



SOUTH LOS ANGELES CPIO  
TOD Subareas and 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. 185,927 established the South Los Angeles CPIO. Refer to Chapter III and Appendix A in the CPIO and the Design Guidelines referenced below, when completing this checklist. The regulations listed here apply to all Transit-Oriented Development (TOD) 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 South 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 TOD Subareas Checklist includes the following South Los Angeles CPIO Sections:

- TOD Subareas Regulations (Chapter III), **CPIO, page 40**
  - Subarea E – TOD Low
  - Subarea F – TOD Medium
  - Subarea G – TOD High
  - Subarea H – TOD Regional
- Environmental Standards. See Appendix A on page 26 of this checklist and **CPIO, page 96**
- Design Guidelines
  - South Los Angeles Design Guidelines. See Appendix B on page 26 of this checklist and the **SLA Community Plan-Appendix B**
  - Citywide Design Guidelines, available at <https://planning.lacity.org>

1. APPLICANT INFORMATION

Applicant Name \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

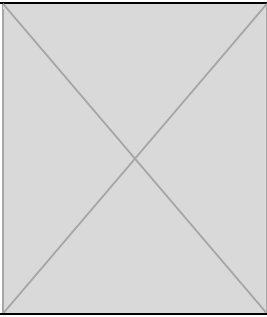
**2. ELIGIBLE HISTORIC RESOURCE EVALUATION (CPIO Subsection I-6.C.5. (pp.17))**

Evaluation Question	Completed by <u>APPLICANT</u>
<p><b>A.</b> Does the Project involve an Eligible Historic Resource or Designated Historic Resource as defined by the South Los Angeles CPIO (pp.10)? (<a href="http://www.historicplacesla.org">http://www.historicplacesla.org</a>)</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p><b>B.</b> Does the Project involve the demolition of an Eligible Historic Resource or Designated Historic Resource?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

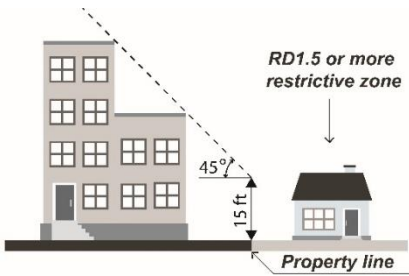
**3. BASIC PROJECT DETAILS**

Project Details	Completed by <u>APPLICANT</u>
<p><b>A.</b> Does the Project involve affordable housing?</p>	<input type="checkbox"/> Yes, the Project is: <ul style="list-style-type: none"> <li><input type="checkbox"/> CPIO 100% Affordable Housing Project</li> <li><input type="checkbox"/> CPIO Mixed-Income Housing Project consisting of: Lower____%, Very Low____%, Extremely Low____%</li> <li><input type="checkbox"/> TOC Project</li> <li><input type="checkbox"/> Density Bonus Project</li> </ul> <input type="checkbox"/> No
<p><b>B.</b> Does the Project qualify for Additional Incentives as set forth in Section III-1 D.3?</p>	<input type="checkbox"/> Yes, the Project is a CPIO Affordable Housing Project and is requesting: <ul style="list-style-type: none"> <li><input type="checkbox"/> Yard/Setback decrease of _____ at _____ yard. Up to 20% decrease in the required width or depth of any individual yard or setback except along any property line that abuts an R1 or more restrictively zoned property.</li> <li><input type="checkbox"/> Lot Coverage increase of _____. Up to 20% increase in lot coverage limits.</li> <li><input type="checkbox"/> Lot Width decrease of _____. Up to 20% decrease from a lot-width requirement.</li> <li><input type="checkbox"/> Open Space decrease of _____. Up to 20% decrease from an open space requirement.</li> </ul> <input type="checkbox"/> No

Project Details	Completed by <u>APPLICANT</u>
<b>C.</b> Does the Project include Replacement Housing (subject to verification by LAHD) as set forth in Section III-1 D.5?	<input type="checkbox"/> Yes (Applicant to submit LAHD verification) <input type="checkbox"/> No
<b>D.</b> Has the Project recorded the Affordability Covenant pursuant to Section III-1 D.6?	<input type="checkbox"/> Yes (Applicant to submit LAHD verification) <input type="checkbox"/> N/A
<b>E.</b> Does the Project include a Targeted Commercial Use(s) (TCUs)?	<input type="checkbox"/> Yes (Applicant to record Covenant and provide verification.) • No. of TCUs: _____ • TCUs/Size: _____ <input type="checkbox"/> No
<b>F.</b> Does the Project involve a Unified Lot (UL)?	<input type="checkbox"/> Yes • Number of lots consolidated: _____ • Size of UL: _____ <input type="checkbox"/> No
<b>G.</b> Does the Project include a Publicly Accessible Open Space (PAOS)?	<input type="checkbox"/> Yes • Size of PAOS: _____ <input type="checkbox"/> No
<b>H.</b> Does the Project include a Public Plaza (PP)?	<input type="checkbox"/> Yes • Size of PP: _____ <input type="checkbox"/> No

