



SAN PEDRO CPIO
Central Commercial 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 (CPIOs). Ordinance No.185,539 established the San Pedro CPIO. Refer to Chapter III, Appendix A, and Appendix B referenced below when completing this checklist. The regulations listed here apply to the Central Commercial 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 San Pedro 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 Central Commercial Subareas Checklist includes the following San Pedro CPIO Sections:

- Central Commercial Subareas Regulations (Chapter III), **CPIO, page 19**
 - Central Commercial Subarea A
 - Central Commercial Subarea B
 - Central Commercial Subarea C
 - Central Commercial Subarea D
 - Central Commercial Subarea E
- Environmental Standards, See Appendix A on page 14 of this checklist and **CPIO page 44**
- San Pedro Design Guidelines, See Appendix B on page 19 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))

Evaluation Question	Completed by <u>APPLICANT</u>
A. Does the Project involve an Eligible Historic Resource as defined by the San Pedro CPIO (pp. 5)?	<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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

SAN PEDRO CPIO Central Commercial Subareas Checklist <i>To be completed by the applicant and subsequently verified by Project Planners during review.</i>			
SAN PEDRO CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
III-1. Land Use.			
A. Any new use or change of use in the Central Commercial Subareas A, B, C, D, and E shall be subject to the use regulations set forth in Table III-1. Uses are controlled by the underlying zoning and the LAMC except where modified in Table III-1 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 of Chapter 1.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

¹ See Table III-1 Central Commercial Subareas Use Regulations, available in the CPIO, pp.20 – 21.

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III-2. Development Standards.			
Projects in the Central Commercial 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 height regulations:			
<i>Please list the Subarea where the Project Site is located:</i> _____			
1. In Subareas A and D: (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) The maximum height shall be 45 feet.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
2. In Subarea B: (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) The maximum height for Height District 1XL shall be 30 feet. (c) The maximum height for Height District 1VL shall be 45 feet.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
3. In Subarea C: (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) The maximum height shall be 75 feet. (c) Other than with a Project Adjustment or a Project Exception, a Project may only exceed 75 feet in height if approved pursuant to LAMC Section 13B.2.3. (Class 3 Conditional Use Permit) of Chapter 1A.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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<p>4. In Subarea E:</p> <p>(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.</p> <p>(b) The maximum height shall be 75 feet, with the following exceptions:</p> <p>(i) For properties south of 8th Street between Mesa Street and Palos Verdes Street, the maximum height shall be 75 feet from the lowest natural grade on 8th Street.</p> <p>(ii) For properties west of Harbor Boulevard and north of Amar Street, the maximum height shall be 45 feet.</p> <p>(c) Other than with a Project Adjustment or a Project Exception, a Project may only exceed 75 feet in maximum height if approved pursuant to LAMC Section 13B.2.3. (Class 3 Conditional Use Permit) of Chapter 1A.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>5. Where a parcel is either abutting or across an alley from either a residentially zoned lot or a lot within a Historic Preservation Overlay Zone (HPOZ), the building height shall be stepped-back within a 45-degree angle as measured 15 feet above grade at the property line of the lot in residential zone or HPOZ. Projects on a slope shall be calculated at the lowest grade.</p> <div data-bbox="418 1228 808 1470" data-label="Diagram"> </div> <p>*Figures are not to scale, illustrative only and not regulatory.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>B. Building Density & Intensity.</p>			

