ADMINISTRATIVE REVIEW

EXPOSITION CORRIDOR TNP SPECIFIC PLAN

Administrative Review Instructions and Checklist

The Expo TNP Team will review for compliance with all applicable regulations in the Expo TNP Specific Plan before Clearance can be issued. Please ensure applicant team (applicant representative, owner and consultants on the team) read through the Expo TNP Specific Plan before responding to, addressing, and resubmitting items for review.

Application Instructions

1. Instructions

Applicants must read and follow these instructions and complete checklist carefully to ensure timely review. Please note incomplete checklists will result in delays to project review. Please go to our Online Application System (OAS) Portal: https://planning.lacity.gov/oas.

2. File Submission

Applicants must submit digital files of the documents listed on the checklist to the Online Application System (OAS) Portal.

a. Plans prepared by licensed architects or engineers must be identified on each sheet.

3. Review Process

The Expo TNP Project Planner will review the project based on Ordinance No. 186402 and Section 11.5.7 of the Los Angeles Municipal Code. The Planner will notify the applicant of the review process for the case.

a. To qualify for Administrative Review (LAMC Sec. 13B.3.1.), the case must:
    a. Comply with the Specific Plan
    b. Comply with the environmental standards in Appendix D of the Specific Plan
    c. Fulfill the requirements of this Checklist
b. Cases that do not qualify for Administrative Clearance will be directed to complete the Geographic Project Planning Referral Form (CP13-7812) and file their application at one of City Planning's Development Services Centers.

4. Review Timeline

The most efficient way to process a case is for the applicant to fully comply with the Expo TNP Specific Plan.

When feedback is provided to applicant, and applicant is resubmitting to Expo TNP team:

a. Ensure **all comments** are fully addressed and confirm that these are in compliance with the Expo TNP and included in the Plan Set before re-submitting for review. **Note** that incomplete responses will extend the review process timeline as it will require resubmittal of Plan Set to OAS, and applicant will be added to the queue. The aim is to provide comments to the applicants, **once** and have the applicant team complete all requests satisfactorily in one review. Applicant to notify owner and applicant team that multiple reviews will add time to the process.
b. Ensure a response is provided for **each** comment from the assigned planner for regulations that are not

met and provide clarifications where requested.

c. Provide the location (sheet number) of each addressed item in the Plan Set.

d. Resubmit the updated Plan Set in one PDF with Architecture and Landscape Architecture disciplines (sheets), and that Plan Set corresponds with the Response to the Checklist.

5. Fees

At the time an applicant submits an application, City Planning will create an invoice based on fees established in Section 19 of the Los Angeles Municipal Code. Checks should be made payable to the City of Los Angeles.

Application Checklist

To complete this checklist, please fill out all descriptive information, indicate the relevant plan sheet number, and provide the name of relevant reports, as applicable. Materials must be collated before submission. Application requirements include those listed in **Specific Plan Section 1.3.3**.

For detailed information on terms and requirements for plan sheets, please see the **Department of City Planning Filing Instructions** (CP13-7810) for guidance. Also ensure that plans denote all requirements, including relevant Urban Design Standards found in Section 4 of the Plan.

Applicant Information

Name: _____

Company Name: _____

Phone: _____

Email: _____

Address: _____

Project Details

Project Address: _____

Assessor Parcel Number: _____

Date: _____ Zoning: _____

Building Permit No. _____

Project Description/Scope of Work:

Project Type *(check all that apply or could apply)*:

☐ Change of Use	☐ Demolition	☐ Addition
☐ New Construction	☐ Signs	☐ Alcohol Sales / Consumption
☐ Exterior Alteration	☐ Use of Land	☐ Division of Land / Small Lot
☐ Streetscape Improvements		
☐ Other (please describe): _____		

Affordable Housing/Streamlining Program *(check all that apply or could apply)*:

☐ None
☐ ED 1 Eligible[1]
☐ AHS Eligible[2]
☐ TOC
☐ CHIP Base Density Program
  ☐ State Density Bonus (LAMC Section 12.22 A.37)
  ☐ Mixed Income Incentive Program (MIIP) (LAMC Sec. 12.22 A.38)
  ☐ Affordable Housing Incentive Program (AHIP) (LAMC Sec. 12.22 A.39)

