



ADMINISTRATIVE REVIEW

SOUTHEAST LOS ANGELES - CORRIDORS 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. 185,925 established the Southeast Los Angeles CPIO; refer to Chapter 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.

PURPOSE: This form is used to evaluate projects within the Southeast Los Angeles CPIO. Completing the form will determine the type of DCP staff review needed for the Project proposed.

Filling Instructions

This checklist is a supplemental form required for projects that fall within the Southeast Los Angeles CPIO. Plan Sheet references are to be completed by the **applicant** in accordance with plans submitted for review.

This Corridors Subareas Checklist includes the following Southeast Los Angeles CPIO Sections:

- Corridors Subareas Regulations (Chapter II), **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 12 of this checklist and **CPIO page 87**
- Design Guidelines
 - Southeast Los Angeles Design Guidelines, See Appendix B on page 13 of this checklist and the Southeast Los Angeles Community Plan-Appendix B
 - Citywide Design Guidelines, available at Planning4LA.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	Answer 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/)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
B. Does the Project involve the demolition of an Eligible Historic Resource or Designated Historic Resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

SELA CPIO Corridors Subareas Checklist

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

SELA CPIO STANDARD	See Plan Sheet	Administrative Use Only	
		Standard Met?	Staff Comments
II-1. Land Use Regulations			
<p>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.</p> <p>B. Existing Uses. Existing uses made non-conforming by this CPIO, shall comply with LAMC Section 12.23.</p> <p>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 institutions, Community Facilities, medical and dental clinics, performing arts schools, opticians, and tutoring centers.</p>			
<p>D. Ground Floor Commercial, Subarea D. In Subarea D, all uses in the Ground Floor are prohibited except for Commercial Uses and residential lobbies.</p>		<div><input type="checkbox"/> Yes</div> <div><input type="checkbox"/> No</div> <div><input type="checkbox"/> N/A</div>	

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:

<p>1. Ground Floor Height.</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) 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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SELA CPIO STANDARD

See Plan Sheet

Administrative Use Only

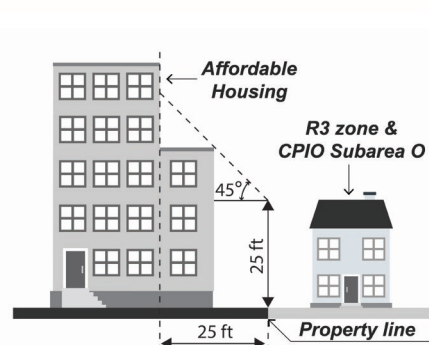
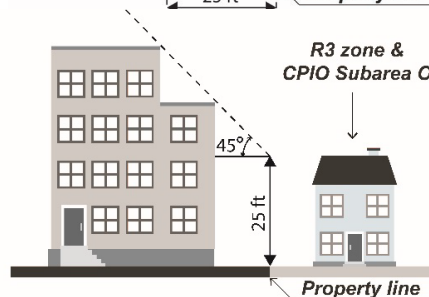
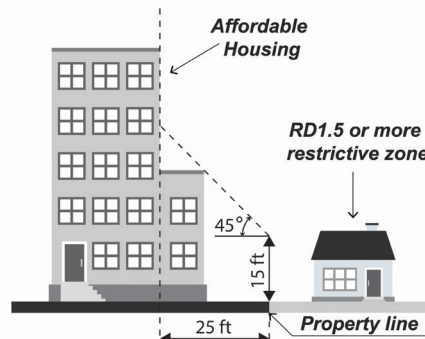
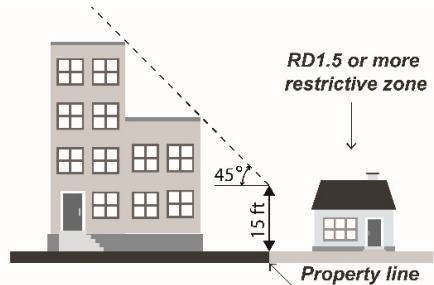
Standard Met?

Staff Comments

2. Transition to Residential.

***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 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.
- ☐ (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.



- ☐ Yes
- ☐ No
- ☐ N/A

*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 CPIO Adjustment.

SELA CPIO STANDARD

See Plan Sheet

Administrative Use Only

Standard Met?

Staff Comments

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 percent 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 CPIO Adjustment.

