

## ADMINISTRATIVE REVIEW



### WEST ADAMS – BALDWIN HILLS – LEIMERT CPIO Venice National TOD Subarea and Appendices Checklist

## Related Code Sections

Los Angeles Municipal Code (LAMC) Section 13.14 G (Administrative Review) of Chapter 1 authorizes ministerial review for projects in compliance with CPIOs. Ordinance No. 184,794 established the West Adams-Baldwin Hills-Leimert CPIO; refer to Chapter VI and Appendices A – B referenced below when completing this checklist. Procedures for Administrative Review are governed by LAMC Section 13B.3.1. of Chapter 1A.

## Filing 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. To submit this form for review by Project Planning Staff assigned to the Geographic Planning area, complete and upload this form to the [Online Application System \(OAS\)](#) portal.

This Venice/National TOD Subarea Checklist includes the following CPIO Sections:

- Venice/National TOD Subarea (Chapter VI), **page 2**
- Streetscape, Mobility and Open Space Provisions (Appendix A), **page 17**
- Environmental Standards (Appendix B), **page 19**

### 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))

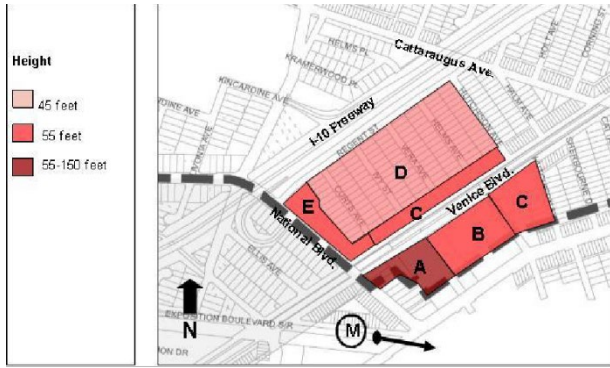
Evaluation Question	Answer by <b><u>APPLICANT</u></b>
<b>A.</b> Does the Project involve an Eligible Historic Resource or Designated Historic Resource as defined by the West Adams-Baldwin Hills-Leimert CPIO (CPIO, p. 8)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>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

**B.** Does the Project involve the demolition of an Eligible Historic Resource or Designated Historic Resource?

- ☐ Yes  
☐ No  
☐ N/A

### CPIO Venice/National TOD Subarea Standards Checklist

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

CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
<b>VI.1. Land Use Regulations</b>			
<b>A.</b> Any new use or Change of Use shall be subject to the use regulations set forth in Table IV-1 (See Table VI-1 Venice/National TOD Subarea Use Regulations, which is also available in the CPIO, p. 67).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>B.</b> Uses made non-conforming by this CPIO shall comply with LAMC Section 12.23 of Chapter 1.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>VI.2. Development Standards</b>			
<b>A. Building Height</b>			
<b>1. Overall height:</b>			
<p><b>*Please check the Parcel Group that applies to the Project:</b>   <input type="checkbox"/> A   <input type="checkbox"/> B   <input type="checkbox"/> C   <input type="checkbox"/> D   <input type="checkbox"/> E</p>			
 <p><b>Figure VI-2 (CPIO, p. 71)</b></p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	



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CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
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<ul style="list-style-type: none"> <li>• In Parcel Group A, the maximum building height is 150 feet and shall transition as provided in Section 2, below. (See Figures VI-3 - VI-6).</li> <li>• In Parcel Groups B, C and E, the maximum building height is 55 feet.</li> <li>• In Parcel Group D, the maximum height is 45 feet.</li> <li>• Architectural Features may exceed the maximum building height by up to 20 percent.</li> <li>• 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.</li> <li>• 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.</li> <li>• Rooftop equipment, structures, and improvements may exceed the maximum building height when authorized pursuant to LAMC Section 12.21.1 B.3(a) of Chapter 1 so long as it is screened from public view using non-reflective materials or otherwise made compatible with the overall design of the building.</li> </ul>			

