ADMINISTRATIVE REVIEW

SOUTHEAST LOS ANGELES CPIO
Corridors Subareas Appendices Checklist

Related Code Section

Los Angeles Municipal Code (LAMC) Section 13.14 G (Administrative Review) of Chapter 1 authorizes ministerial review for projects in compliance with Community Plan Implementation Overlays (CPIO). Ordinance No. 185,925 established the Southeast Los Angeles CPIO. Refer to II, Appendix A and the Design Guidelines referenced below when completing this checklist. The regulations listed here apply to all Corridors Subareas, unless stated otherwise. 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 Southeast Los Angeles 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 Corridors Subareas Checklist includes the following Southeast Los Angeles CPIO Sections:

- Corridors Subareas Regulations (Chapter III), **CPIO, page 22**
  - Subarea A – Neighborhood-Serving Corridor
  - Subarea B – Parkway Corridor
  - Subarea C – General Corridor
  - Subarea D – Commercial Corridor

- Environmental Standards, See Appendix A on page 17 of this checklist and **CPIO page 87**

- Design Guidelines
  - Southeast Los Angeles Design Guidelines, See Appendix B on page 18 of this checklist and the Southeast Los Angeles Community Plan-Appendix B
  - Citywide Design Guidelines, available at 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. (p. 17))

Evaluation Question	Completed by **APPLICANT**
A. Does the Project involve an Eligible Historic Resource or Designated Historic Resource as defined by the Southeast Los Angeles CPIO (p. 10)? *(http://www.historicplacesla.org/)*	☐ Yes ☐ No ☐ N/A
B. Does the Project involve the demolition of an Eligible Historic Resource or Designated Historic Resource?	☐ Yes ☐ No ☐ N/A

SELA CPIO Corridors Subareas Checklist
To be completed by the applicant and subsequently verified by Project Planners during review.

SELA CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
II-1. Land Use Regulations			
A. Use. Any new use or change of use shall be subject to the use regulations set forth in Table II-1 (See Table II-1 Corridors Subareas Use Regulations on pages 10-11 of this checklist, which is also available in the CPIO, pp. 28-30) and the regulations below. Uses are controlled by the underlying zoning and the LAMC except where modified in Table II-1 and the regulations in this Section. **B. Existing Uses.** Non-conforming uses, including uses made non-conforming by this CPIO, shall comply with LAMC Section 12.23 of Chapter 1. **C. Neighborhood-Serving Uses, Subareas A and B**. In Subareas A and B, in the C2 zone district, uses shall be limited to those permitted in the C1.5 zone, as well as, bakeries, bike sales and repair, charitable	N/A	☐ Yes ☐ No ☐ N/A	

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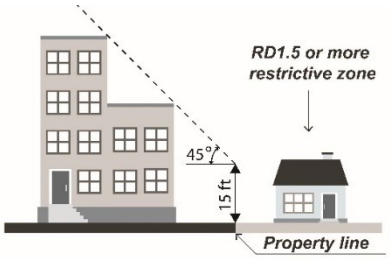
institutions, Community Facilities, medical and dental clinics, performing arts schools, opticians, and tutoring centers.			
D. Ground Floor Commercial, Subarea D. In Subarea D, all uses in the Ground Floor are prohibited except for Commercial Uses and residential lobbies.		☐ Yes ☐ No ☐ N/A	

II-2. Development Standards

A. Building Height. 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 height regulations:

1. Ground Floor Height. The following height restrictions apply: (a) The Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structural floor or roof above. (b) For Projects with an Active Floor Area, the Ground Floor shall have a minimum height of 11 feet, measured from the finished floor to the finished ceiling.		☐ Yes ☐ No ☐ N/A	
2. Transition to Residential. The following height restrictions apply: ***Please select all that apply to the Project site:** ☐ (a) Where a parcel is either abutting or across an alley from a property in the RD1.5 or more restrictive zone, the building height shall be stepped-back within a 45-degree angle as measured 15 		☐ Yes ☐ No ☐ N/A	