<b>SLA CPIO TOD Subareas Checklist</b>			
<i>To be completed by the applicant and subsequently verified by Project Planners during review.</i>			
SLA CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
<b>III-2. Land Use Regulations.</b>			
<p><b>A. Use.</b> Any new use or change of use shall be subject to the use regulations set forth in Table III-1 See Table III-1 TOD Subareas Regulations, which is also available in the CPIO, pp. 48-49).</p> <p><b>B. Existing Uses.</b> Non-conforming uses, including uses made non-conforming by this CPIO, shall comply with LAMC Section 12.23 of Chapter 1.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>III-3. Development Standards.</b>			

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		Standard Met?	Staff Comments
<b>A. Building Height.</b> 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:			
<b>1. Ground Floor Height.</b> 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>2. Base Height.</b> The Base height, including any minimum height, shall be set forth in Table III-2 and Table III-3 (See Table III-2. Density, FAR and Height for all Projects that Include Residential on and Table III-3. FAR and Height for 100% Commercial Projects, which are also available in the CPIO, pp. 56-57).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>3. Bonuses for Height.</b> The following Bonuses for height apply:  <b>*Please select all that apply to the Project site:</b>  <input type="checkbox"/> (a) For a Density Bonus Project or a TOC Project, any incentive for height provided through the Density Bonus or TOC program shall be in addition to the Base height set forth in Table III-2. <input type="checkbox"/> (b) For a CPIO Affordable Housing Project, the Base height and Bonus height are set forth in Table III-2. <input type="checkbox"/> (c) For a 100% commercial project, the minimum height, Base height, and the Bonus Height shall be as set forth in Table III-3, except as follows: (i) 100% commercial projects that include one or more TCU(s) may exceed the		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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Base height set forth in Table III-3 by one additional story (not to exceed 15 feet).			
4. Child care facility and Sit-Down Restaurant uses shall not be eligible for the additional story unless the proposed use exceeds 5,000 sq. ft.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>5. <b>Bonuses for Height.</b> The following Bonuses for height apply:</p> <p><b>*Please select all that apply to the Project site:</b></p> <p><input type="checkbox"/> (a) For a Density Bonus Project or a TOC Project, any incentive for height provided through the Density Bonus or TOC program shall be in addition to the Base height set forth in Table III-2.</p> <p><input type="checkbox"/> (b) For a CPIO Affordable Housing Project, the Base height and Bonus height are set forth in Table III-2.</p> <p><input type="checkbox"/> (c) For a 100% commercial project, the minimum height, Base height and the Bonus Height shall be as set forth in Table III-3, except as follows:</p> <p>(i) 100% commercial projects that include one or more TCU(s) may exceed the Base height set forth in Table III-3 by one additional story (not to exceed 15 feet).</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>6. <b>Transition to Residential.</b> The following height restrictions apply:</p> <p><b>*Please select all that apply to the Project site:</b></p> <p><input type="checkbox"/> (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</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

**SLA CPIO STANDARD**

**See Plan Sheet**  
(Completed by  
Applicant)

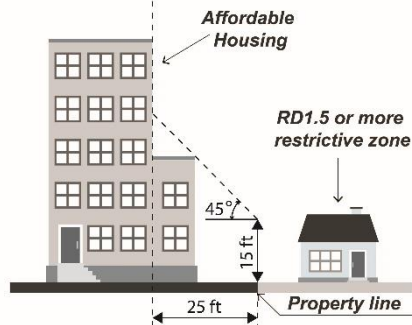
**Administrative Use Only**

**Standard  
Met?**

**Staff  
Comments**

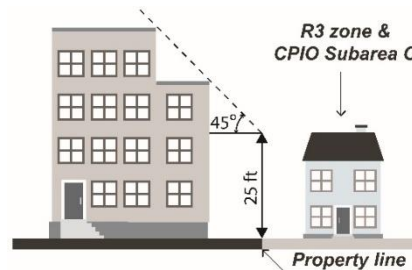
angle as measured 15 feet above grade at the property line of the lot in the more restrictive zone.