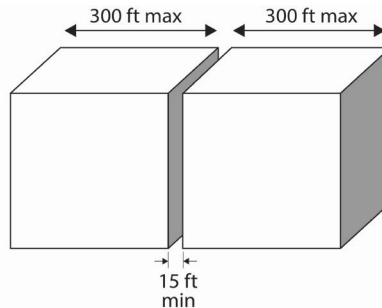
☐ Yes
☐ No
☐ N/A

C. Building Disposition.

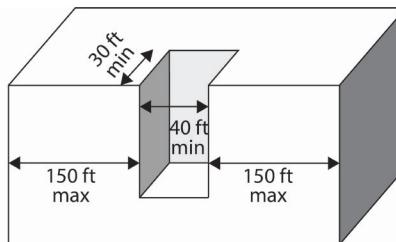
In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following disposition regulations:

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, 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 (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 at least a minimum of 40 feet wide and at least 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

2. **Primary Frontage.** In Subarea A, for all Projects, except 100 percent residential Projects, the Ground Floor shall be located along the Primary Lot Line for at least 75 percent 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 percent. Lot coverage shall be the cumulative total of the Building Footprint of all buildings on the lot including those that currently exist and will remain on the site as well as 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 zone. 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

SELA CPIO STANDARD

See Plan Sheet

Administrative Use Only

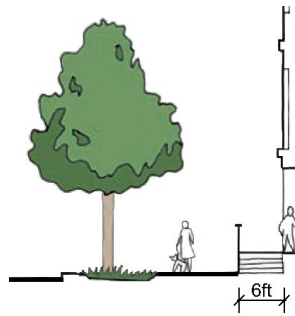
Standard Met?

Staff Comments

5. Residential Setbacks

***Please check the box if it applies to the Project:**

- ☐ (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.

- ☐ Yes
☐ No
☐ N/A

D. Building Design.

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

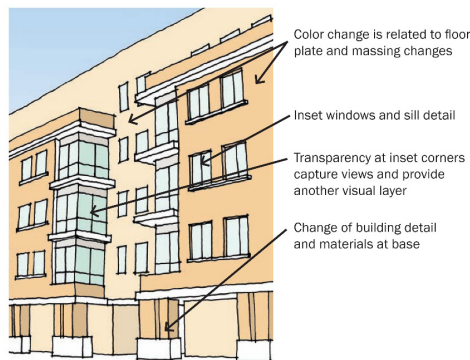
1. Glazing

- (a) In Subareas B, C and D, the Ground Floor Primary Frontage shall have a minimum of 25 percent clear transparent glazing (such as, windows and doors). The other floors of the Primary Frontage shall have a minimum of 15 percent clear transparent glazing, inclusive of all of those floors. All other building facades facing public streets shall have a minimum of 15 percent clear transparent glazing.
- (b) In Subarea A, the Ground Floor Primary Frontage shall have a minimum of 50 percent clear transparent glazing (such as, windows and doors). The other floors of the Primary Frontage shall have a minimum of 15 percent clear transparent glazing, inclusive of all of those floors. All other building facades facing public streets shall have a minimum of 15 percent clear transparent glazing.

- ☐ Yes
☐ No
☐ N/A

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
- (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).



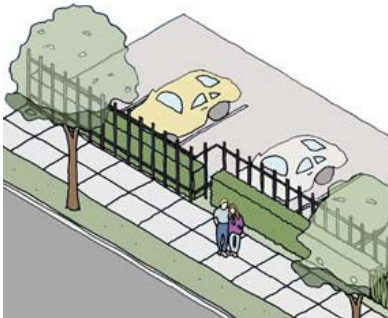
*Figures are not to scale, illustrative only and not regulatory.

- ☐ Yes
☐ No
☐ N/A

SELA CPIO STANDARD	See Plan Sheet	Administrative Use Only	
		Standard Met?	Staff Comments
<p>3. Projects Near Freeways. Projects that are within 100 feet of a freeway right-of-way, shall comply with the following:</p> <p>(a) Balconies are not permitted on any portion of a building that is within 100 feet of a freeway right-of-way.</p> <p>(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. The landscaping shall be drought tolerant, evergreen, and capable of growing to a height of 10 feet at maturity. A decorative masonry wall a minimum of six feet and a maximum of eight feet in height shall be constructed along the property line.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>4. Active Floor Area. In Subarea A, for all Projects except 100 percent residential Projects, the Ground Floor of the Primary Frontage shall incorporate Active Floor Area, Pedestrian Amenities, or a combination of both, along at least 75 percent of the Primary Frontage to a depth of at least 25 feet (excluding areas used for vehicular access).</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>5. Street-Oriented Entrance</p> <p>(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.</p> <p>(b) In the case of 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>6. Building Materials.</p> <p>(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.</p> <p>(b) The following materials are prohibited: Styrofoam plant-ons and rough texture stucco (such as, lace, heavy dash, tunnel dash, heavy sand float).</p> <p>(c) The Primary Frontage may be comprised of no more than 80 percent stucco.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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:

<p>1. Surface Parking Screening. Where permitted, surface parking lots that abut public sidewalks shall provide a three-foot landscaped buffer, and a three and a half 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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SELA CPIO STANDARD	See Plan Sheet	Administrative Use Only	
		Standard Met?	Staff Comments
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 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
3. Parking Structure Façades. For stand-alone parking structures, provide an external skin or other material consistent with or 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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 trees of no less than a 24-inch box tree or a 15 gallon tree. Palm trees shall not be used to meet this requirement.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5. Pedestrian Walkway. Projects shall provide, within the surface-parking lot area, 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

F. Signs

Prohibited Signs. In addition to any regulations set forth by the underlying zone and the LAMC, the following types of signs are prohibited: pole signs; illuminated architectural canopy signs; Feather Signs; digital displays; and Canister/Can/Cabinet Signs.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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SELA CPIO STANDARD

See Plan
Sheet

Administrative Use Only

Standard
Met?

Staff
Comments

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:

<p>1. Security Devices.</p> <p>(a) Any interior roll-down doors and security grilles must be at least 75 percent transparent (open), retractable, and designed to be fully screened from view during business hours.</p> <p>(b) The following security devices are always prohibited:</p> <p>(i) Permanently affixed exterior security grilles or bars.</p> <p>(ii) Exterior accordion (or scissor) gates.</p> <p>(iii) Exterior roll-down doors that are less than 75 percent transparent.</p> <p>(iv) Exterior roll-down doors that have exterior housing that is visible from the sidewalk.</p>		<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>
<p>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.</p>		<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>
<p>3. Fencing. Chain link fencing (with or without slats), corrugated metal, 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 a more restrictive zone) or a property containing a Community Facility.</p>		<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>
<p>4. Refuse Enclosures. Areas where trash and recycling containers are stored outside shall be fully enclosed, including roofing, with solid masonry walls or other similar materials that have been determined to prevent the release of refuse odors.</p>		<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>

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.

<p>1. A solid masonry wall, at least six feet in height, for security and visual screening shall be provided at the property line where a parcel is either directly adjacent to or across an alley from a residentially zoned property or a property containing a Community Facility.</p>		<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>
<p>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 use, demonstrating that the following requirements shall apply:</p> <p>(a) All actual repair or installation work shall be conducted within an enclosed building.</p> <p>(b) All vehicles undergoing, or awaiting, repair or pick-up shall be parked on-site. Overnight storage of vehicles 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 which require repair 30 days or more is prohibited.</p> <p>(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.</p> <p>(d) All loading and un-loading of vehicles shall be done on-site.</p>		<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>

SELA CPIO STANDARD

See Plan
Sheet

Administrative Use Only

Standard
Met?

Staff
Comments

Section II-3. PARKING REGULATIONS

<p>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 11 of this checklist, which is also available in the CPIO, p. 39), and as set forth below.</p> <p>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 requirements provided that it does not include an addition of more than 500 square feet or involve a demolition to more than 10 percent of the original building envelope.</p>		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>2. Parking Incentives. Identified commercial uses may reduce the required parking as set forth in Table II-2. (CPIO p.39)</p>		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>B. Change of Use, 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.</p>		<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>

Table II-1. Corridors 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	<ul style="list-style-type: none"> 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 use is also expressed as Off-Site Alcohol Sales.
Auto-Related Use	Not more than one establishment is permitted within a ½ mile (2640 linear foot) radius of another Auto-Related Use. ¹	C	<ul style="list-style-type: none"> Expansion, re-modeling, replacement of existing Auto- Related Uses, or inclusion of other accessory uses shall be allowed provided that such changes comply with the development standards of this CPIO and are allowed by the underlying zone. Multiple Auto-Related Uses or accessory Auto-Related Uses are allowed when combined within the same lot or parcel of an existing Auto-Related Use.
	Prohibited.	A, B	
Check Cashing Facility	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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 'School' shall include elementary, middle or high schools, including charter and magnet schools. Expansion, re-modeling 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.
Gun Shop	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	
Motel	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	

Table II-1. Corridors Subarea Use Regulations (cont.)