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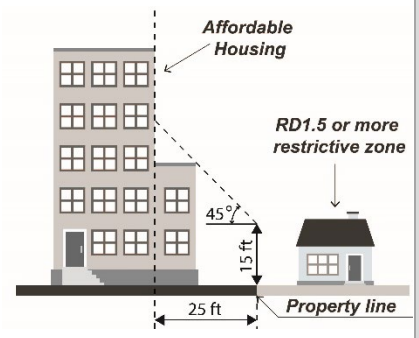
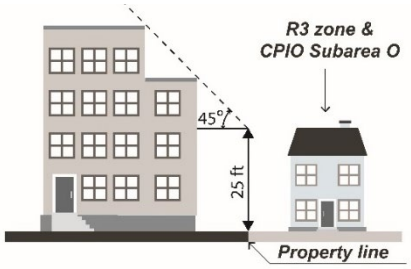
feet above grade at the property line of the lot in the more restrictive zone. ☐ (b) For all CPIO Affordable Housing Projects, Density Bonus Projects and TOC Projects, that are either abutting or across an alley from a property in the RD1.5 or more restrictive zone, the required height transition applies only to the first 25 feet of depth as measured from the property line of the lot in the more restrictive zone.  ☐ (c) When a parcel is either abutting or across an alley from a property that is both in the R3 zone and is in Subarea O of the CPIO, the building height shall be stepped-back within a 45-degree angle as measured 25 feet above grade at the property line of the lot in the R3 Zone. 			

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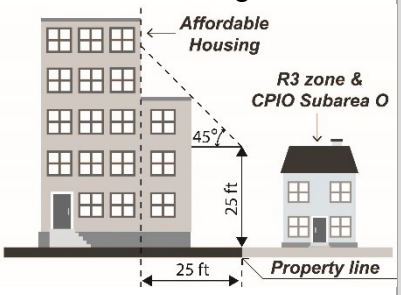
☐ (d) For all CPIO Affordable Housing Projects, Density Bonus Projects, and TOC Projects located on a parcel that is either abutting or across an alley from a property that is both in the R3 Zone and is in Subarea O of the CPIO District, the required height transition applies only to the first 25 feet of depth as measured from the property line of the lot in the more restrictive zone. ***Figures are not to scale, illustrative only and not regulatory.**			
3. Adjustments. The height regulations in this Section II-2.A shall not be eligible for a Project Adjustment.		☐ Yes ☐ No ☐ N/A	



B. Building Density. In addition to any regulations set forth by the underlying zone and the LAMC, residential Projects shall not exceed a density of 1 unit per 800 square feet of lot area (1/800), except as follows:
*Please list the subarea where the Project site is located:*_____

1. In Subareas A, C and D, Density Bonus Projects or TOC Projects may utilize a Base density of 1 unit per 400 square feet of lot area (1/400). **2.** In Subarea B, Density Bonus Projects or TOC Projects that are 100% residential may utilize a Base density of 1 unit per 400 square feet of lot area (1/400). **3.** The density regulations in this Subsection 1 shall not be eligible for a Project Adjustment.		☐ Yes ☐ No ☐ N/A	

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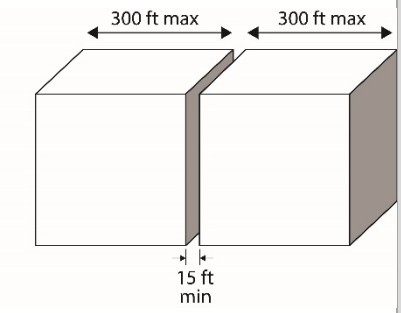
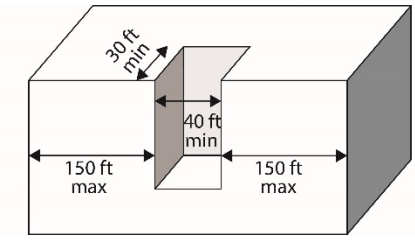
C. Building Disposition. In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following disposition regulations:

1. Street Wall. Any street facing façade of a Project where the cumulative total exceeds 300 feet in length shall comply with either subsection (a) or (b) below:

(a) Design the Project as separate buildings, with each not to exceed a maximum of 300 feet in length, separated by passageways that are open to the sky from sidewalk grade and are at least a minimum of 15 feet wide (separate buildings may be built upon the same subterranean parking structure); or



(b) Provide a continuous building base of 1 to 3 stories with upper floor volumes that do not exceed a maximum of 150 feet in length and separated by courtyards open to the sky that are a minimum of 40 feet wide and a minimum of 30 feet in depth, as measured from the street facing façade.