- (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



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<p>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.</p> <p><b>*Figures are not to scale, illustrative only and not regulatory.</b></p>			
<p><b>7. Architectural Features.</b> Architectural Features may exceed the allowable maximum height, including the maximum height granted through any CPIO Bonus or any bonus or incentive given under LAMC Section 12.22 A.25 or 12.22 A.31 of Chapter 1, by up to 20%.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>8. Rooftop Structures and Equipment.</b> Rooftop structures, equipment and improvements may exceed the maximum building height when authorized pursuant to LAMC Section 12.21.1 B.3(a) of Chapter 1 provided the structure, equipment or improvement is screened from public view using non-reflective materials or otherwise made compatible with the overall design of the building.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>B. Building Density &amp; Floor Area Ratio (FAR).</b>            In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following density and FAR regulations:</p>			
<p><b>1. Residential Density.</b> The Base residential density shall be as provided in Table III-2, and as modified below:</p> <p>(a) For a Density Bonus Project or a TOC Project, the Base density shall be 1 unit per 800 sq. ft. of lot area, except that a Density Bonus Project or TOC Project that meets or exceeds the affordability percentages of a CPIO Mixed-Income Housing Project, shall use a Base density of 1 unit per 400 sq. ft. of lot area (1/400) in addition to any residential density incentive provided through the Density Bonus or TOC program.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

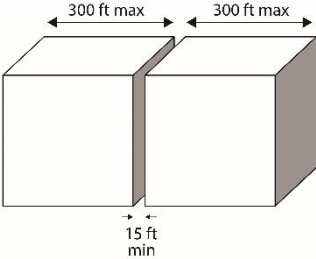
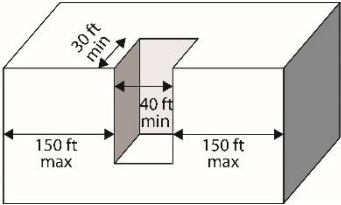
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<p>(b) For a CPIO Affordable Housing Project, the Base density shall be increased from 1 unit per 800 sq. ft. of lot area (1/800) to 1 unit per 300 sq. ft. of lot area (1/300) as set forth in Table III-2.</p> <p>(c) The density regulations in this Section III B.1 shall not be eligible for a Project Adjustment.</p>			
<p><b>2. Floor Area Ratio (FAR).</b> The maximum building FAR shall be as provided in Table III-2, and Table III-3, and is subject to the following:</p> <p>(a) For a Density Bonus Project or a TOC Project, any FAR increase provided through those programs shall be added to the Base FAR set forth in Table III-2.</p> <p>(b) A CPIO Affordable Housing Project's Bonus FAR shall be as set forth in Table III-2, except as follows:</p> <p>(i) Bonus FAR may be increased for CPIO Affordable Housing Projects that include a TCU, or combination of TUCs, a UL, a PAOS and/or a PP, as provided below, but cannot exceed the Maximum Allowable Bonus FAR set forth in Subdivision 2(d).</p> <p>(ii) The Bonus FAR for TCUs shall be up to 50% of the building floor area devoted to each TCU.</p> <p>(iii) Projects that result in or create a UL:</p> <p>a. Projects that involve new construction and consolidate two lots to form a UL that is at least 10,000 sq. ft. are allowed up to a 10% increase in FAR.</p> <p>b. Projects that involve new construction and consolidate three or more lots to form a UL that is at least 15,000 sq. ft. are allowed up to a 15% increase in FAR.</p> <p>c. No Project can receive more than one FAR increase related to the creation of one or more ULs.</p> <p>d. The FAR increase provided for ULs cannot exceed the Maximum Allowable FAR set forth below in Subdivision 2(d).</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

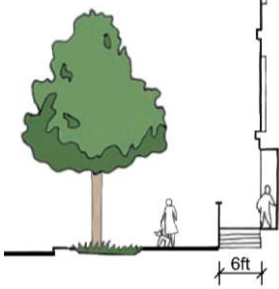


SLA CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
<ul style="list-style-type: none"> <li>(iv) Projects that include PAOS that are:               <ul style="list-style-type: none"> <li>a. At least 5,000 sq. ft. but less than 10,000 sq. ft. in size, 25% of the area devoted to PAOS shall be added to the Base FAR provided the Maximum Allowable Bonus FAR set forth below in Subdivision 2(d) is not exceeded.</li> <li>b. 10,000 sq. ft. or more, 50% of the floor area devoted to PAOS shall be added to the Base FAR provided the Maximum Allowable Bonus FAR set forth below in Subdivision 2(d) is not exceeded.</li> <li>c. No Project can receive more than one FAR increase related to the creation of a PAOS.</li> </ul> </li> <li>(c) For a 100 % commercial project, the Base FAR and Bonus FAR are set forth in Table III-3.               <ul style="list-style-type: none"> <li>(i) Bonus FAR is allowed for 100 % commercial projects that include a TCU, or combination of TCUs, a UL, a PAOS and/or a Public Plaza, as provided below, but cannot exceed the Maximum Allowable Bonus FAR set forth in Subdivision 2(d).                   <ul style="list-style-type: none"> <li>(ii) The Bonus FAR for TCUs shall be up to 50% of the building floor area devoted to each TCU.</li> <li>(iii) Projects that result in or create a UL:                       <ul style="list-style-type: none"> <li>a. Projects that involve new construction and that consolidate two lots to form a UL that is at least 10,000 sq. ft., are allowed up to a 10% increase in FAR.</li> <li>b. Projects that involve new construction that consolidate three lots or more to form a UL that is at least 15,000 sq. ft., are allowed up to a 15% increase in FAR.</li> <li>c. No Project can receive more than one FAR increase related to the creation of one or more ULs.</li> <li>d. The FAR increase provided for ULs cannot exceed the Maximum Allowable</li> </ul> </li> </ul> </li> </ul> </li> </ul>			

