



ADMINISTRATIVE REVIEW

SAN PEDRO - Multi-Family Residential Subarea
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. 185,539 established the San Pedro CPIO; refer to Chapter V, Appendix A, and Appendix B referenced below when completing this checklist. The regulations listed here apply to the Multi-Family Residential Subarea, unless stated otherwise.

PURPOSE: This form is used to evaluate projects within the San Pedro 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 San Pedro CPIO. Plan Sheet references are to be completed by the applicant in accordance with plans submitted for review.

This Multi-Family Residential Subarea Checklist includes the following San Pedro CPIO Sections:

- Multi-Family Residential Subarea Regulations (Chapter V), CPIO, page 35
Environmental Standards, See Appendix A on page 4 of this checklist and CPIO page 44
San Pedro Design Guidelines, See Appendix B on page 7 of this checklist and CPIO page 47

NOTE: Commercial Uses are allowed where the underlying zone permits. Commercial uses in the Multi-Family Residential Subarea shall be subject to the supplemental development standards in Section IV-2 for the Coastal Commercial Subareas and not those in Section V-2. For these projects, use the Coastal Commercial Subareas and the Appendices Checklist.

1. APPLICANT INFORMATION

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

2. ELIGIBLE HISTORIC RESOURCE EVALUATION (CPIO Subsection I-7.C.5. (pp. 8-9))

Table with 2 columns: Evaluation Question, Completed by APPLICANT. Row A: Does the Project involve an Eligible Historic Resource as defined by the San Pedro CPIO (pp. 5)? Row B: Does the Project involve the demolition of an Eligible Historic Resource?

**SAN PEDRO CPIO Multi-Family Residential Subarea Checklist**

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

SAN PEDRO CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments

**V-1. Land Use.**

<p><b>A.</b> Any new use or change of use in the Multi-Family Residential Subarea shall be subject to the use regulations set forth by the underlying zone and the LAMC.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**V-2. Development Standards.**

Projects in the Multi-Family Residential Subarea are subject to the following development standards:

**A. Building Height.**

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

<p>1. A minimum 15-foot step-back of upper stories from the Primary Frontage is required to maintain the appearance of prevailing heights when new construction or additions will be a story higher than buildings on adjacent properties.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>2. Where Projects are adjacent to single-family uses, upper floors shall be stepped back a minimum of five feet and designed to avoid direct views into windows of any single-family homes on adjacent properties.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**B. Building Design.**

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

<p>1. 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>2. Small lot subdivisions, as authorized by LAMC Section 12.22.C.27, shall have setbacks consistent with the prevailing setback to provide continuity along the street edge.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>3. Project shall recess windows and doors along the street front at least three inches from the facade.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>4. Plaster or stucco finishes shall not comprise more than 75 percent of the surface area of any exterior elevation (as viewed from an elevation projection, excluding window and door area).</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>5. Heavily textured stucco is prohibited.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>6. The exterior finish on all balconies shall employ a finish material that is different from the finish material employed on the primary body of the building.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**C. Parking and Vehicular Access.**

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

1. For new construction, vehicle parking areas are prohibited between the Primary Frontage and the Primary Lot Line. Surface parking shall be located at the rear or side of buildings on the site.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. For new construction, side streets and alleys shall provide the primary point of vehicular access for service and parking facilities, unless determined infeasible by the Director of Planning, in consultation with the Los Angeles Department of Transportation.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. There shall be no more than one driveway per 200 feet of linear frontage for a single development.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4. Driveways within the front setback shall be no wider than 15 feet unless additional width is needed to accommodate entry ramps into subterranean parking areas, unless determined to be infeasible with other City Departments, it is found that a wider driveway is necessary to provide adequate access to the public or access to public services. Driveway "back-up" space between a structure and the public street (regardless of setback requirements) is prohibited.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**D. Landscaping.**