***Figures are not to scale, illustrative only and not regulatory.**

☐ Yes
☐ No
☐ N/A

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2. Primary Frontage. In Subarea A, for all Projects, except 100% residential Projects, the Ground Floor shall be located along the Primary Lot Line for at least 75% of the length of the Primary Frontage, up to a minimum height of 12 feet as measured from the abutting sidewalk grade or right of way except that the Ground Floor may be set back up to 20 feet along the Primary Frontage to the extent necessary to accommodate Pedestrian Amenities.		☐ Yes ☐ No ☐ N/A	
3. Lot Coverage. In Subarea A, Projects shall provide a minimum lot coverage of 30%. Lot coverage shall be the cumulative total of the Building Footprint of all buildings on the lot including existing buildings to remain on the Project site and new buildings.		☐ Yes ☐ No ☐ N/A	
4. Landscape Buffer. A 5-foot landscape buffer, inclusive of any required setbacks, shall be provided between the Project site and any abutting lot zoned RD1.5 or a more restrictive. Landscaping that is drought tolerant, evergreen, and capable of growing to a height of 10 feet shall be utilized, and a decorative masonry wall a minimum of six feet and a maximum of eight feet in height shall be constructed along the shared property line.		☐ Yes ☐ No ☐ N/A	
5. Residential Setbacks ***Please check the box if it applies to the Project:**		☐ Yes ☐ No ☐ N/A	

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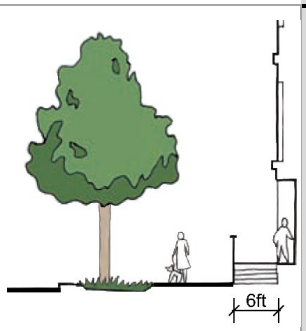
☐ (a) For Projects that consists exclusively of residential dwelling units with no Active Floor Area, any street facing frontage shall be set back at least six feet and not more than ten feet from the property line. This setback area shall be improved with landscaping, Pedestrian Amenities or a combination thereof. ☐ (b) For Mixed-Use Projects, no setback requirements shall apply to any portion of a street facing building frontage used for residential uses. ***Figures are not to scale, illustrative only and not regulatory.**			



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 building design regulations:

1. Glazing. (a) In Subareas B, C and D, the Ground Floor Primary Frontage shall have a minimum of 25% clear transparent glazing (such as, windows and doors). The other floors of the Primary Frontage shall have a minimum of 15% clear transparent glazing, inclusive of all of those floors. All other building facades facing public streets shall have a minimum of 15% clear transparent glazing. (b) In Subarea A, the Ground Floor Primary Frontage shall have a minimum of 50% clear transparent glazing (such as,		☐ Yes ☐ No ☐ N/A	

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windows and doors). The other floors of the Primary Frontage shall have a minimum of 15% clear transparent glazing, inclusive of all of those floors. All other building facades facing public streets shall have a minimum of 15% clear transparent glazing.			
2. Articulation. 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, created by an articulation or architectural detail, such as: (a) Ground Floor storefront bays; (b) A change in plane of at least 18 inches; (c) Windows that are recessed at least 2 inches, or that project such as bays; (d) Building overhangs, such as canopies or eaves; (e) Terraces, balconies, porches or cantilevered designs; (f) Wood accents and wood trim for windows and doors; (g) Varying roof forms and heights; and		☐ Yes ☐ No ☐ N/A	