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<p>Bonus FAR set forth below in Subdivision 2(d).</p> <p>(iv) Projects that include PAOS:</p> <p>a. If the PAOS is at least 5,000 sq. ft. but less than 10,000 sq. ft. in size, 25% of the floor area devoted to PAOS shall be added to the Base FAR but cannot exceed the Maximum Allowable Bonus FAR set forth below in Subdivision 2(d) below.</p> <p>b. If the PAOS is 10,000 sq. ft. or more, 50 % of the floor area devoted to PAOS shall be added to the Base FAR but cannot exceed the Maximum Allowable Bonus FAR set forth below in Subdivision 2(d) below.</p> <p>c. No Project can receive more than one FAR increase related to the creation of a PAOS.</p> <p>(v) If a PP is included, an additional 0.5 Bonus FAR may be obtained. For example, a project with a FAR of 1.5:1 that includes a PP may increase its FAR to 2.0:1.</p> <p>(d) Maximum Allowable Bonus FAR. For all Projects except Density Bonus Projects and TOC Projects, the total combined floor area provided under this CPIO shall not exceed the following Maximum Allowable Bonus FAR, inclusive of all incentives and bonuses, as follows:</p> <p>(i) Projects in Subarea E (TOD Low) shall be limited to 3:1;</p> <p>(ii) Projects in Subarea F (TOD Medium) shall be limited to 3.5:1;</p> <p>(iii) Projects in Subarea G (TOD High) shall be limited to 4:1; and</p> <p>(iv) Projects in Subarea H (TOD Regional) shall be limited to 6:1.</p> <p>(e) <b>Adjustments.</b> The FAR regulations in this Section III B.2 shall not be eligible for a Project Adjustment.</p>			

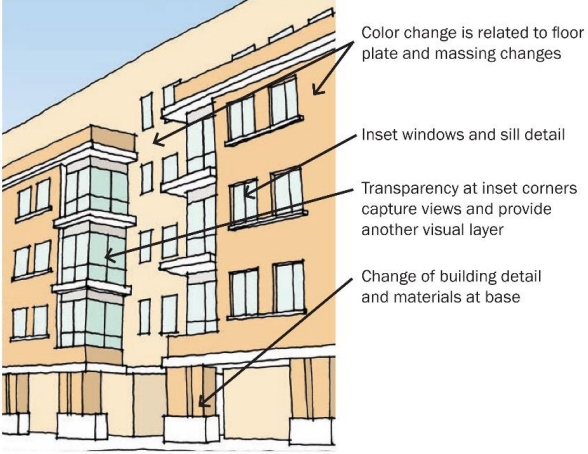


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<p><b>C. Building Disposition.</b> In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following disposition regulations:</p>			
<p><b>1. Street Wall.</b> Any street facing façade of a Project where the cumulative total exceeds 300 feet in length shall comply with either subsection (a) or (b) below:</p> <p>(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</p> <p>(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.</p>	 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p><b>*Figures are not to scale, illustrative only and not regulatory.</b></p>			
<p><b>2. Primary Frontage.</b></p> <p>(a) For all 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.</p> <p>(b) The Ground Floor may be set back up to 20 feet along the Primary Frontage to the extent</p>			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