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CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
<p><b>Parcel Group "A" - Required Tower Height Buffering Standards: <a href="#">Fig. VI-3</a></b></p> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px; width: 30%;"> <p><i>100 ft. max. height</i> if setback a minimum of 50 feet from all boulevards including the Helms Building</p> </div> <div style="border: 1px solid black; padding: 5px; width: 30%;"> <p><i>150 ft. max. height</i> if setback a minimum of 100 feet from all boulevards including the Helms Building</p> </div> <div style="border: 1px solid black; padding: 5px; width: 30%;"> <p><i>75 ft. max height</i> at the property line fronting boulevards for a minimum depth of 50 feet.</p> </div> </div>  <p><b>Parcel Group "A" - Building Height Standards: <a href="#">Fig. VI-4</a></b></p> <div style="display: flex;"> <div style="border: 1px solid black; padding: 5px; width: 25%;"> <p><i>55 ft. maximum height</i> fronting boulevards and the Helms Building for a depth of at least 50 feet.</p> </div> <div style="border: 1px solid black; padding: 5px; width: 25%;"> <p><i>5 ft. "stepback"</i> fronting all boulevards consistent with the building height of the Helms Building (e.g. 2.5ft.-30ft.).</p> </div> <div style="border: 1px solid black; padding: 5px; width: 25%;"> <p><i>75 ft. max. height</i> at corners fronting boulevards.</p> </div> <div style="width: 45%;">  </div> </div>			
<p><b>2. Transition to Residential or School:</b></p> <ul style="list-style-type: none"> <li>• New construction Projects in Parcel Group A shall be subject to the following transitional height requirements. (See Figures VI-2 - VI-6). <ul style="list-style-type: none"> <li>○ 55 Foot Height. Except as provided in Subsection 2 below, building frontages shall have a maximum building height of 55 feet.</li> <li>○ 75 Foot Height at Corners. Any building frontage located within 150 feet of an intersection (as measured from the corner lot line) shall have a maximum building height of 75 feet.</li> <li>○ 100-Foot Height. Any portion of a</li> </ul> </li> </ul>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
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<p>building that is set back at least 50 feet from any street-facing property line or a property line abutting the Helms Building shall have a maximum height of 100 feet provided 0.75 square feet of open space is provided on-site for every square foot of Building Footprint that is above 55 feet.</p> <ul style="list-style-type: none"> <li>○ 150-Foot Height. Portions of a building that are set back at least 100 feet from any street facing property line or a property line abutting the Helms Building shall have a maximum height of 150 feet provided 0.75 square feet of open space is provided on-site for every square foot of Building Footprint that is above 100 feet.</li> <li>○ Helms Building Step-back. Building elevations that are adjacent to or fronting the Helms Building shall feature a five-foot “step-back” at 30 feet above the sidewalk grade, or the prevailing height of the Helms Building, as determined by City Planning.</li> <li>• For Projects within Parcel Groups C 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: <ul style="list-style-type: none"> <li>○ Where the rear or side yard property line is contiguous with the residential lot, or separated by an alley, the entire building shall be set back, or individual floors “stepped back,” one foot for every one foot in building height as measured 15 feet above grade at the shared property line, or alley property line.</li> </ul> </li> </ul>			

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CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
<ul style="list-style-type: none"> <li>○ When the Project site is located across a local street from the front yard of a residential lot, the maximum building height shall not exceed 30 feet in height within 50 feet of the commercial or industrial lot line.</li> </ul>			
<b>B. Building Density &amp; Intensity</b>			
<p><b>Floor Area Ratio (FAR):</b>            Except for Affordable Housing Incentive Projects pursuant to Section I-5, the maximum and minimum building FAR shall be as provided in Table VI-2.1 and is subject to the following:</p> <ul style="list-style-type: none"> <li>• For a Project in Parcel Groups A, C, and E:               <ul style="list-style-type: none"> <li>○ The maximum FAR shall apply where at least 80 percent of all parking is located below grade onsite or within an off-site shared parking structure or facility located within the TOD and no more than 750 feet from the Project; or</li> <li>○ The baseline FAR applies to Projects where 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.</li> </ul> </li> <li>• In Parcel Groups A and C, the residential component of Mixed-Use Projects shall not exceed 75 percent of the building's total floor area.</li> <li>• In Parcel Groups B and E, the residential component of Mixed-Use Projects shall not exceed 50 percent of the building's total floor area.</li> </ul>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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