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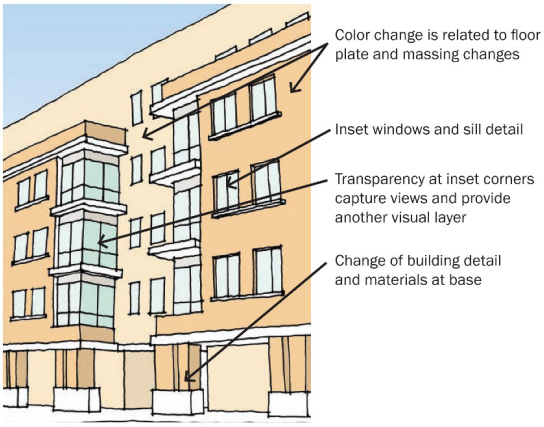
(h) Other Architectural Features or building materials that create a visual break (such as, stucco reveals that are a minimum of  2 inches in depth). ***Figures are not to scale, illustrative only and not regulatory.**			
3. **Projects Near Freeways.** For Projects that are within 100 feet of a freeway right-of-way, the following shall apply: (a) Balconies are not permitted on any portion of a building that is within 100 feet of a freeway right-of-way. (b) Projects that abut a freeway right-of-way shall provide a minimum 5-foot landscaped setback from the freeway right-of-way property line. Landscaping that is drought tolerant, evergreen, and capable of growing to a height of 10 feet shall be utilized. A decorative masonry wall a minimum of six feet and a maximum of eight feet in height shall be constructed along the property line.		☐ Yes ☐ No ☐ N/A	
4. **Active Floor Area.** In Subarea A, for all Projects except 100% residential Projects,		☐ Yes ☐ No	

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the Ground Floor of the Primary Frontage shall incorporate Active Floor Area, Pedestrian Amenities, or a combination of both, along at least 75% of the Primary Frontage to a depth of at least 25 feet (excluding areas used for vehicular access).		☐ N/A	
5. Street-Oriented Entrance. (a) Projects shall provide a Street-Oriented Entrance. Street-Oriented Entrances need not be parallel to the Primary Lot Line, provided that they are no more than 20 feet from the Primary Lot Line and augmented by entrance forecourts or other design features that establish a visual connection to the Primary Lot Line. (b) For non-residential Projects, Street-Oriented Entrances shall be accessible during business hours and shall be no more than three feet above or below the grade of the abutting public sidewalk grade.		☐ Yes ☐ No ☐ N/A	
6. Building Materials. (a) Projects shall utilize two or more high-quality building materials and treatments on building exteriors such as brushed aluminum, brick, finished wood, or “Santa Barbara” smooth finish stucco. (b) The following materials are prohibited: Styrofoam plant-ons and rough texture stucco (such as, lace, heavy dash, tunnel dash, heavy sand float). (c) The Primary Frontage may be comprised of no more than 80% stucco.		☐ Yes ☐ No ☐ N/A	

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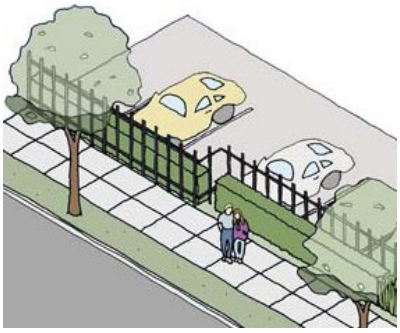
E. Parking Design. In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following parking design regulations:			
1. Surface Parking Screening. Where permitted, surface parking lots that abut public sidewalks shall provide a three-foot wide landscaped buffer, and a 3.5-foot-high decorative wall and/or hedge along the property line facing a street intended to screen headlights. The wall and/or hedge shall provide pedestrian entrances (separate from vehicular entrances) from the public sidewalk. 		☐ Yes ☐ No ☐ N/A	
2. Ground Floor Parking Level. Wherever at-grade or above ground parking is to be provided within a building's Ground Floor level fronting a public street (excluding alleys), the entire building shall be set back six feet from the adjacent public street and the setback shall be improved with diverse landscaping that is comprised of two or more plant types that, at maturity, screens the Ground Floor parking area up to a height of 10 feet. This requirement does not apply to that portion of the building where internal parking structures are buffered by habitable floor area on the Ground Floor such as retail space or a community room.		☐ Yes ☐ No ☐ N/A	
3. Parking Structure Façades. For stand-alone parking structures, provide an external skin or other material consistent with or		☐ Yes ☐ No ☐ N/A	