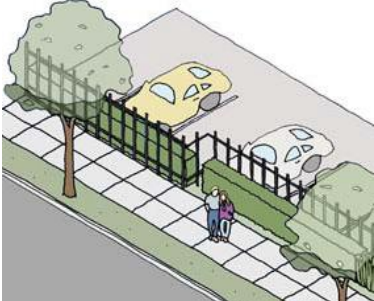
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necessary to accommodate Pedestrian Amenities.			
<b>3. Lot Coverage.</b> Projects shall provide a minimum lot coverage of 30%. Lot coverage shall be the cumulative total of the Building Footprint of all buildings on the lot including existing buildings to remain on the Project site and new buildings.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>4. Landscape Buffer.</b> 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 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>5. Residential Setbacks.</b></p> <p>(a) A Project that consists exclusively of residential dwelling units with no Active Floor Area, where permitted, shall be set back at least six feet and not more than 10 feet from the property line. This setback area shall be improved with landscaping, Pedestrian Amenities or a combination thereof.</p> <p>(b) For Mixed-Use Projects, no setback requirements shall apply to any portion of a street facing building frontage used for residential uses.</p> <p>(c) Projects that involve the construction of new one- and two-family dwellings, including small lot subdivisions authorized by LAMC Section 12.22 C.27 of Chapter 1, shall have zero side-yard setbacks with abutting or shared common walls, as permitted by the Building Code.</p> <p><b>*Figures are not to scale, illustrative only and not regulatory.</b></p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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<b>D. Building Design.</b> 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:			
<b>1. Glazing.</b> Clear transparent glazing (e.g., windows or doors), shall occupy a minimum of 50% of Primary Frontage of the Ground Floor. For all other building façades facing public streets, clear transparent glazing shall occupy a minimum of 15% inclusive of all floors except the Primary Frontage of the Ground Floor.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>2. Articulation.</b> 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).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	



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<p><b>3. Projects Near Freeways.</b> For Projects that are within 100 feet of a freeway right-of-way, the following shall apply:</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. 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>4. Active Floor Area.</b> For all Projects, the Ground Floor of the Primary Frontage shall incorporate Active Floor Area or Pedestrian Amenities along at least 75% of the Primary Frontage to a depth of at least 25 feet excluding areas required to be used for vehicular access.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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<p><b>5. Street-Oriented Entrance.</b></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) 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>6. Building Materials.</b></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% stucco.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>E. Parking Design.</b>  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>			
<p><b>1. Parking Lot Location.</b> Surface parking areas shall not be located between the Property Lot Line and the Primary Frontage of a building. Surface parking shall be located at the rear or side of buildings. Parking can also be enclosed within a structure or located entirely below grade. Below grade structures may occupy the entire footprint of a lot.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

SLA CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
<p><b>2. Surface Parking Screening.</b> 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.</p>  <p><b>*Figures are not to scale, illustrative only and not regulatory.</b></p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>3. Ground Floor Parking Level.</b> 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>4. Parking Structure Façades.</b> 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	



SLA CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
<p><b>5. Shade Trees.</b> Surface parking lots shall have at least 1 tree for every 4 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>6. Pedestrian Walkway.</b> 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>7. Vehicular Access.</b> Projects involving 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>8. Curb Cuts.</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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>F. Signs.</b> In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following signage regulations:</p>			
<p><b>1. Prohibited Signs.</b> The following types of signs are prohibited: pole signs; illuminated architectural canopy signs; Feather Signs; digital displays; and Canister/Can/Cabinet Signs.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>G. Equipment, Fencing, and Utilities.</b> 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>			

SLA CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
<p><b>1. Security Devices.</b> 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:</p> <p>(a) Permanently affixed exterior security grilles or bars.</p> <p>(b) Exterior accordion (or scissor) gates.</p> <p>(c) Exterior roll-down doors that are less than 75% transparent.</p> <p>(d) Exterior roll-down housing that is visible from the sidewalk.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>2. Mechanical Equipment.</b> 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>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>3. Fencing.</b> 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>4. Refuse Enclosures.</b> 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>H. Auto-Related Use and New Franchise Automobile Sales Standards.</b>  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>			
<p><b>1.</b> When a parcel is either directly adjacent to or across an alley from a residentially zoned property or a property containing a Community Facility, a solid masonry wall, at least 6 feet in height, for security and visual screening, shall be provided along the property line separating the parcel from</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

SLA CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
the residentially zoned property or property containing a Community Facility.			
<p><b>2.</b> No permit shall be issued until a covenant has been recorded on the subject property in a form and manner approved by the 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. 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.</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>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>III-4. Parking Regulations</b>			
<p><b>A. Required Parking Spaces.</b> 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 III-4 (See Table III-4 Parking Regulations, which is also available in the CPIO, pp.65), and as set forth below.</p> <p><b>1. Guest Parking.</b> Residential guest parking spaces may be provided through shared use of required commercial parking spaces in Mixed-Use Projects.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>2. Eligible Historic Resources.</b> 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 so long as the existing number of parking spaces are retained.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