Use	Regulation	Applicable Location	Exemptions/ Clarifications
Pawn Shop	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 Lender	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	
	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 percent Residential	Prohibited.	D	This prohibition includes live/work units.
Smoke/Vapor Shops	Not more than one establishment is permitted within a ½ mile (2640 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 Subarea 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*To be completed by applicant and subsequently verified by Project Planners during project review.***Appendix A***

Environmental Standards (SELA CPIO, pp. 87 – 92) *New Construction or Major Remodels Only		Plan Sheet Reference (To be completed by <u>APPLICANT</u>)	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 applicant and subsequently verified by Project Planners during project review.

Appendix B SOUTHEAST LOS ANGELES DESIGN GUIDELINES (SELA Community Plan, Appendix B)						
CHAPTER 1: Vehicular Access, Parking and Loading		Plan Sheet	Administrative Use Only			
1A. All Access, Parking and Loading			Yes	No	N/A	Staff Comments
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					
1B. Parking Façade Design			Yes	No	N/A	
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			Yes	No	N/A	
G1.	Maintain Alleys					
G2.	Green Alleys					
CHAPTER 2: Building Massing			Yes	No	N/A	
2A. Street Walls						
G1.	Street Wall Design					
G2.	Ground Floor Breaks					
G3.	Well-Scaled Elements and Structures					
2B. Transitional Heights			Yes	No	N/A	
G1.	Building Mass					
CHAPTER 3: Ground Floor			Yes	No	N/A	
3A. Ground Floor Treatment						
G1.	Building Orientation					
G2.	Storefronts					
G3.	Non-Residential Building Entrance					
G4.	Public Entrances					
G5.	Primary Building Entrance					
G6.	Pedestrian-Scale Architecture					
G7.	Architectural Features					
G8.	Back of House Uses					

Appendix B (cont.)
SOUTHEAST LOS ANGELES DESIGN GUIDELINES (SELA Community Plan, Appendix B)

3B. Residential Ground Floor Space		Plan Sheet	Administrative Use Only			
			Yes	No	N/A	Staff Comments
G1.	Residential Unit Entries					
G2.	Windows on Ground Floor					
CHAPTER 4: Other Architectural Elements			Yes	No	N/A	
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			Yes	No	N/A	
G1.	Cutoff Luminaries					
G2.	Minimize Glare					
G3.	Building Lighting					
4C. Security Doors and Grilles			Yes	No	N/A	
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			Yes	No	N/A	
G1.	Equipment Screening					
G2.	Antennas and Satellite Dishes					
G3.	No Equipment in Windows					
4E. Trash and Recycling			Yes	No	N/A	
G1.	Trash/Recycling Room Location					
G2.	Enclosures					
CHAPTER 5: Building Façade			Yes	No	N/A	
5A. Glazing						
G1.	Transparent Glazing					
G2.	Tints - Encouraged					
G3.	Tints - Discouraged					
G4.	Reflective Glazing					
5B. Articulation			Yes	No	N/A	
G1.	Building Articulation					
5C. Layering			Yes	No	N/A	
G1.	Building Layering					
5D. Hierarchy			Yes	No	N/A	
G1.	Building Hierarchy					
G2.	Ground Floor Materials					
G3.	Main Entry Accent					
5E. Windows			Yes	No	N/A	
G1.	Window Detailing					
G2.	Window Depth – Discouraged					
G3.	Window Depth – Encouraged					
G4.	Window Frames					

Appendix B (cont.)
SOUTHEAST LOS ANGELES DESIGN GUIDELINES (SELA Community Plan, Appendix B)

CHAPTER 6: On-Site Open Space, Setbacks, Landscaping and Sustainability		Plan Sheet	Yes	No	N/A	Administrative Use Only
						Staff Comments
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			Yes	No	N/A	
G1.	Fences					
G2.	Raised Planters					
6C. Internal Parking Lot Landscaping			Yes	No	N/A	
G1.	Planting Areas					
G2.	Pedestrian Walkway					
6D. Drought-Tolerant Plants and General Sustainability			Yes	No	N/A	
G1.	California Friendly Plants					
G2.	Storm Water Capture					
G3.	Native Plant Species					
G4.	Solar Panels					
G5.	Materials to Minimize Graffiti					
G6.	White Rooftops					
CHAPTER 7: Signage			Yes	No	N/A	
7A. Standards and Guidelines for all Sign Types						
G1.	Sign Elements					
G2.	Supporting Structures/Connections					
7B. Signage Guidelines by Type			Yes	No	N/A	
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			Yes	No	N/A	
8A. Goals						
G1.	Integrated Artwork – Private Development					
G2.	Integrated Artwork – Retail Development					
G3.	Artwork and Landscaping					
G4.	Artwork Location					
G5.	Murals					

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