<b>Table VI-2.1 Summary of Building Intensity Standards</b> <b>Floor Area Ratio (FAR) - Permitted Maximums and Required Minimums</b> <b>* Please check the use and parcel group that apply to the project in Table V-2.1.</b>										
	<input type="checkbox"/> Hybrid Industrial		<input type="checkbox"/> 100% Commercial			<input type="checkbox"/> Mixed Use			<input type="checkbox"/> 100% Residential	
Parcel Group	Max	Min	Base	Max	Min	Base	Max	Min	Max	Min
<input type="checkbox"/> A	Not Permitted		2:1	3:1	1:1	2:1	3:1	1:1	Not permitted	
<input type="checkbox"/> B	Not Permitted		2:1	2:1	1:1	2:1	2:1	1:1	Not Permitted	
<input type="checkbox"/> C	Not Permitted		2:1	3:1	.5:1	2:1	3:1	.5:1	Not Permitted	
<input type="checkbox"/> D	N/A		N/A			Not Permitted			3:1	N/ A
<input type="checkbox"/> E	2:1	.5:1	2:1	3:1	.5:1	2:1	3:1	.5:1	Not Permitted	

### C. Building Disposition

#### 1. Lot Coverage

- Projects shall maintain a minimum lot coverage as follows:
  - Projects in Parcel Groups C, and E, that involve the construction of a new building, shall provide a minimum lot coverage of 30%.
  - Projects in Parcel Groups A, B, and D that involve the construction of a new building shall provide a minimum lot coverage of 50%, except as required below.
  - Projects in Parcel Group A that involve the construction of a new building shall provide a minimum lot coverage of 30% when at least 20% 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

- ☐ Yes
- ☐ No
- ☐ N/A



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<p>transit service is available.</p> <ul style="list-style-type: none"> <li>Lot coverage shall be the cumulative total of the Building Footprint of all buildings on the lot.</li> </ul>			
<p><b>2. Tower Coverage</b></p> <ul style="list-style-type: none"> <li>Individual floor plates for portions of towers in excess of 75 feet in height shall be limited to the following separation, footprint, and elevation regulations. (See Figures VI-5 and VI-6). <ul style="list-style-type: none"> <li>Tower elevations that face onto other tower elevations of equal or greater height, for a length of 20 feet or more, shall be distanced from one another one foot for every 2 feet in height as measured from 75 feet above grade to a maximum separation of 30 feet.</li> <li>Tower footprints shall not exceed 10,000 square feet.</li> <li>The longest elevation of any tower shall not exceed one and one third (1.33) times the length of any adjacent lesser tower elevation.</li> <li>In all instances the maximum length of any tower elevation shall not exceed 100 feet.</li> </ul> </li> </ul>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	



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<p><i>Parcel Group "A" Tower Footprint Standards:</i></p>  <p style="text-align: center;"><b>Fig. VI-5</b></p>  <p style="text-align: center;"><b>Fig. VI-6</b></p>			
<b>D. Building Design</b> <p>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 E:</p>			
<p><b>1. Sidewalk Frontage:</b></p> <ul style="list-style-type: none"> <li>The maximum setback for the Primary Frontage from the sidewalk shall be 2 feet.</li> <li>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.</li> <li>The maximum Primary Frontage setback shall</li> </ul>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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<p>not apply to those portions of the Primary Frontage where driveways are required.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>			
<p><b>2. Corner Building Frontages:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>3. Building Façade Articulation:</b></p> <p>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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>4. Pedestrian-Oriented Ground Floor:</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>Public interior spaces shall face the street.</li> <li>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.</li> <li>The façade shall have a minimum of 30% clear and non-reflective storefront glazing, except for Commercial or Mixed-Use Projects,</li> </ul>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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<p>which shall have a minimum of 50% clear and non-reflective storefront glazing.</p> <ul style="list-style-type: none"> <li>• For Commercial or Mixed-Use Projects, the ground floor of the public interior space shall be:               <ul style="list-style-type: none"> <li>○ A minimum of 75% of the length of the Primary Frontage, excluding areas used for vehicular access.</li> <li>○ A minimum depth of 25 feet or, the total depth of the building, whichever is less.</li> </ul> </li> </ul>			
<p><b>5. Residential – Detached Single- and Two-Family Dwellings:</b>            All single- and two-family dwellings, including Small Lot Subdivisions, as authorized by LAMC Section 12.22 C.27 of Chapter 1, shall have 0 side yard setbacks with abutting or shared common walls, as permitted by the Building Code.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>E. Parking</b></p> <p>In addition to any regulations set forth by the underlying zone and the LAMC, the following parking regulations shall apply:</p>			
<p><b>1. Reductions for Required On-site Parking:</b></p> <p>a. Is the Project a Restoration or Rehabilitation Project of a Designated Historic Resource or Eligible Historic Resource?</p> <p style="margin-left: 20px;"> <input type="checkbox"/> <b>Yes</b> - exempt from all off-street parking requirements provided that it does not include an addition of more than <b>500 square feet</b> or involve a <b>demolition more than 10% of the original building envelope</b>.  <input type="checkbox"/> <b>No</b>  <input type="checkbox"/> <b>N/A</b> </p> <p>b. Does the Restoration or Rehabilitation Project of a Designated Historic Resource or Eligible Historic Resource include a demolition or</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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<p>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"/> <b>Yes</b> - may reduce the required parking by 25%.</p> <p><input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>N/A</b></p> <p>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"/> <b>Yes</b> - 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></p> <p><input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>N/A</b></p>			