SLA CPIO STANDARD	See Plan Sheet (Completed by Applicant)	Administrative Use Only	
		Standard Met?	Staff Comments
<b>3. Parking Incentives.</b> CPIO Affordable Housing Projects and certain identified commercial uses may reduce the required parking as set forth in Table III-4.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>B. Change of Use.</b> 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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 <sup>1</sup>	E, F, G, H	<ul style="list-style-type: none"> <li>• Full-Service Grocery Stores and Full-Service Drug Stores are exempt</li> <li>• 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</li> <li>• This use is also expressed as Off-Site Alcohol Sales</li> </ul>
Auto-Related Uses	Prohibited	E, F, G, H	<ul style="list-style-type: none"> <li>• Expansion, re-modeling, replacement of existing Auto-Related Uses, or new accessory uses are exempt from the prohibition provided the Project complies with all applicable development standards of this CPIO and the Project is allowed by the underlying zone.</li> </ul>

			<ul style="list-style-type: none"> <li>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</li> </ul>
Check Cashing Facilities	Prohibited	E, F, G, H	
Drive-Through Establishments	Prohibited	E, F, G, H	
Gun Shops	Prohibited	E, F, G, H	
Motels	Prohibited	E, F, G, H	
Pawn Shops	Prohibited	E, F, G, H	
Payday Lenders	Prohibited	E, F, G, H	
Public Self Storage	Prohibited	E, F, G, H	
Recycling Collection	Prohibited	E, F, G, H	
100% Residential	Prohibited	G, H	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 <sup>1</sup>	E	
	Prohibited	F, G, H	
Swap Meets	Prohibited	E, F, G, H	
<sup>1</sup> 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 III-2. TOD Subareas  
Density, Far & Height for All Projects that Include Residential**

	ALL PROJECTS – BASE (including DB & TOC)			CPIO AFFORDABLE HOUSING PROJECTS – BONUS				
Subarea	Base Density <sup>1</sup>	Height	Base FAR	Bonus Density	Bonus Height <sup>2</sup>	Bonus FAR	Maximum Allowable Bonus FAR <sup>3</sup>	Clarifications
E (TOD Low)	1/800	Minimum: N/A  Base: 3 Stories/ 45 feet	1.5:1	1/300	4 Stories/ 60 feet	2:1	up to 3:1	<ul style="list-style-type: none"> <li>Maximum 2:1 FAR shall be reserved for CPIO Mixed-Income Housing Projects</li> <li>Up to 3:1 FAR for CPIO Mixed-Income Housing Projects that include a TCU, UL and/or PAOS (inclusive of all incentives)</li> </ul>
						3:1	3:1	<ul style="list-style-type: none"> <li>Maximum 3:1 FAR shall be reserved for CPIO 100% Affordable Housing Projects</li> </ul>
F (TOD Medium)	1/800	Minimum: 2 Stories  Base: 4 Stories/ 60 feet	1.5:1	1/300	5 Stories/ 75 feet	3:1	up to 3.5:1	<ul style="list-style-type: none"> <li>Up to 3.5:1 FAR for CPIO Affordable Housing Projects that include a TCU, UL and/or PAOS (inclusive of all incentives)</li> </ul>
G (TOD High) <sup>1</sup>	1/800	Minimum: 2 Stories  Base: 7 Stories/ 105 feet	1.5:1	1/300	8 Stories/ 120 feet	3.5:1	up to 4:1	<ul style="list-style-type: none"> <li>Up to 4:1 FAR for CPIO Affordable Housing Projects that include a TCU, UL and/or PAOS (inclusive of all incentives).</li> </ul>

**Table III-2. TOD Subareas  
Density, Far & Height for All Projects that Include Residential**

ALL PROJECTS – BASE (including DB & TOC)		CPIO AFFORDABLE HOUSING PROJECTS – BONUS						
Subarea	Base Density <sup>1</sup>	Height	Base FAR	Bonus Density	Bonus Height <sup>2</sup>	Bonus FAR	Maximum Allowable Bonus FAR <sup>3</sup>	Clarifications
H (TOD Regional Center)	1/800	Minimum: 2 Stories  Base: 12 Stories/ 180 feet	2.25: 1	No Limit	15 Stories/ 225 feet	6:1	up to 6:1	<ul style="list-style-type: none"> <li>Projects may apply for a CUP pursuant to LAMC Section 12.24 of Chapter 1 to request additional height.</li> <li>Up to 6:1 FAR for CPIO Affordable Housing Projects that include a TCU, UL and/or PAOS (inclusive of all incentives)</li> </ul>

<sup>1</sup> Base Density for Density Bonus and TOC Projects that meet certain requirements is 1/400, see Section III-3.B.1.(a).

<sup>2</sup> TCUs, see Section III-3.A.3 for bonus height.

<sup>3</sup> TCU, UL, and/or PAOS, see Section III-3.B.2 for bonus FAR.