Site/Project Questionnaire

Lot Area (before dedication): _____ Project FAR: _____

Present Use/Number of Units: _____

Proposed Use/Number of Units: _____

Number of Residential Units to be Demolished: _____

Proposed Residential Area: _____ Non-Residential Area: _____

Does the project involve an Eligible Historic Resource? ☐ Yes ☐ No

Will the Project need require a Specific Plan Adjustment or Exception? (See Expo TNP Section 1.3)

☐ Yes ☐ No

Expo TNP Subarea (For zones in an Expo TNP Subarea [with suffix (EC) in the Zone name]):

_____

Note: If address is not in the Expo Subarea [with suffix (EC) in the Zone name], then skip Section 2, and go to Section 4.

Active/Retail Street (Per Map H: Retail and Active Streets)

☐ Retail Street ☐ Active Street

[1] The Local Emergency Homelessness Crisis (Council File - 22-1545) ended on November 18, 2025, thereby ending the ED1 ministerial processing portion of the program. Projects that have not yet filed their formal Department of City Planning Application will no longer qualify to utilize ED1 provisions unless they also have an approved Housing Crisis Act (HCA) Vesting Preliminary Application that is VALID AT THE TIME OF FILING.
[2] It is highly suggested that a completed AHS Eligibility Checklist (CP-4108) is submitted with this referral form to allow for a more comprehensive review.

Designated Active, and / or Retail Street Name(s): _____

Livable Boulevards (Per ZIMAS): _____

Additional Applicant Notes:

Has Applicant Team (owner, consultants, design team: especially architect and landscape architect) read and complied with the Expo TNP Requirements?

☐ **Yes** ☐ **No**

Zoning and Development Standards (Section 2)

Applicable only to zones in an Expo TNP Subarea [with suffix (EC) in the Zone name]

Does the project meet each requirement? Per Scope of Review, project must meet the applicable requirements, unless the project is requesting incentives through a City program or relief from a specific regulation.