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<p>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:</p> <p><i>Please list the Subarea where the Project Site is located:</i> _____</p>			
<p>1. In Subareas A and D, the maximum FAR shall be 1.5:1.</p> <p>2. In Subarea B, the maximum FAR shall be 1.5:1.</p> <p>3. In Subarea C, the maximum FAR shall be 3.0:1.</p> <p>4. In Subarea E, the maximum FAR shall be 4.0:1 except as follows:</p> <p>(a) For properties south of 8th Street between Mesa Street and Palos Verdes Street, the maximum FAR shall be 3.0:1.</p> <p>(b) For properties west of Harbor Boulevard and north of Amar Street, the maximum FAR shall be 3.0:1.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>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:</p>			
<p>1. For new construction, the exterior wall of any building or parking structure shall be located not more than five feet from the Primary Lot Line, except that exterior walls may be more than five feet from the Primary Lot Line when the setback area is used for open space consistent with Subsection E, and/or landscaping.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>2. For Automotive Uses, Automobile Storage, and Drive-thru Establishments, a minimum 10-foot-high masonry wall shall be maintained at any property line adjacent to an R Zone, except when the property is located across a street.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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3. For new construction, at least 60% of the Primary Frontage at the Ground Floor shall consist of doors and windows. Windows and doors shall allow views into building interiors and/or to merchandise displays. A minimum of 70% of window bases shall be set at a maximum of three feet as measured from finished grade.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4. Glass as part of the external facade of buildings shall be no more reflective than necessary to comply with Green Code or other state or local UV requirements.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5. The exterior facade of buildings five stories or less shall incorporate no more than three complementary building materials, including but not limited to glass, tile, masonry, smooth stucco, or stone.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
6. Heavily textured stucco is prohibited.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
D. Building Disposition. In addition to any regulations set forth by the underlying zone and the LAMC, Projects involving new construction shall comply with the following building disposition regulations:			
1. Buildings and parking structures shall occupy 100% of the length of the Primary Lot Line, except to provide required driveways and open space consistent with Subsection E. Additionally, one walkway, not to exceed 10 feet in width, shall be permitted for every 200 linear feet of frontage.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
2. Commercial Uses located on the Ground Floor shall have an entrance directly accessible from an Arcade, a street, or open space consistent with Subsection E, without the need to cross a parking lot or driveway.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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3. Each residential unit on the Ground Floor shall be directly accessible from the street, without the need to cross a parking lot or driveway.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4. Individual entrances to each unit shall be set back a minimum of three feet from the sidewalk.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5. Individual entrances to each unit shall be a maximum of three feet above or below sidewalk grade.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
6. Projects with rear lot lines abutting a public right-of-way or a parking lot shall incorporate clearly defined pedestrian entrances at the rear of the building.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
E. Publicly Accessible Open Space. In addition to any regulations set forth by the underlying zone and the LAMC, Projects involving new construction shall comply with the following publicly accessible Open Space regulations:			
1. Projects on properties that front 200 feet or more of a single street shall include open space that is all of the following: (a) A minimum of 5,000 square feet; (b) Located on the ground level with direct pedestrian connection to the adjacent street; (c) Unenclosed by any wall, fence, gate, or other obstruction; (d) Lined with Ground Floor tenant spaces usable for retail uses, including one or more restaurants, along at least 20% of the building frontage that abuts the open space; (e) At least 40% landscaped with usable lawn or similar usable groundcover or artificial grass, or with plant materials that		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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are low maintenance, and native or drought tolerant; and (f) Improved with Pedestrian Amenities.			
2. Projects on properties that front less than 200 feet of a single street shall provide open space at a rate of one square foot per 100 square feet of nonresidential floor area up to 5,000 square feet. The open space shall incorporate publicly accessible open space that is visible and accessible from the sidewalk and that includes Pedestrian Amenities and/or landscaped areas.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
3. Projects with frontage on Harbor Boulevard shall locate the required open space adjacent to Harbor Boulevard.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4. Projects required to provide open space under LAMC Section 12.21 G of Chapter 1, may reduce the required open space by up to 50 percent if the Project includes open space that meets at least five requirements listed in Section E.1 (above).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5. Any open space required or regulated pursuant to this Subsection shall be accessible to the public during business hours.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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<p>F. 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:</p>			
<p>1. Required Parking. (a) For Projects on 6th Street or 7th Street, no additional parking shall be required for any change of use in an existing building provided any on-site parking is maintained and the use is not prohibited by this CPIO.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>2. Parking Location and Access (a) 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. (b) 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 structure associated with the Project, in terms of material, color, and other design elements. (c) 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 (LADOT). (d) Curb cuts shall be prohibited on the following streets: (i) 6th Street from Pacific Avenue to Centre Street;</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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(ii) 7th Street from Pacific Avenue to Centre Street; (iii) Pacific Avenue from 4th Street to 8th Street; and (iv) Harbor Boulevard. (e) 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 LADOT.			
G. 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 10 feet.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
2. 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 a ratio of one tree 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	
3. All areas of a site not occupied by buildings, driveways, or open space consistent with Subsection E, shall be landscaped. Eighty percent of landscaped areas shall consist of plant materials that are low maintenance, and native or drought tolerant.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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<p>H. Signage. In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following signage regulations:</p>			
<p>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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>3. The total sign area of wall signs shall not exceed 1.5 square feet per each linear 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>4. In lieu of a wall sign, each Premises shall be permitted one awning sign, to be located over a building or a business entrance. An additional awning sign is permitted in lieu of a permitted wall sign if the Premises abuts another street, alley, or public parking area. Sign letters shall be located on valences only, and letter height should not exceed 10 inches.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>5. 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</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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pedestrian access to the second-floor business space.			
6. 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	
7. Window signs shall not exceed ten percent of the total window area. In no case shall a window sign exceed four square feet.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
8. One monument sign shall be permitted per residential development and shall be not more than ten square feet in size and the top of the sign shall not be more than eight feet above sidewalk grade.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
9. 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	
I. 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		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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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.			
4. Utility lines shall be placed underground for all new construction subject to Project Review pursuant to LAMC Section 16.05 of Chapter 1, to the satisfaction of the Los Angeles Department of Water and Power (LADWP).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5. Utility boxes or facilities, including electrical transformers, shall be installed below grade, if feasible, to the satisfaction of LADWP.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
6. No mechanical equipment (such as air conditioners) shall be permitted in window or door openings.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
J. Public Improvements^{2*}. In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following public improvement regulations:			
1. For Projects with new construction subject to any discretionary review, street 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

² Per LAMC Section 62.08, the San Pedro CPIO shall be treated as a specific plan subject to its provisions.