**Table III-3. TOD Subareas  
Far & Height For 100% Commercial Projects**

Subarea	Height	Bonus Height <sup>1</sup>	Base FAR	Bonus FAR <sup>2</sup>	Clarifications
E (TOD Low)	Minimum: N/A  Base: 3 Stories/ 45 feet	4 Stories/ 60 feet	1.5:1	3:1	<ul style="list-style-type: none"> <li>Projects that incorporate select TCUs qualify for four-story Bonus height.<sup>1</sup></li> <li>Projects that incorporate a TCU, UL, PAOS and/or PP qualify for up to 3:1 Bonus FAR.</li> </ul>

**Table III-3. TOD Subareas  
Far & Height For 100% Commercial Projects**

Subarea	Height	Bonus Height <sup>1</sup>	Base FAR	Bonus FAR <sup>2</sup>	Clarifications
F (TOD Medium)	Minimum: 2 Stories  Base: 4 Stories/ 60 feet	5 Stories/ 75 feet	1.5:1	up to 3.5:1	<ul style="list-style-type: none"> <li>Full-Service Grocery Store uses shall be exempt from the two-story minimum height regulation.</li> <li>Projects that incorporate select TCUs qualify for five-story Bonus height.<sup>1</sup></li> <li>Projects that incorporate a TCU, UL, PAOS and/or PP qualify for up to 3.5:1 Bonus FAR.</li> </ul>
G (TOD High)	Minimum: 2 Stories  Base: 7 Stories/ 105 feet	N/A	1.5:1	2.25:1	<ul style="list-style-type: none"> <li>Professional Office and/or Research and Development Projects (where such uses shall comprise a minimum of 30% of the total square footage of the building) qualify for 2.25:1 Bonus FAR.</li> </ul>
		8 Stories/ 120 feet		4:1	<ul style="list-style-type: none"> <li>Projects that involve hotel uses qualify for 4:1 Bonus FAR and eight-story Bonus height.</li> </ul>
		8 Stories/ 120 feet		up to 4:1	<ul style="list-style-type: none"> <li>Projects that incorporate select TCUs qualify for eight-story Bonus height.<sup>1</sup></li> <li>Projects that incorporate a TCU, UL, PAOS and/or PP qualify for up to 4:1 Bonus FAR.</li> </ul>
H (TOD Regional Center)	Minimum: 2 Stories  Base: 12 Stories/ 180 feet	13 Stories/ 195 feet	3:1	up to 6:1	<ul style="list-style-type: none"> <li>Projects that incorporate a TCU, UL and/or PAOS qualify for up to 6:1 Bonus FAR and one additional story.</li> </ul>
		15 Stories/ 225 feet		4:1	<ul style="list-style-type: none"> <li>Projects that incorporate hotel, Professional Office, Research and Development and/or Major Retailer uses (and such use shall comprise a minimum of 30% of the total square footage of the building) qualify for 4:1 Bonus FAR and 15-story Bonus height.<sup>1</sup></li> </ul>



**Table III-3. TOD Subareas  
Far & Height For 100% Commercial Projects**

Subarea	Height	Bonus Height <sup>1</sup>	Base FAR	Bonus FAR <sup>2</sup>	Clarifications
<sup>1</sup> TCUs see Section III-3.A.3 for bonus height. <sup>2</sup> TCUs, UL, PAOS and/or PP see Section III-3.B.2 for bonus FAR.					

**Table III-4. TOD Subareas  
Parking Regulations**

Parking Standards	Applicable Subarea
Projects that establish a TCU other than a sit-down restaurant, may reduce the required parking for the TCU by 25%.	E
CPIO Affordable Housing Projects may choose from the following three options: <ul style="list-style-type: none"> <li>Options 1 and 2 – the same two options as set forth in LAMC Subsection 12.22 A.25(d) of Chapter 1.</li> <li>Option 3 – 25% less parking for the entire Project.</li> </ul>	E
CPIO Affordable Housing Projects may choose from the following 3 options: <ul style="list-style-type: none"> <li>Options 1 and 2 – the same two options as set forth in LAMC Subsection 12.22 A.25(d) of Chapter 1.</li> <li>Option 3 – 50% less parking for the entire project.</li> </ul>	F, G, H
Projects that establish a TCU, other than a sit-down restaurant, may reduce the required parking for the TCU by 50%.	F, G, H
In new buildings, Sit-Down Restaurants of any size may provide a minimum of one parking space per 500 sq. ft. of floor area.	E, F, G, H
Projects that establish a hotel, Professional Office Use, or Research and Development Use may reduce the required parking for that use by 25%.	G, H