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complementary to the overall design of the building intended to improve the building's appearance over the basic concrete structure of ramps, walls and columns on all visible façades. Examples of appropriate skin material include heavy-gauge metal screen, precast concrete panels, laminated glass, and photovoltaic panels.			
4. Shade Trees. Surface parking lots shall have at least one tree for every four uncovered parking spaces distributed throughout the parking lot to shade the parking area at maturity. A minimum of half of the trees planted shall be no less than a 24-inch box tree or a 15-gallon tree. Palm trees shall not be used to meet this requirement.		☐ Yes ☐ No ☐ N/A	
5. Pedestrian Walkway. Within the surface-parking lot area, Projects shall provide at least one centrally located pedestrian walkway that runs the length of the parking lot from the sidewalk to the building entrance and is separated from the parking lot by landscaping and shade trees.		☐ Yes ☐ No ☐ N/A	
6. Parking Lot Location, Subarea A. In Subarea A, surface parking areas shall not be located between the Primary Lot Line and the Primary Frontage of a building. Surface parking shall be located to the rear or side of buildings. Parking can also be enclosed within a structure or located entirely below grade. Below grade structures can occupy the entire footprint of a lot.		☐ Yes ☐ No ☐ N/A	

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7. Vehicular Access, Subarea A. In Subarea A, new buildings shall provide vehicular access from an alley or side street when available. Vehicular access from the Primary Frontage is prohibited unless the LADOT determines that no other reasonable alternative exists.		☐ Yes ☐ No ☐ N/A	
8. Curb Cuts, Subareas A and B. In Subareas A and B, curb cuts shall be limited to the minimum number permitted as determined by LADOT and parking/loading entries into buildings shall be limited to the minimum number required and the minimum width permitted by the LAMC.		☐ Yes ☐ No ☐ N/A	

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

1. Prohibited Signs. The following types of signs are prohibited: pole signs; illuminated architectural canopy signs; Feather Signs; digital displays; and Canister/Can/Cabinet Signs.		☐ Yes ☐ No ☐ N/A	

G. Equipment, Fencing, and Utilities.
In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction and additions shall comply with the following equipment and utility regulations:

1. Security Devices. Interior roll-down doors and security grilles must be at least 75% transparent (open), retractable, and designed to be fully screened from view during business hours are permitted. The following security devices are prohibited in all Projects: (a) Permanently affixed exterior security grilles or bars. (b) Exterior accordion (or scissor) gates. (c) Exterior roll-down doors that are less than 75% transparent.		☐ Yes ☐ No ☐ N/A	

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(d) Exterior roll-down housing that is visible from the sidewalk.			
2. Mechanical Equipment. Mechanical equipment shall be screened from public view using non-reflective materials or other materials consistent with or complementary to the overall design of the building.		☐ Yes ☐ No ☐ N/A	
3. Fencing. Chain link fencing (with or without slats), corrugated metal fencing, and barbed/razor wire is prohibited along a Primary Frontage or where a parcel is either directly adjacent to or across an alley from a property in the RD1.5 zone or more restrictive zone or a property containing a Community Facility.		☐ Yes ☐ No ☐ N/A	
4. Refuse Enclosures. Areas where trash and recycling containers are stored outside shall be fully enclosed, including roofing, with solid masonry walls or other materials that have been determined to prevent the release of refuse odors.		☐ Yes ☐ No ☐ N/A	

H. Auto-Related Use and New Franchise Automobile Sales Standards.
In addition to any regulations set forth by the underlying zone and the LAMC, Projects with Auto-Related Uses and New Franchise Automobile Sales Uses shall comply with the following regulations.

1. A solid masonry wall, at least six feet in height, for security and visual screening, shall be provided along the property line separating the parcel from the residentially zoned property or property containing a Community Facility.		☐ Yes ☐ No ☐ N/A	
2. No permit shall be issued until a covenant has been recorded on the subject property in a form and manner approved by the Department of City Planning, for the life of the		☐ Yes ☐ No ☐ N/A	

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use, demonstrating that the following requirements shall apply: (a) All actual repair or installation work shall be conducted within an enclosed building. (b) All vehicles undergoing, or awaiting, repair or pick-up shall be parked on-site. Vehicles stored overnight shall be parked on-site. No on-street parking spaces shall be utilized for storage or parking of vehicles. Storage of or parking of vehicles for 30 or more days is prohibited. (c) Equipment or parts removed from vehicles during the repair process shall be stored indoors or shall be deposited in an approved covered outdoor collection receptacle for appropriate off-site disposal. (d) All loading and un-loading of vehicles shall be done on-site.			