Table III-1. Central Commercial Subareas Land Use Regulations (San Pedro CPIO, pp.20-21)

Use	Regulation	Applicable Subarea	Regulation/ Exemptions/ Clarifications
Automobile Storage	Prohibited	Subareas B, C, D and E	
Automotive Uses	Prohibited	Subareas B, C, D and E	
Commercial Uses	Required	Subarea A, south of 1st Street, and Subarea B	Commercial Uses are required on the Ground Floor for a minimum of 75% of the length of any new Primary Frontage.
Drive-Thru Establishment	Prohibited	Subareas B, C, D and E	
100% Residential (excluding Joint Living and Work Quarters)	Prohibited	Subareas D and E	Buildings developed with 100% residential uses are prohibited. Residential uses are permitted when developed in conjunction with Commercial Uses and/or Community Facilities that are located in the same building. Residential uses do not include Joint Living and Work Quarters.
	Allowed	Subarea A, north of 1st Street, and Subarea C	Projects are encouraged, but not required, to comply with the multi-family residential guidelines in Appendix B.

Appendix A: San Pedro CPIO Environmental Standards

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Appendix A. Environmental Standards (San Pedro CPIO, pp.44 – 46)	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
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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		<input type="checkbox"/> Yes	

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properties.		<input type="checkbox"/> No <input type="checkbox"/> N/A	
NOTE: MM4.1-1 required that the CPIO District include regulations that minimize site specific aesthetic impacts, including impacts to lighting and shading. In addition to the above environmental standard, this mitigation measure is implemented by the design standards in the CPIO District in Section 2 of Chapters II-VI related to building height, density, disposition, and design and signage.			
AIR QUALITY/GREENHOUSE GAS EMISSIONS			
AQ1 Projects shall require the following or comparable best management practices be included in contract specifications and/or printed on plans:			
a. Use properly tuned and maintained equipment.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
b. Construction contractors shall enforce the idling limit of five minutes as set forth in the California Code of Regulations.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c. Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g., engine catalysts) to the extent they are readily available and feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
d. Use heavy duty diesel-fueled equipment that uses low NOx diesel fuel to the extent it is readily available and feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
e. Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
f. Maintain construction equipment in good operating condition to minimize air pollutants.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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g. Construction contractors shall utilize materials that do not require painting, as feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
h. Construction contractors shall use pre-painted construction materials, as feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
i. Construction contractors shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
j. Construction contractors shall provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site, as feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
k. Construction contractors shall reroute construction trucks away from congested streets or sensitive receptor areas, as feasible.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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, NO _x , PM ₁₀ , and PM _{2.5} .		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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	

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b. For non-residential Projects: whenever new fixtures are installed, all water closets, urinals, shower heads, faucets and dishwashers shall be High Efficiency fixtures installed in accordance with the regulations of the City's Water Conservation Ordinance.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c. For Multi-Family and Commercial Projects: parking facilities shall have five percent of the total parking spaces, but not less than one space, capable of supporting future Electric Vehicle Supply Equipment (EVSE) charging locations.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
NOISE			
N1 Projects shall include the following or comparable construction best management practices in contract specifications and/or printed on plans:			
a. Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
b. The construction contractor shall locate construction staging areas away from sensitive uses.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c. When construction activities are located in close proximity to noise-sensitive land uses, noise barriers (such as, temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
d. Impact pile drivers shall be avoided where possible in noise-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
e. Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Appendix A: San Pedro CPIO Environmental Standards

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

Appendix A. Environmental Standards (San Pedro CPIO, pp.44 – 46)	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
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	
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	
US3 Projects shall incorporate energy conservation and efficiency measures into the design of new development, including but not limited to:			
a. Energy saving windows, doors, insulation and passive solar design;		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
b. Energy efficient fixtures and appliances;		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c. Efficient lighting, heating, air and ventilation systems;		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
d. Reused or recycled building materials.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Appendix B: San Pedro Design Guidelines

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

		Plan Sheet	Administrative Use Only			
			Yes	No	N/A	Staff Comments
CHAPTER I. Commercial and Mixed-Use Design Guidelines						
A. Site Planning						
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						
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						
C-1.	General – All Signs					
C-2.	Wall Signs					
C-3.	Projecting Signs					
C-4.	Other Signs					
C-5.	Original Art Murals					
D. Landscaping						
D-1.	Landscaping					
D-2.	Landscaping for Parking Lots and Structures					
E. Appurtenances						
E-1.	Security Grilles					
E-2.	Utility & Service Areas/Mechanical Equipment					
E-3.	Sidewalk Dining Enclosures					

Appendix B: San Pedro 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
E-4.	Lighting					
F. Resource Protection						
F-1.	Sustainable Bulking Design					
CHAPTER II. Multi-Family Residential Guidelines						
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						
B-1.	Building Scale					
B-2.	Articulation					
B-3.	Exterior Surface Materials					
B-4.	Entrances					
B-5.	Windows and Doors					
C. Landscaping						
C-1.	Plant Material					
C-2.	Walkways/Paving					
C-3.	Fencing/Walls					
D. Appurtenances						
D-1.	Trash Enclosures					
D-2.	Wireless Telecommunications					

