or school use. The setback required above shall not be required when the property zoned residential is located across a public street or alley from the Project site.</p> <ul style="list-style-type: none"> A landscape buffer shall be provided within the setback required above. 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 three foot intervals. 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
VII.2.C.2.	<p>Fencing and Walls: Except where the main building is within three feet of any property line, a solid wall shall be provided as follows: The solid wall shall be a minimum height of six feet and shall be provided along any property line that is adjacent to, across a street or alley from, or shares an open public space with, any existing residence or school, or any lot zoned or planned for a residential or school use. 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. Where a wall or fence is located adjacent to a public street or sidewalk (not including alleys), a minimum three foot landscaped setback shall be provided, with landscaping provided between the public street or sidewalk and the wall. Landscaping shall be drought-tolerant.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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 C, D, &F.			
VII.2. D.1.	<u>Sidewalk Frontage:</u> <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 may be waived when 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. 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
VII.2. D.2.	<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
VII.2.D.3.	<u>Pedestrian-Oriented Ground Floor:</u> 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: <ul style="list-style-type: none"> 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
VII.2.D.4.	<u>Residential:</u> All single- and two-family dwellings in Parcel Groups C, D, and F, 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			
VII.2.E.1.	In addition to any regulations set forth by the underlying zone and the LAMC, the following parking regulations shall apply: <u>Reductions for Required On-site Parking:</u> <ol style="list-style-type: none"> Is the Project a Restoration or Rehabilitation Project of a Designated Historic Resource or Eligible Historic Resource? <ul style="list-style-type: none"> <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. <input type="checkbox"/> No <input type="checkbox"/> N/A 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.? <ul style="list-style-type: none"> <input type="checkbox"/> Yes - may reduce the required parking by 25%. <input type="checkbox"/> No <input type="checkbox"/> N/A Does the Project include a new use or change of use to a Full-Service Grocery Store use or Community Facilities? <ul style="list-style-type: none"> <input type="checkbox"/> Yes - may reduce the required parking by 25%. <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> <input type="checkbox"/> No <input type="checkbox"/> N/A For projects within Subarea B, is the Project located abutting or directly across the street from a Mass Transit Station? <ul style="list-style-type: none"> <input type="checkbox"/> Yes – The maximum parking allowed is 50% of the required parking in the LAMC for the underlying zone district. <input type="checkbox"/> No <input type="checkbox"/> N/A 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Table VII-2.2 Summary of Vehicular Parking Standards

Permitted Parking Reductions and Parking Maximums*

Parcel Group	Limited Industrial		Hybrid Industrial		100% Commercial		Mixed Use ^(c)	
	Reduction (%)	Maximum (%)	Reduction (%)	Maximum (%)	Reduction (%)	Maximum (%)	Reduction (%)	Maximum (%)
A	25	90	N/A	N/A	N/A	N/A	N/A	N/A
B	75	90/50	N/A	N/A	N/A	N/A	N/A	N/A
C	N/A	N/A	25	90	25	90	25	90
D	N/A	N/A	N/A	N/A	100	50	100	50
E	50	90	N/A	N/A	N/A	N/A	N/A	N/A
F	N/A	N/A	50	90	N/A	N/A	50	90

* 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 Limited 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 have a maximum of 90 spaces (90% x 100).

VII.2 .E.2.	<p><u>Parking Location and Access:</u> Projects are encouraged but not required to substantially conform to the Community Plan Industrial Design Guidelines, as applicable. Projects shall comply with the following parking design regulations:</p> <ul style="list-style-type: none"> • Surface parking areas shall be located away from the street and or enclosed within a structure. If surface parking abuts a public sidewalk, the Project shall provide a visual screen such as a wall or hedge-grow located within a minimum three foot wide landscaped buffer area between the sidewalk and the parking area. 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. • In areas designated Hybrid Industrial in the Community Plan, structured or podium parking located at the ground floor shall be buffered through public interior spaces in accordance with Subsection D.3, above, or a three foot wide landscaped buffer that conforms to the following standards: <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 can occupy the entire footprint of a building if designed in accordance with the transitional height provisions of Transition to Residential or School subsection and the buffering regulations of this same subsection. • Vehicular access to parking and loading shall not occur within 15 feet of abutting residential uses or schools. • Driveways for commercial uses shall not exceed 30 feet in width. 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
	<p><u>Incentives:</u> Whenever any provision of this Subarea (Hyde Park Industrial Corridor) authorizes an incentive of increased FAR or height for a Project that voluntarily provide open space and the Project contains residential units, the incentive is only available when the Project is an Affordable Housing Incentive Project.</p>			

Table VII-1 Hyde Park Industrial Corridor 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 permitted within a ½ mile (2640 linear foot) radius of another Alcohol Sales Off-Site use. ¹	All Parcel Groups	<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% devoted to alcoholic beverage products; and • More than 20% 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 permitted within a ½ mile (2640 linear foot) radius of another Automotive Use. ¹	Parcel Groups A, B, C, D, E and F	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 permitted within a 1/2 mile (2640 linear foot) radius of another Free-Standing Fast-Food establishment. ¹	Parcel Groups A, B, C, D, E and F	<ul style="list-style-type: none"> • Applies only to Free Standing Fast Food Establishments, with or without drive-through service. • Expansion or replacement of existing uses shall be exempt.
	Prohibited	When located directly adjacent, across a street, alley or intersection from a public school.	Applies to all new Free-Standing Fast-Food establishments seeking to locate directly adjacent, across a street, alley or intersection from a public elementary, middle or high school, including charter and magnet schools.
Gun and Pawn Shops	Prohibited	Parcel Groups A, B and E	Includes storage of guns or pawned items to be sold, rented or otherwise relocated for sale.
Motels	Prohibited	Parcel Groups C, D and F	
100 % Residential Developments	Prohibited	Parcel Groups C, D and F	

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				

Administrative Project Review Comments Page

Please insert checklist standard item number and comments, as needed.

Example:

16	<i>No above-grade parking structures present</i>
35	<i>Project site is not within 500 feet of I-210</i>

Comment on Checklist Standard

Reviewed By _____ Date _____

Signature _____