Section II-3. PARKING REGULATIONS

A. Required Parking Spaces. The required number of parking spaces for Projects with new construction shall be set forth in the applicable provisions of the LAMC except as provided in Table II-2 (See Table II-2. Parking Regulations on page 19 of this checklist, which is also available in the CPIO, p. 39), and as set forth below.			☐ Yes ☐ No ☐ N/A
1. Eligible Historic Resources. That portion of a Project involving the Restoration or Rehabilitation of a Designated or Eligible Historic Resource shall be exempt from all off-street parking			☐ Yes ☐ No ☐ N/A

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requirements so long as the existing number of parking spaces are retained.			
2. Parking Incentives. CPIO Affordable Housing Projects and certain identified commercial uses may reduce the required parking as set forth in Table II-2 (See page 19).		☐ Yes ☐ No ☐ N/A	
B. Change of Use in Subarea A. In Subarea A, no additional parking shall be required for a change of use in an existing building from a non-residential use to any non-residential use permitted in the C1.5 zone.		☐ Yes ☐ No ☐ N/A	

Table II-1. TOD Subareas Use Regulations

Use	Regulation	Applicable Subarea	Exemptions/ Clarifications
Alcohol Sales, Off-Site	Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Off-Site Alcohol Sales Use[1]	A, B, C, D	• Full-Service Grocery Stores and Full-Service Drug Stores are exempt • Full-Service Grocery Stores and Full-Service Drug Stores that sell alcohol shall be included in the ½ mile radius calculation for other new Off-Site Alcohol Sales requests. • This term is also expressed as Off-Site Alcohol Sales
Auto-Related Uses	Prohibited	A, B	• Expansion, re-modeling, replacement of existing Auto-Related Uses, or new accessory uses are exempt from the

Table II-1. TOD Subareas Use Regulations			
Use	**Regulation**	**Applicable Subarea**	**Exemptions/ Clarifications**
	Not more than one establishment is permitted within a ½ mile (2640 linear foot) radius of another Auto-Related Use[1]	C	prohibition provided the Project complies with all applicable development standards of this CPIO and the Project is allowed by the underlying zone • New Auto-Related Uses or accessory Auto-Related Uses are exempt from the prohibition when the new uses are combined within the same lot or parcel of an existing Auto-Related Use
Check Cashing Facilities	Not more than one establishment is permitted within a ½ mile (2640 linear foot) radius of another Check Cashing Facility[1]	C, D	
	Prohibited	A, B	
Free-Standing Restaurant with Drive-Through	Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Freestanding Restaurant with Drive-Through use[1]	A, B, C	Expansion, re-modeling, rebuilding or replacement of existing establishments shall be exempt provided there is no change of use and all work complies with the development standards of this CPIO District
	No Freestanding Restaurant with Drive-Through is allowed abutting, or across the street, alley, or intersection of, a school	A, B, C, D	• 'School' shall include elementary, middle, or high schools, including charter and magnet schools. Expansion, remodeling, or replacement of existing establishments shall be exempt provided there is no change of use, and all work complies with the development standards of

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Use	**Regulation**	**Applicable Subarea**	**Exemptions/ Clarifications**
			this CPIO District
Gun Shops	Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Gun Shop[1]	C, D	
	Prohibited	A, B	
Motels	Not more than one establishment is permitted within a ½ mile (2 ,640 linear foot) radius of another Motel[1]	C, D	
	Prohibited	A, B	
Pawn Shops	Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Gun Shop[1]	C, D	
	Prohibited	A, B	
Payday Lenders	Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Payday Lender[1]	C, D	
	Prohibited	A, B	
Public Self Storage	Not more than one establishment is permitted within a ½ mile (2640 linear foot) radius of another Public Self Storage use[1]	C, D	

Table II-1. TOD Subareas Use Regulations			
Use	**Regulation**	**Applicable Subarea**	**Exemptions/ Clarifications**
	Prohibited	A, B	
Recycling Collection	Not more than one establishment is permitted within a ½ mile (2640 linear foot) radius of another Recycling Collection use[1]	C, D	
	Prohibited	A, B	
100% Residential	Prohibited	D	This prohibition includes live/work units
Smoke/Vapor Shops	Not more than one establishment is permitted within a ½ mile (2,640 linear foot) radius of another Smoke/Vapor Shop use[1]	A, B, C, D	
[1] Distance shall be measured from the center point of the front lot line of the subject parcel to the nearest property line of any parcel containing the same use.			

