



ADMINISTRATIVE REVIEW

SAN PEDRO - Industrial 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. 185,539 established the San Pedro CPIO; refer to Chapter VI, Appendix A, and Appendix B referenced below when completing this checklist. The regulations listed here apply to the Industrial Subareas, 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 Industrial Subareas Checklist includes the following San Pedro CPIO Sections:

- Industrial Subareas Regulations (Chapter VI), CPIO, page 38
o Industrial Subarea A
o Industrial Subarea B
o Industrial Subarea C
o Industrial Subarea D
Environmental Standards, See Appendix A on page 7 of this checklist and CPIO page 44
San Pedro Design Guidelines, See Appendix B on page 10 of this checklist and CPIO page 47

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. Rows include questions about eligible historic resources and demolition.

SAN PEDRO CPIO Industrial Subareas 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

VI-1. Land Use.

A. Any new use or change of use in the Industrial Subareas A, B, C, and D shall be subject to the use regulations set forth in Table VI-1. Uses are controlled by the underlying zoning and the LAMC except where modified in Table VI-1*.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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

* See Table VI-1 Industrial Subareas Land Use Regulations on page 6 of this checklist, which is also available in the CPIO, pp.39.

VI-2. Development Standards.

Projects in the Industrial Subareas 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:

Please list the Subarea where the Project Site is located: _____

1. In Subareas A, B, and C, the maximum height shall be 30 feet, except as follows: (a) A Project may exceed 30 feet, up to a maximum of 55 feet, if 75 percent of the floor area is used for Clean Tech/Green Tech Uses.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. In Subarea D: (a) The maximum height in Height District 1XL shall be 30 feet. (b) The maximum height in Height District 1VL shall be 45 feet.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Projects that directly abut or are across an alley from a residentially zoned lot shall transition in the following manner: (a) Where the rear or side yard property line is contiguous with the residentially zoned lot, the structure shall be set back or stepped back one foot for every foot in height as measured 15 feet above grade at the shared property line. (b) Where the Project lot and a residentially zoned lot are separated by an alley, the structure shall be set back or stepped back one foot for every foot in height as measured 15 feet above grade at the property line of the residentially zoned lot.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

B. Building Density & Intensity.

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

1. In Subareas A, B, and C, the maximum FAR shall be 1.5:1, except as follows: (a) A Project may exceed 1.5:1 FAR, up to a maximum of 3.0:1 FAR, if 75 percent of the floor area is used for Clean Tech/Green Tech Uses.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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C. 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:

1. Projects with a frontage along Gaffey Street, Pacific Avenue, or Mesa Street, shall incorporate transparent wall openings in at least 25 percent of the Ground Floor street facades along such frontage.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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D. Building Disposition.

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

1. Pedestrian entrances to a building shall face the street.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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E. 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, at-grade or above-grade parking structures shall prohibit parking, storage, mechanical equipment, or similar uses, improvements, and equipment on the Ground Floor abutting a street. Such parking structures shall be visually compatible with other structures associated with the Project, in terms of material, color, and other design elements.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. 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
4. There shall be no more than one driveway per 200 feet of linear frontage for a single development. Each driveway shall not exceed 30 feet in width, 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

F. Landscaping.

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

1. Along any property lines that abut residential uses, Projects shall provide a landscaped buffer area, a minimum depth of two feet, that is planted with trees or vegetation (such as bamboo) that grow to a minimum of ten feet.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Where parking structures are not wrapped with habitable floor area at the Ground Floor, these structures shall be visually screened from frontage streets and adjoining uses by a landscape buffer consisting of vegetation or planters, and trees around their perimeters.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Where a surface parking lot abuts the public right-of-way, Projects shall provide a landscaped buffer, a minimum depth of two feet, that is located between the parking areas and the property line. The landscaped buffer area should contain 24-inch box trees planted at ratio of one for every ten linear feet. Required trees shall measure a minimum of two inches in trunk diameter and ten feet in height at the time of planting.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

SAN PEDRO CPIO STANDARD

	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
4. Projects with a frontage along Gaffey Street or Pacific Avenue shall provide a landscaped setback with a minimum depth of ten feet.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5. Projects with a frontage along Channel Street, Mesa Street, Front Street or 22nd Street shall provide a landscaped setback with a minimum depth of five feet.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