**Appendix A: CPIO Environmental Standards – New Construction or Major Remodels Only**  
*To be completed by the applicant and subsequently verified by Project Planners during review.*

Environmental Standards (SLA CPIO, pp. 96 – 101)		See Plan Sheet (Completed by Applicant)	Administrative Use Only		
			Yes	No	N/A
<b>Air Quality</b>	AQ1: Emission Control During Construction				
<b>Cultural Resources</b>	CR1: Cultural Materials Handling CR2: Paleontological Resources Handling CR3: Tribal Resources Handling				
<b>Hazards and Hazardous Materials</b>	HM1: Phase 1 ESA				
<b>Noise and Vibration</b>	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: South 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
<b>CHAPTER 1: Vehicular Access, Parking and Loading</b>						
<b>1A. All Access, Parking and Loading</b>						
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					

## Appendix B: South 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
G11.	Enclosed Loading Area					
<b>1B. Parking Façade Design</b>						
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					
<b>1C. Alleys</b>						
G1.	Maintain Alleys					
G2.	Green Alleys					
<b>CHAPTER 2: Building Massing</b>						
<b>2A. Street Walls</b>						
G1.	Street Wall Design					
G2.	Ground Floor Breaks					
G3.	Well-Scaled Elements and Structures					
<b>2B. Transitional Heights</b>						
G1.	Building Mass					
<b>CHAPTER 3: Ground Floor</b>						
<b>3A. Ground Floor Treatment</b>						
G1.	Building Orientation					
G2.	Storefronts					
G3.	Non-Residential Building Entrance					

## Appendix B: South 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.	Public Entrances					
G5.	Primary Building Entrance					
G6.	Pedestrian-Scale Architecture					
G7.	Architectural Features					
G8.	Back of House Uses					
<b>3B. Residential Ground Floor Space</b>						
G1.	Residential Unit Entries					
G2.	Windows on Ground Floor					
<b>CHAPTER 4: Other Architectural Elements</b>						
<b>4A. Materials</b>						
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					
<b>4B. Lighting</b>						
G1.	Cutoff Luminaries					
G2.	Minimize Glare					
G3.	Building Lighting					
<b>4C. Security Doors and Grilles</b>						
G1.	Security Elements – Discouraged					
G2.	Security Grilles – Discouraged					
G3.	Residential Security Grilles – Discouraged					
G4.	Security Elements – Encouraged					
G5.	Exterior Security Elements – Discouraged					
<b>4D. Mechanical Equipment</b>						
G1.	Equipment Screening					

## Appendix B: South 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					
<b>4E. Trash and Recycling</b>						
G1.	Trash/Recycling Room Location					
G2.	Enclosures					
<b>CHAPTER 5: Building Façade</b>						
<b>5A. Glazing</b>						
G1.	Transparent Glazing					
G2.	Tints - Encouraged					
G3.	Tints - Discouraged					
G4.	Reflective Glazing					
<b>5B. Articulation</b>						
G1.	Building Articulation					
<b>5C. Layering</b>						
G1.	Building Layering					
<b>5D. Hierarchy</b>						
G1.	Building Hierarchy					
G2.	Ground Floor Materials					
G3.	Main Entry Accent					
<b>5E. Windows</b>						
G1.	Window Detailing					
G2.	Window Depth – Discouraged					
G3.	Window Depth – Encouraged					
G4.	Window Frames					
<b>CHAPTER 6: On-Site Open Space, Setbacks, Landscaping and Sustainability</b>						
<b>6A. Required On-Site Open Space</b>						
G1.	Open Space Elements					
G2.	Shade Trees					
G3.	Open Space Amenities					
G4.	Publicly Accessible Open Space					
<b>6B. Setbacks Along Sidewalks</b>						

## Appendix B: South 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					
<b>6C. Internal Parking Lot Landscaping</b>						
G1.	Planting Areas					
G2.	Pedestrian Walkway					
<b>6D. Drought-Tolerant Plants and General Sustainability</b>						
G1.	California Friendly Plants					
G2.	Storm Water Capture					
G3.	Native Plant Species					
G4.	Solar Panels					
G5.	Materials to Minimize Graffiti					
G6.	White Rooftops					
<b>CHAPTER 7: Signage</b>						
<b>7A. Standards and Guidelines for all Sign Types</b>						
G1.	Sign Elements					
G2.	Supporting Structures/Connections					
<b>7B. Signage Guidelines by Type</b>						
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					
<b>CHAPTER 8: Cultural Amenities</b>						
<b>8A. Goals</b>						
G1.	Integrated Artwork – Private Development					
G2.	Integrated Artwork – Retail Development					
G3.	Artwork and Landscaping					
G4.	Artwork Location					

**Appendix B: South 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.	Murals					