Table II-2. Corridors Subareas Parking Regulations	
Parking Standards	**Applicable Subarea**
Required parking for Targeted Commercial Uses may be reduced by a maximum of 25%.	A, C, D
In new buildings, Sit-Down Restaurants of any size may provide a minimum of 1 parking space per 500 square feet of floor area.	A, C, D

Appendix A: CPIO Environmental Standards - New Construction or Major Remodels Only *To be completed by the applicant and subsequently verified during review*					
Environmental Standards (SELA CPIO, pp. 87 – 92)		**See Plan Sheet** (Competed by Applicant)	**Administrative Use Only**		
			Yes	**No**	**N/A**
Air Quality	AQ1: Emission Control During Construction				
Cultural Resources	CR1: Cultural Materials Handling CR2: Paleontological Resources Handling CR3: Tribal Resources Handling				
Hazards and Hazardous Materials	HM1: Phase 1 ESA				
Noise and Vibration	N1: Construction Activities N2: Noise Reduction During Construction N3: Vibration Control Plan Adjacent to Eligible/Designated Historic Resources N4: Vibration Reduction During Construction				

Appendix B: Southeast Los Angeles Design Guidelines *To be completed by the applicant and subsequently verified by Project Planners during review.*						
		Plan Sheet	**Administrative Use Only**			
			Yes	**No**	**N/A**	**Staff Comments**
CHAPTER 1 – Vehicular Access, Parking and Loading **1A. All Access, Parking and Loading**						
G1.	Minimize Visibility of Parking or Loading					
G2.	Screen Parking Structures					
G3.	Screen Surface Parking Lots					
G4.	No Drive-Thru Windows on Primary Frontage					
G5.	EV Charging Stations, Spaces					
G6.	EV Charging Space GBC Compliance					
G7.	Parking for Shared Cars					
G8.	Alley Access					
G9.	Corner Lot Access					
G10.	Minimize Curb Cuts					
G11.	Enclosed Loading Area					

Appendix B: Southeast Los Angeles Design Guidelines *To be completed by the applicant and subsequently verified by Project Planners during review.*						
		Plan Sheet	**Administrative Use Only**			
			Yes	**No**	**N/A**	**Staff Comments**
1B. Parking Façade Design						
G1.	Inset Security Grilles/Gates					
G2.	Durable/Different Materials					
G3.	Receding Parking Façade					
G4.	Distribution of Openings					
G5.	Parking Entry Openings					
G6.	Parking Entry Treatment					
G7.	Natural Ventilation					
G8.	Exterior Façade Design					
G9.	External Skin					
G10.	Elevators and Stairs					
G11.	Sustainable Design Features					
G12.	Signage and Wayfinding					
G13.	Public Art and Lighting					
G14.	Green Screen					
1C. Alleys						
G1.	Maintain Alleys					
G2.	Green Alleys					
CHAPTER 2: Building Massing **2A. Street Walls**						
G1.	Street Wall Design					
G2.	Ground Floor Breaks					
G3.	Well-Scaled Elements and Structures					
2B. Transitional Heights						
G1.	Building Mass					
CHAPTER 3: Ground Floor **3A. Ground Floor Treatment**						
G1.	Building Orientation					
G2.	Storefronts					
G3.	Non-Residential Building Entrance					
G4.	Public Entrances					

