



ADMINISTRATIVE REVIEW

SOUTH LOS ANGELES - Residential Subareas
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. 185,927 established the South Los Angeles CPIO; refer to Chapter V and Appendix A in the CPIO, and the Design Guidelines in the South Los Angeles (SLA) Community Plan, Chapter 3, referenced below when completing this checklist. The regulations listed here apply to all Residential Subareas, unless stated otherwise.

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

This Residential Subareas Checklist includes the following South Los Angeles CPIO Sections:

- Residential Subareas Regulations (Chapter V), CPIO, page 79
Select which subarea the proposed Project is located in:
Subarea M – Legacy Single-Family
Subarea N – Multi-Family Residential
Subarea O – Character Residential
Environmental Standards. See Appendix A on page 6 of this checklist and CPIO, page 96
Design Guidelines
Single-Family Projects. See Appendix B on page 7 of this checklist and the SLA Community Plan, page 3-14
Multi-Family Projects, See Citywide Design Guidelines at https://planning.lacity.org.

1. APPLICANT INFORMATION

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

2. ELIGIBLE HISTORIC RESOURCE EVALUATION (CPIO Subsection I-6.C.5. (pp.17))

Table with 2 columns: Evaluation Question, Completed by APPLICANT. Row A: Does the Project involve an Eligible Historic Resource or Designated Historic Resource as defined by the South Los Angeles CPIO (pp.10)? Row B: Does the Project involve the demolition of an Eligible Historic Resource or Designated Historic Resource?

SLA CPIO Residential Subareas Checklist

*Shaded grey areas to be **completed by applicant** and subsequently verified by Project Planners during project review.*

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

V-1. Land Use Regulations.

No additional land use regulations apply.			
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V-2. Development Standards.

Projects in the Residential Subareas are subject to the following development standards:

A. Building Height.

In addition to the height standards established by the underlying zone and height district, Projects with new construction or additions shall comply with the following building step-back requirements:

<p>1. Subarea M (Legacy Single-Family Residential). Any story above the first story shall be stepped back a minimum of 10 feet from the first floor Primary Frontage facade or 30 feet from the Primary Lot Line, whichever is less restrictive.</p> <p>2. Subarea N (Multi-Family Residential). No additional building height regulations apply.</p> <p>3. Subarea O (Character Residential). Except for properties zoned R1R3 (Single Family - Rear Mass Variation Zone), the portion of a building above thirty feet shall be stepped back a minimum of 10 feet from the Primary Frontage façade.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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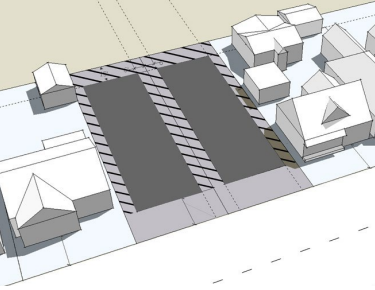
B. Building Density & Floor Area Ratio (FAR).

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

<p>1. Density.</p> <p>(a) Subarea M (Legacy Single-Family). No additional density regulations apply.</p> <p>(b) Subarea N (Multi-Family Residential). No additional density regulations apply, except that Residential Projects in the Exposition Park Square Character Residential neighborhood (Figure V-C), shall be limited to a maximum density of 1 unit per 1,200 square feet of lot area (1/1200) in the R3 zone.</p> <p>(c) Subarea O (Character Residential). No additional density regulations apply, except that Residential Projects in the Exposition Park Square Character Residential neighborhood (Figure V-C), shall be limited to a maximum density of 1 unit per 1,200 square feet of lot area (1/1200) in the R3 zone.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>2. FAR.</p> <p>(a) Subarea M (Legacy Single-Family), Subarea N (Multi-family Residential), and Subarea O (Character Residential). No additional FAR regulations apply.</p>		

C. Building Disposition.

In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following disposition regulations:

<p>1. Bulk and Massing.</p> <p>(a) Subarea M (Legacy Single-Family Residential) and Subarea N (Multi-Family Residential). No additional bulk and massing regulations apply.</p> <p>(b) Subarea O (Character Residential).</p> <p>(i) For Projects on a Unified Lot, all buildings shall be designed to maintain the side and rear yard setback dimensions associated with the original individual lots set forth in C.2(b)(ii) below. A Project 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 for illustrative example of this regulation.)</p> <p>(ii) Except for properties zoned R1R3, the total cumulative length of any side elevation above the first floor shall not extend more than 60 percent of the lot depth or 80 feet, whichever is less.</p>  <p style="text-align: center;">*Figures are not to scale, illustrative only and not regulatory.</p>		<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>
<p>2. Setbacks.</p> <p>(a) Subarea M (Legacy Single-Family Residential) and Subarea N (Multi-Family Residential). No additional setback regulations apply.</p> <p>(b) Subarea O (Character Residential).</p> <p>(i) Front. The Primary Frontage shall be located no closer to the street than the Primary Frontage of the adjacent residential building closest to the street, and shall be located no further from the street than the Primary Frontage of the adjacent residential building farthest from the street.</p> <p>(ii) Side and Rear. The side and rear setback dimensions shall be as set forth in the underlying zone, except as follows:</p> <p>(1) New construction, including additions to existing buildings, on Unified Lots shall not encroach into side and rear setback areas associated with the original individual lots in accordance with C.1(b)(i) above.</p> <p>(2) The side and rear yard setback requirements shall not apply to accessory buildings (including but not limited to, garages, recreation rooms) provided the following requirements are met:</p> <p>(iii) The accessory building's footprint does not exceed 10 percent of the overall square footage of the lot, the height does not exceed 15 feet, and the building is single story.</p> <p>(iv) The accessory building shall be detached from the main house and set back a minimum of 10 feet, as measured from the rear most façade of the main house.</p> <p>(v) 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.</p> <p>(vi) Where the yard setback dimensions in this Chapter V are more restrictive than those set forth in the underlying zone, including LAMC Sections 12.22.C.27 (Small Lot Subdivisions) and 12.08 (R1R3 Variation Zone), the more restrictive setbacks shall prevail.</p>		<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>

SLA CPIO STANDARD	See Plan Sheet	Administrative Use Only	
		Standard Met?	Staff Comments
<p>3. Parking Areas, Garages and Carports. Projects with onsite parking shall conform to the following standards:</p> <p>(a) Subarea M (Legacy Single-Family Residential).</p> <ul style="list-style-type: none"> (i) No parking areas shall be allowed between the Primary Frontage and the Primary Lot Line, except required driveways. (ii) Detached or attached garages, parking areas, and carports associated with the construction of a new building shall be located behind any main building(s). (iii) Projects that involve the construction of a new building(s) shall provide one additional on-site parking space for every bedroom over 3 bedrooms per dwelling unit. (iv) Driveway widths shall be the minimum allowed by the LAMC and curb cuts shall be the minimum allowed by LADOT. <p>(b) Subarea N (Multi-Family Residential).</p> <ul style="list-style-type: none"> (i) No parking areas shall be allowed between the Primary Frontage and the Primary Lot Line, except for required driveways. (ii) Detached garages and carports associated with the construction of a new building shall be located behind any main building(s). (iii) Attached parking areas shall be located either underground (subterranean or semi-subterranean), or behind any main building(s). (iv) Any semi-subterranean parking areas (i.e. parking podiums) shall include exterior façades that are integrated into the overall architecture of the building, and that are accompanied by a minimum three-foot landscape buffer that is landscaped with plants that, at maturity, adequately screen the parking area. (v) Driveway widths shall be the minimum allowed by the LAMC and curb cuts shall be the minimum allowed by LADOT. <p>(c) Subarea O (Character Residential).</p> <ul style="list-style-type: none"> (i) No parking areas shall be allowed between the Primary Frontage and the Primary Lot Line, except for required driveways. (ii) Detached garages and carports shall be located behind any buildings, except for single-family properties zoned R1R3, which shall comply with the detached garage regulations of LAMC Section 13.19. (iii) Attached parking areas shall be located either underground (subterranean or semi-subterranean), or behind any buildings. (iv) Any semi-subterranean parking areas (i.e. parking podiums) shall include exterior façades that are integrated into the overall architecture of the building, and that are accompanied by a minimum three-foot landscape buffer that is landscaped with plants that, at maturity, adequately screen the parking area. (v) Access driveways shall be taken from alleys or side-streets when present. (vi) Driveway widths shall be the minimum allowed by LAMC 12.21.A.5. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
<p>4. Front Yards. Residential front yards shall not be paved or used for vehicular parking or storage. Pavement shall be used only for walkways and driveways. Residential front yards shall be landscaped with plant materials, decomposed granite, turf block or a combination thereof. Residential front yards shall be open and not obstruct the views of the home from the street.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
<p>5. Parkways. Parkways, the area between the street and sidewalk, when present, shall be porous and landscaped and shall be covered by a pervious surface.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		

SLA CPIO STANDARD	See Plan Sheet	Administrative Use Only	
		Standard Met?	Staff Comments
6. Courtyards. In Subarea O, a frontage of more than 100 feet shall incorporate a courtyard facing the street, at ground level, and open to the sky, that is at least 20 feet wide and 15 feet deep. For example, the building could be arranged on the lot in a U or L shape, around a central courtyard that faces a public street and is open to the sky.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