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

1. Paving of front yards, with the exception of driveways and walkways, is prohibited.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. All areas of a site not occupied by buildings, driveways, or improved for recreational uses shall be landscaped. Eighty percent of landscaped areas shall consist of plant materials that are low maintenance, and native or drought tolerant.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**E. Appurtenances.**

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

1. The following fencing materials are prohibited: chain link, wrought iron spears, barbed wire, and other similar fencing materials.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**F. Public Improvements.**

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

1. For new construction, Projects with street frontage greater than 50 feet shall plant one street tree per 25 feet of lot length, where feasible, to the satisfaction of the Bureau of Street Services.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**Appendix A\*: San Pedro CPIO Environmental Standards**

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

<b>Appendix A. Environmental Standards</b> (San Pedro CPIO, pp.44 – 46)	<b>See Plan Sheet</b> (Completed by Applicant)	<b>Administrative Use Only</b>	
		<b>Standard Met?</b>	<b>Staff Comments</b>

**AESTHETICS**

**AE1** Projects shall be designed to ensure the following:

a. All lighting be directed and/or shielded to minimize lighting spillover effects onto adjacent and nearby properties.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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NOTE: MM4.1-1 required that the CPIO District include regulations that minimize site specific aesthetic impacts, including impacts to lighting and shading. In addition to the above environmental standard, this mitigation measure is implemented by the design standards in the CPIO District in Section 2 of Chapters II-VI related to building height, density, disposition, and design and signage.

**AIR QUALITY/GREENHOUSE GAS EMISSIONS**

**AQ1** Projects shall require the following or comparable best management practices be included in contract specifications and/or printed on plans:

a. Use properly tuned and maintained equipment.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
b. Construction contractors shall enforce the idling limit of five minutes as set forth in the California Code of Regulations.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
c. 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
d. Use heavy duty diesel-fueled equipment that uses low NOx diesel fuel to the extent it is readily available and feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
e. 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
f. Maintain construction equipment in good operating condition to minimize air pollutants.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
g. Construction contractors shall utilize materials that do not require painting, as feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
h. Construction contractors shall use pre-painted construction materials, as feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
i. Construction contractors shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
j. Construction contractors shall provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site, as feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
k. Construction contractors shall reroute construction trucks away from congested streets or sensitive receptor areas, as feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**Appendix A. Environmental Standards** (San Pedro CPIO, pp.44 – 46)

See Plan Sheet (Completed by Applicant)	Administrative Use Only	
	Standard Met?	Staff Comments

I. 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 PM <sub>10</sub> generation.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**AQ2**

Construction projects greater than 5 acres shall submit an air quality study that discuss the project's potential emissions for the following: CO, NO <sub>x</sub> , PM <sub>10</sub> , and PM <sub>2.5</sub> .		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**AQ3/GHG1** Projects shall incorporate the following greenhouse gas reduction measures into the project design:

a. For non-residential Projects: all outdoor lighting systems shall be directed away from the window of any residential uses and shall comply with the non-residential Light Pollution Reduction standards in the Green Building Code of the Municipal Code.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
b. For non-residential Projects: whenever new fixtures are installed, all water closets, urinals, shower heads, faucets and dishwashers shall be High Efficiency fixtures installed in accordance with the regulations of the City's Water Conservation Ordinance.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
c. For Multi-Family and Commercial Projects: parking facilities shall have five percent of the total parking spaces, but not less than one space, capable of supporting future Electric Vehicle Supply Equipment (EVSE) charging locations.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**NOISE**

**N1** Projects shall include the following or comparable construction best management practices in contract specifications and/or printed on plans:

a. 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
b. The construction contractor shall locate construction staging areas away from sensitive uses.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
c. When construction activities are located in close proximity to noise-sensitive land uses, noise barriers (such as, temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
d. 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
e. Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
f. The construction contractor shall consider potential vibration impacts to older (historic) buildings.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**UTILITIES/SERVICE SYSTEMS**