Appendix B: Southeast Los Angeles Design Guidelines *To be completed by the applicant and subsequently verified by Project Planners during review.*						
		Plan Sheet	**Administrative Use Only**			
			Yes	**No**	**N/A**	**Staff Comments**
G5.	Primary Building Entrance					
G6.	Pedestrian-Scale Architecture					
G7.	Architectural Features					
G8.	Back of House Uses					
3B. Residential Ground Floor Space						
G1.	Residential Unit Entries					
G2.	Windows on Ground Floor					
CHAPTER 4: Other Architectural Elements **4A. Ground Floor Treatment**						
G1.	Underside/Exposed Elements					
G2.	Photovoltaic Panels					
G3.	High Grade Materials					
G4.	Material Transitions					
G5.	Awnings and Canopies					
G6.	Materials - Discouraged					
G7.	Materials - Encouraged					
G8.	Commercial Materials					
4B. Lighting						
G1.	Cutoff Luminaries					
G2.	Minimize Glare					
G3.	Building Lighting					
4C. Security Doors and Grilles						
G1.	Security Elements – Discouraged					
G2.	Security Grilles – Discouraged					
G3.	Residential Security Grilles – Discouraged					
G4.	Security Elements – Encouraged					
G5.	Exterior Security Elements – Discouraged					
4D. Mechanical Equipment						
G1.	Equipment Screening					

Appendix B: Southeast Los Angeles Design Guidelines *To be completed by the applicant and subsequently verified by Project Planners during review.*						
		Plan Sheet	**Administrative Use Only**			
			Yes	**No**	**N/A**	**Staff Comments**
G2.	Antennas and Satellite Dishes					
G3.	No Equipment in Windows					
4E. Trash and Recycling						
G1.	Trash/Recycling Room Location					
G2.	Enclosures					
CHAPTER 5: Building Façade **5A. Glazing**						
G1.	Transparent Glazing					
G2.	Tints - Encouraged					
G3.	Tints - Discouraged					
G4.	Reflective Glazing					
5B. Articulation						
G1.	Building Articulation					
5C. Layering						
G1.	Building Layering					
5D. Hierarchy						
G1.	Building Hierarchy					
G2.	Ground Floor Materials					
G3.	Main Entry Accent					
5E. Windows						
G1.	Window Detailing					
G2.	Window Depth – Discouraged					
G3.	Window Depth – Encouraged					
G4.	Window Frames					
CHAPTER 6: On-Site Open Space, Setbacks, Landscaping and Sustainability **6A. Required On-Site Open Space**						
G1.	Open Space Elements					
G2.	Shade Trees					
G3.	Open Space Amenities					
G4.	Publicly Accessible Open Space					
6B. Setbacks Along Sidewalks						

Appendix B: Southeast Los Angeles Design Guidelines *To be completed by the applicant and subsequently verified by Project Planners during review.*						
		Plan Sheet	**Administrative Use Only**			
			Yes	**No**	**N/A**	**Staff Comments**
G1.	Fences					
G2.	Raised Planters					
6C. Internal Parking Lot Landscaping						
G1.	Planting Areas					
G2.	Pedestrian Walkway					
6D. Drought-Tolerant Plants and General Sustainability						
G1.	California Friendly Plants					
G2.	Stormwater Capture					
G3.	Native Plant Species					
G4.	Solar Panels					
G5.	Materials to Minimize Graffiti					
G6.	White Rooftops					
CHAPTER 7: Signage **7A. Standards and Guidelines for all Sign Types**						
G1.	Sign Elements					
G2.	Supporting Structures/Connections					
7B. Signage Guidelines by Type						
G1.	Multiple Retail Storefronts					
G2.	Retail Signs					
G3.	Sign Types					
G4.	Residential Signage					
G5.	Integrated Design					
G6.	Signage for Main Entrance and Amenities					
G7.	Prominent Community Facility Signs					
CHAPTER 8: Cultural Amenities **8A. Goals**						
G1.	Integrated Artwork – Private Development					
G2.	Integrated Artwork – Retail Development					
G3.	Artwork and Landscaping					

Appendix B: Southeast Los Angeles Design Guidelines *To be completed by the applicant and subsequently verified by Project Planners during review.*						
		Plan Sheet	**Administrative Use Only**			
			Yes	**No**	**N/A**	**Staff Comments**
G4.	Artwork Location					
G5.	Murals					

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 the review of submitted plans:

Planning Signature	**Phone Number**
Print Name	**Date**