D. Building Design.

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

1. Primary Frontage. A primary building entrance shall be provided that is directly visible and accessible from the Primary Lot Line, or individual entrances from a centrally located or common-access courtyard accessible from the Primary Lot Line. The primary building entrance(s) shall be accentuated by a canopy, recess, unique building materials, or another Architectural Feature that denotes the entrance against the rest of the façade.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
2. Roof Forms. Projects that involve the construction of additions or new detached dwelling units shall utilize roof forms that are consistent with the existing roof forms of the main building. For example, if a property is developed with a structure that has a 4/12 pitch gabled roof, the addition or second dwelling unit shall utilize the same gable roof pitch.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
3. Building Materials. (a) Subarea M (Legacy Single-Family). Projects shall utilize uniform building materials across all exterior facades, unless this requirement would conflict with requirements associated with new construction associated with Eligible Historic Resources. For example, if a property is developed with a house with exterior wood siding, an addition or new detached dwelling unit on the site shall utilize the same or substitute with materials that give the same appearance. (b) Subarea N (Multi-Family Residential) and Subarea O (Character Residential). 1) Projects shall utilize at least two building materials across all exterior façades of the building (e.g., wood window sashes, smooth stucco, wood, brick). 2) Rough texture stucco (e.g., lace, heavy dash, tunnel dash, heavy sand float) is prohibited.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4. Articulation. (a) Subarea M (Legacy Single-Family). No additional articulation regulations apply. (b) Subarea N (Multi-Family Residential) and Subarea O (Character Residential). All exterior building walls shall 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 two inches from the outside wall may be counted as a break in plane.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

E. Historic Resources.

Any Project that qualifies as an Eligible Historic Resource shall comply with Chapter 1, Section I-6.C.5 of this CPIO.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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Appendix A*: CPIO Environmental Standards

*Shaded grey areas to be **completed by applicant** and subsequently verified by Project Planners during project review.*

Appendix A*					
Environmental Standards (SLA CPIO, pp.96 – 101)		Plan Sheet Reference (To be completed by <u>APPLICANT</u>)	Administrative Use Only		
*New Construction or Major Remodels Only			Yes	No	N/A
Cultural Resources	CR3: Tribal Resources Handling				
Hazards and Hazardous Materials	HM1: Phase 1 ESA				

Appendix B: South Los Angeles Design Guidelines

*Shaded grey areas to be **completed by applicant** and subsequently verified by Project Planners during project review.*

Appendix B					
SOUTH LOS ANGELES SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES (SLA Community Plan, page 3-14 – 3-15)					
Guideline G1.	Plan Sheet	Administrative Use Only			
		Yes	No	N/A	Staff Comments
New projects in single-family residential neighborhoods should respect the existing predominant or historic pattern, and should not dominate neighboring homes but be complementary and designed to a similar size and scale.					
Guideline G2.					
New construction in single-family residential neighborhoods should stay consistent with the historic use of materials and details.					
Guideline G3.					
New projects located in single-family residential neighborhoods should follow existing driveway location, scale and materials, whenever possible, and should retain the predominant historic setback.					
Guideline G4.					
New construction and additions should incorporate materials that are selected for longevity, not just affordability.					
Guideline G5.					
Windows and doors should not be flush with the exterior wall. The building design should include a window plan that develops a hierarchy of window types, with larger windows for the largest rooms such as living rooms, etc.					
Guideline G6.					
Front yard fences are discouraged and should be especially avoided on streets where the majority of the homes do not have fences.					
Guideline G7.					
In neighborhoods where fences dominate, fences should be appropriate for the primary residence and should not exceed three feet six inches (3'6") in height; however, if the fence is a block wall, it should not be more than two feet (2') high. Chain link and Concrete Masonry Unit (CMU) block are discouraged.					
Guideline G8.					
Additions should be consistent with the original house and compatible with the neighborhood. The size and scale of any addition should not overwhelm the original house and should be layered behind the primary street elevation. Materials should match the original materials used when appropriate.					

Appendix B (Cont.)

SOUTH LOS ANGELES SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES (SLA Community Plan, page 3-14 – 3-15)

Guideline G9.	Plan Sheet	Administrative Use Only			Staff Comments
		Yes	No	N/A	
Roofs should be integrated with the original house and remain consistent in form.					
Guideline G10.					
When a secondary unit is added on a residential property, it should be sited behind the primary residence. It should match the style of the primary residence, using similar materials and details.					
Note: Multi-Family Residential Projects - refer to the Citywide Residential Design Guidelines.					