**US1**

**Appendix A. Environmental Standards** (San Pedro CPIO, pp.44 – 46)

<b>See Plan Sheet</b> (Completed by Applicant)	Administrative Use Only	
	Standard Met?	Staff Comments

Projects shall incorporate water conservation measures into the project design, which may include but are not limited to measures identified in the City's Water Conservation Ordinance.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**US2**

Projects shall incorporate the Solid Waste Integrated Resources Plan measures to maximize source reduction and materials recovery and minimize the amount of solid waste requiring disposal with the goal of leading the City to achieve zero waste by 2025.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**US3** Projects shall incorporate energy conservation and efficiency measures into the design of new development, including but not limited to:

a. Energy saving windows, doors, insulation and passive solar design;		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
b. Energy efficient fixtures and appliances;		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
c. Efficient lighting, heating, air and ventilation systems;		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
d. Reused or recycled building materials.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

## Appendix B: San Pedro Design Guidelines

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

<b>Appendix B</b>		<b>SAN PEDRO DESIGN GUIDELINES (San Pedro CPIO, Appendix B, pp.47-71)</b>				
<b>CHAPTER I. Commercial and Mixed Use Design Guidelines</b>		<b>Plan Sheet</b>	<b>Administrative Use Only</b>			<b>Staff Comments</b>
<b>A. Site Planning</b>			<b>Yes</b>	<b>No</b>	<b>N/A</b>	
A-1.	Building Orientation and Frontage					
A-2.	Setbacks					
A-3.	Views					
A-4.	Open Space					
A-5.	Parking and Vehicular Access					
<b>B. Building Design</b>			<b>Yes</b>	<b>No</b>	<b>N/A</b>	
B-1.	Building Massing					
B-2.	Building Scale					
B-3.	Articulation					
B-4.	Exterior Surface Materials					
B-5.	Entrances					
B-6.	Windows					
B-7.	Awning and Canopies					
B-8.	Parking Structure Design					
<b>C. Signage</b>			<b>Yes</b>	<b>No</b>	<b>N/A</b>	
C-1.	General – All Signs					
C-2.	Wall Signs					
C-3.	Projecting Signs					
C-4.	Other Signs					
C-5.	Original Art Murals					
<b>D. Landscaping</b>			<b>Yes</b>	<b>No</b>	<b>N/A</b>	
D-1.	Landscaping					
D-2.	Landscaping for Parking Lots and Structures					
<b>E. Appurtenances</b>			<b>Yes</b>	<b>No</b>	<b>N/A</b>	
E-1.	Security Grilles					
E-2.	Utility & Service Areas/Mechanical Equipment					
E-3.	Sidewalk Dining Enclosures					
E-4.	Lighting					
<b>F. Resource Protection</b>			<b>Yes</b>	<b>No</b>	<b>N/A</b>	
F-1.	Sustainable Bulking Design					
<b>CHAPTER II. Multi-Family Residential Guidelines</b>			<b>Yes</b>	<b>No</b>	<b>N/A</b>	
<b>A. Site Planning</b>						
A-1.	Building Orientation and Frontage					
A-2.	Open Space					
A-3.	Parking and Vehicular Access					
A-4.	Topography					
<b>B. Building Design</b>			<b>Yes</b>	<b>No</b>	<b>N/A</b>	
B-1.	Building Scale					
B-2.	Articulation					
B-3.	Exterior Surface Materials					
B-4.	Entrances					
B-5.	Windows and Doors					
<b>C. Landscaping</b>			<b>Yes</b>	<b>No</b>	<b>N/A</b>	
C-1.	Plant Material					
C-2.	Walkways/Paving					
C-3.	Fencing/Walls					
<b>D. Appurtenances</b>			<b>Yes</b>	<b>No</b>	<b>N/A</b>	
D-1.	Trash Enclosures					
D-2.	Wireless Telecommunications					