G. Signage.

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

1. The following types of signs are prohibited: billboards; pole signs; banners; illuminated architectural canopy signs; inflatable devices; digital, flashing, animated, blinking, or scrolling signs or signs that move; canister wall or canister blade signs; and signs with pliable vinyl letters.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Each Premises shall be permitted one wall sign. An additional wall sign is permitted if the Premises abuts another street, alley, or public parking area. Each additional wall sign shall be located on the additional frontage.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. The total sign area of wall signs shall not exceed 1.5 square feet per each foot of building frontage, up to a maximum size of 100 square feet total. Wall signs facing alleys or parking areas shall not exceed five square feet.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4. Each Premises on the Ground Floor shall be permitted one Pedestrian Sign, limited to a maximum of six square feet in size. Except that each Premises that is located above the first floor may have a Pedestrian Sign on the ground level if there is direct exterior pedestrian access to the second floor business space.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5. Where multiple businesses exist, there shall be no more than one projecting sign for every 25 linear feet of Primary Frontage.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6. Signs facing alleys or residentially zoned areas shall not be internally illuminated.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

H. Appurtenances.

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

1. Projects shall provide ancillary lighting along pedestrian and vehicular access ways.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Projects are prohibited from using any of the following fencing materials: chain link, barbed wire, razor wire, corrugated metal, and other similar fencing materials.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Appurtenant structures, improvements and equipment, including but not limited to, utility equipment, exterior mechanical equipment (including HVAC equipment, satellite dishes and cellular antennas), storage areas, and dumpsters, shall not be visible from public rights-of-way and shall be placed and improved as follows: (a) At the rear of the site and be enclosed or screened with landscaping; or (b) On the roof and be screened with materials that are architecturally integrated into the building; or (c) If feasible, underground.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

SAN PEDRO CPIO STANDARD

See Plan Sheet
(Completed by Applicant)

Administrative Use Only

Standard Met?

Staff Comments

<p>4. Utility lines shall be placed underground for all new construction subject to site plan review pursuant to LAMC Section 16.05, to the satisfaction of the Los Angeles Department of Water and Power.</p>		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>5. Utility boxes or facilities, including electrical transformers, shall be installed below grade, if feasible, to the satisfaction of the Los Angeles Department of Water and Power.</p>		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>6. No mechanical equipment (such as, air conditioners) shall be permitted in window or door openings.</p>		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>

I. 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:

<p>1. For Projects with new construction subject to discretionary review along Gaffey Street or Pacific Avenue, trees shall be planted in the adjacent public right-of-way, where feasible, at a ratio of at least one tree for every 25 feet of lot length, to the satisfaction of the Bureau of Street Services.</p>		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
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Table VI-1. Industrial Subareas Land Use Regulations (San Pedro CPIO, pp.39-40)

Use	Regulation	Applicable Subarea	Regulation/ Exemptions/ Clarifications
Automobile Dismantling Yard, Impound Lot, or Wrecking Yard	Prohibited	Subareas A, B, C, and D	
Boat Building	Prohibited	Subarea B	
Concrete Manufacturing	Prohibited	Subareas A, B, C, and D	
Heavy Manufacturing	Prohibited	Subareas A, B, C, and D	
Hospitals	Prohibited	Subarea D	
Hotels	Prohibited	Subarea D	
Junk Yards	Prohibited	Subareas A, B, C, and D	
Machinery Wrecking	Prohibited	Subareas A, B, C, and D	
Medical Office	Prohibited	Subarea B	
Personal Services	Prohibited	Subareas C and D	
Petroleum and Propane Related Uses	Prohibited	Subareas A, B, C, and D	Pursuant to Ordinance No. 166,272, in Subarea A in M3 Zones, existing uses may be upgraded or new facilities constructed for safety purposes if not substantially enlarged.
Places of Meeting or Assembly	Prohibited	Subareas B, C, and D	
Residential	Prohibited	Subareas A, B, C, and D	
Sports and Recreation Facilities	Prohibited	Subareas C and D	

Appendix A*: San Pedro CPIO Environmental Standards

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

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

See Plan Sheet
(Completed by Applicant)

Administrative Use Only

Standard Met?

Staff Comments

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 catalyts) 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

Appendix A. Environmental Standards (San Pedro CPIO, pp.44 – 46)	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
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	
l. 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 ₁₀ generation.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

AQ2

Construction projects greater than 5 acres shall submit an air quality study that discuss the project's potential emissions for the following: CO, NOx, PM ₁₀ , and PM _{2.5} .		<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	
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Appendix A. Environmental Standards (San Pedro CPIO, pp.44 – 46)	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
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

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	

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

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

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

Administrative Clearance Review Comments Page

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

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

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

STAFF REVIEW

Planning Signature	Phone Number
Print Name	Date