### Table VI-2.2 Summary of Vehicular Parking Standards

#### Permitted Parking Reductions and Parking Maximums<sup>1</sup>

Please check the use and parcel group that apply to the project below.

	<input type="checkbox"/> Hybrid Industrial		<input type="checkbox"/> 100% Commercial		<input type="checkbox"/> Mixed Use		<input type="checkbox"/> 100% Residential	
Parcel Group	Reduction (%)	Max. (%)	Reduction (%)	Max. (%)	Reduction (%)	Max. (%)	Reduction (%)	Max. (%)
<input type="checkbox"/> <b>A</b>	N/A	N/A	50	90	50	90	N/A	N/A
<input type="checkbox"/> <b>B</b>	N/A	N/A	50	90	50	90	N/A	N/A

<sup>1</sup> 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).

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							Standard Met?	Staff Comments	
<input type="checkbox"/> C	N/A	N/A	50	90	50	90	N/A	N/A	
<input type="checkbox"/> D	N/A	N/A	N/A	N/A	N/A	N/A	50	100	
<input type="checkbox"/> E	50	90	50	90	50	90	N/A	N/A	

### 2. Parking Location and Access:

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:

- 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 3.5-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.

- ☐ Yes
- ☐ No
- ☐ N/A

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<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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"> <li>○ The buffer shall be landscaped with one of the following:                   <ul style="list-style-type: none"> <li>▪ 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</li> <li>▪ Ground cover with a minimum height of 3 feet at maturity planted over the entire landscaped setback; or</li> <li>▪ 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.</li> </ul> </li> <li>○ An automatic irrigation system shall be installed within the landscaped buffer.</li> </ul> </li> <li>• Parking structures located below grade may occupy the entire footprint of the site.</li> <li>• 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</li> </ul>			

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		Standard Met?	Staff Comments
from each other.			

**Table VI-1 Venice/National TOD 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 establishment is permitted within a ½ mile (2640 linear foot) radius of another Off-Site Alcohol Sales use <sup>1</sup>	Parcel Groups A, B, C, and E	<ul style="list-style-type: none"> <li>Full-Service Grocery Stores shall be exempt.</li> <li>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"> <li>No more than 5% devoted to alcoholic beverage products; and</li> <li>More than 20% devoted to the sale of fresh produce, meat, cheese, or other perishable food.</li> </ul> </li> <li>Sales floor area, includes, but is not limited to, shelving, refrigerators, and display cases.</li> </ul>
	Prohibited	Parcel Group D	
Automotive Uses	Not more than one establishment is permitted within a ½ mile (2640 linear foot) radius of another Automotive use <sup>1</sup>	Parcel Groups C & E	Multiple Automotive Uses or accessory automotive uses are allowed when combined within the same lot or parcel of an existing Automotive Use.
	Prohibited	All Parcel Groups	
100% Commercial	Prohibited	Parcel Groups A, B, & D	



**Table VI-1 Venice/National TOD Subarea Use Regulations**

Use	Regulation	Applicable Location	Exemptions/ Clarifications
Free-Standing Fast- Food Establishment	Except where prohibited, not more than one establishment is permitted within a 1/2 mile (2640 linear foot) radius of another Free- Standing Fast-Food Establishment use <sup>1</sup>	Parcel Groups A, B, C, and E	<ul style="list-style-type: none"> <li>Applies only to Free-Standing Fast-Food Establishments, with or without drive- through service.</li> <li>Expansion or replacement of existing uses shall be exempt.</li> </ul>
	Prohibited	Parcel Group D and when located 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 Parcel Groups	Includes storage of guns or pawned items to be sold, rented, or otherwise relocated for sale.
Hybrid Industrial Use	Prohibited	Parcel Groups A, C, and D	
Mixed-Use	Prohibited	Parcel Group D	
Motels	Not more than one establishment is permitted within a ½ mile (2640 linear foot) radius of another Motels use <sup>1</sup>	Parcel Groups A, B, C, and E	
	Prohibited	Parcel Group D	
100% Residential	Prohibited	Parcel Groups A, B, C, and E	
Recycling Collection or Buyback Centers	Not more than one establishment is permitted within a ½ mile (2640 linear foot) radius of another Storage Building for Household Goods use <sup>1</sup>	Parcel Groups A, B, C, and E	
	Prohibited	Parcel Group D	
Storage Building for Household Goods	Not more than one establishment is permitted within a ½ mile (2640 linear foot) radius of another Storage Building for Household Goods	Parcel Groups A, B, C, and E	Expansion of existing uses shall be limited to a total FAR of 1.5:1.

**Table VI-1 Venice/National TOD Subarea Use Regulations**

Use	Regulation	Applicable Location	Exemptions/ Clarifications
Swap Meets	use <sup>1</sup>		
	Prohibited	Parcel Group D	
	Not more than one establishment is permitted within a ½ mile (2640 linear foot) radius of another Swap Meet use <sup>1</sup>	Parcel Groups A, B, C, and E	Applies to indoor and outdoor swap meets.
	Prohibited	Parcel Group D	

<sup>1</sup> 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 Streetscape, Mobility and Open Space Provision<sup>2</sup>**

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

TOD Subarea Open Space Guidelines	See Plan Sheet (Completed by Applicant)	Administrative Use Only		
		Yes	No	N/A
<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> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>				

<sup>2</sup> The 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 Administrative Review. 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, Project Adjustments, Project Exceptions, and a Class 1 Conditional Use Permit under LAMC Section 13B.2.1 of Chapter 1A). These guidelines are in addition to any other applicable design guidelines.

## Appendix A: CPIO Streetscape, Mobility and Open Space Provision<sup>2</sup>

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

TOD Subarea Open Space Guidelines	See Plan Sheet (Completed by Applicant)	Administrative Use Only		
		Yes	No	N/A
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.				
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.				
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.				
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.				
g. Create mid-block connections through the length and width of the block to connect the Light Rail Transit to adjacent streets and destinations.				
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.				
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.				
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.				

## Appendix A: CPIO Streetscape, Mobility and Open Space Provision<sup>2</sup>

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

TOD Subarea Open Space Guidelines	See Plan Sheet (Completed by Applicant)	Administrative Use Only		
		Yes	No	N/A
TOD Subarea Open Space Access and Linkages Concepts (refer to Appendix A-1)				
TOD Subarea Streetscape and Mobility Plan Provisions (refer to Appendix A-3)				

## Appendix B: CPIO Environmental Standards – New Construction or Major Remodels Only

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

Environmental Standards (CPIO, pp. 107 – 113)		See Plan Sheet (Completed by Applicant)	Administrative Use Only		
			Yes	No	N/A
<b>Aesthetics</b>	AE1: Setbacks/Stepbacks AE2: Lighting AE3: Glare				
<b>Air Quality</b>	AQ1: Emission Control During Construction				
<b>Biological Resources</b>	BR1: Bird Nesting BR2: LA City Tree Preservation Ordinance				
<b>Cultural Resources</b>	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				
<b>Greenhouse Gas Emissions</b>	GHG1: GHG Reduction Measures				
<b>Hazards and Hazardous Materials</b>	HM1: Phase 1 ESA				
<b>Noise and Vibration</b>	N1: Haul Route Management N2: HCM Adjacent Vibration Control Plan N3: Noise Study				

**Appendix B: CPIO Environmental Standards – New Construction or Major Remodels Only**  
*To be completed by the applicant and subsequently verified by Project Planners during review.*

Environmental Standards (CPIO, pp. 107 – 113)		See Plan Sheet (Completed by Applicant)	Administrative Use Only		
			Yes	No	N/A
<b>Public Services</b>	PS1: LAPD Crime Prevention				

# Administrative Review Comments Page

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

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

#      Comment on Checklist Standard


The following section shall be completed by Project Planning staff after review of submitted plans:

Planning Signature	Phone Number
Print Name	Date