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
2.2.1 Uses		
A. **R3(EC) Zone**. The R3(EC) zone shall comply with the use regulations of the "R3" Multiple Dwelling Zone set forth in LAMC Section 12.10 A.		
B. **Other (EC) Zones**. Permitted uses for the NI(EC), HJ(EC), HR(EC), MU(EC), and NMU(EC) zones (Subareas 1-10) are set forth in Table D. Uses that are substantially similar to those listed in Table D and would not result in additional impacts beyond what was analyzed as part of this Specific Plan, as determined by the Director of Planning, are also permitted. 1. **Limited Uses**. Uses identified as "Limited" in Table D shall not exceed the indicated percentage of a Project's total floor area and/or the restrictions established by the corresponding footnote. a. For the purposes of calculating total floor area of a Project, any new floor area as well as existing floor area that will remain shall be counted. b. When multiple Non-Residential "Limited" Uses exist within a Project, the cumulative floor area dedicated to such Non-Residential "Limited" Uses shall not exceed 40% of the total floor area of the Project.		
C. **All Other Zones**. Permitted uses for all other zones are as set forth in the LAMC.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
2.2.2 Residential Density		
A. **Multifamily Dwelling Unit Size**. Individual dwelling units within a Project, with the exception of Live/Work Units, shall have a minimum size of 350 square feet.		
B. **Live/Work Units**. 1. Unit Size. Live/Work Units within a Project shall have an average size of at least 750 square feet. 2. Interior Separation. Each Live/Work Unit shall be open with no fixed interior separation walls for a minimum of 70 percent of total floor area, excluding floor area used for bathrooms and storage. 3. Workspace. Each Live/Work Unit shall have at least one continuous workspace that is a minimum of 150 square feet and measures not less than 15 feet in at least one dimension and no less than 10 feet in any dimension. The required workspace should be clearly demarcated on the approved plans. a. Workspaces shall be shown on plans as assigned to uses first permitted in the CM, MR1, M1, MR2, or M2 zones for purposes of construction requirements.		
C. **R3(EC) Zone**. The R3(EC) zone shall comply with the lot area regulations of the "R3" Multiple Dwelling Zone set forth in LAMC Section 12.10 C.4, with the exception that the minimum lot area per dwelling unit shall be 1,200 square feet.		
D. **Other (EC) Zones**. For Projects in the NI(EC), HJ(EC), HR(EC), MU(EC), and NMU(EC) zones (Subareas 1-10), there is no minimum lot area per dwelling unit. 1. **Density Bonus Projects**. For purposes of calculating the required number of Restricted Affordable Units within Density Bonus Projects in the HJ(EC), HR(EC), MU(EC), and NMU(EC) zones (Subareas 1-10), the residential densities set forth in Table C shall be used to establish a base number of units to which the percentage of required Restricted Affordable Units outlined in LAMC Section 12.22 A.25(b) shall be applied. Note that this does not limit the overall number of units allowed in these zones; these zones are not subject to residential density limits.		
2.2.3 Non-Residential Units		
Projects in the NI(EC), HJ(EC), HR(EC), and MU(EC) zones (Subareas 1-9) shall include a minimum amount of Non-Residential Use on the Project site. The minimum amount of Non-		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
Residential Use required is based on the zone and total FAR of the Project, and is represented as either a percentage of the total floor area or as a fixed FAR of the Project site as prescribed in Table E. A. Exceptions. 1. **NI(EC) Zone**. Projects in the NI(EC) zone are required to be comprised entirely of Non-Residential Uses, with the exception of Projects in which Residential Uses consist only of Live/Work Units. 2. **Supportive Housing and Supportive Services**. Projects consisting solely of Supportive Housing and/or Supportive Services are exempt from minimum Non-Residential Use requirements. 3. **Alternative Compliance**. Projects may seek relief from minimum Non-Residential Use requirements through a Director's Determination for Alternative Compliance to otherwise demonstrate compliance with the intent of this Specific Plan through provision of Public Benefits. a. **Eligibility**. Only Projects located entirely or partially on properties eligible for alternative compliance as identified on Map F. Projects on sites not identified on Map F may seek a Specific Plan Adjustment to be considered for eligibility for alternative compliance. b. **Regulation Applicability**. Project applicants seeking a Director's Determination for Alternative Compliance shall not be subject to minimum non-residential use requirements set forth in Table E or limitations on residential uses set forth in Table D, but shall be subject to all other regulations of Table D and this Specific Plan. c. **Public Benefits**. All Alternative Compliance Projects, including those that do not utilize any TNP Bonuses, shall provide Public Benefits pursuant to Section 3 of this Specific Plan.		
2.3 Floor Area Ratio		
Projects shall not exceed the floor area ratio limits set forth in Table F. Where the maximum allowable floor area ratio is not specified, the requirements in LAMC Section 12.21.1 apply. For the purposes of calculating allowable floor area, land area either 1) subject to easements, or 2) located within or beyond the required Setback and used to meet standard sidewalk widths per Mobility Plan 2035, shall be counted as buildable area.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
2.3.1 Base FAR		
The Base FAR is set forth in Table F, and is subject to the following: A. **HJ(EC) and HR(EC) Zones**. Projects in the HJ(EC) or HR(EC) zone are permitted a Base FAR of 2, with the exception of Projects comprised entirely of Non-Residential Uses which are permitted a Base FAR of 2.5.		
2.3.2 Bonuses for FAR		
A. **Density Bonus or TOC Project**. For a Density Bonus Project or TOC Project, any incentive for FAR provided through the Density Bonus or TOC program shall be in addition to the Base FAR. B. **TNP Bonus**. For a TNP Bonus Project, the Base FAR and TNP Bonus FAR are set forth in Table F.		
2.4 Height		
Projects shall not exceed the height limits set forth in Table G. Where the maximum height is not specified, the height requirements in LAMC Section 12.21.1 apply.		
2.4.1 Base Height		
The Base height is set forth in Table G, with the following exceptions: A. **Additional Height for Ground Floors**. Additional height up to 5 feet greater than the limits set forth in Table G is permitted for Projects in the NI(EC), HJ(EC), HR(EC), and MU(EC) zones (Subarea 1-9) in order to accommodate a taller ground floor, and may only be applied if the resulting floor-to-structural ceiling height exceeds 15 feet. B. **Sloping Sites**. Sites with a grade differential of 15 feet or greater, measured from the lowest to the highest point of the Project site, may exceed the height limits set forth in Table G by up to 5 feet.		
2.4.2 Bonuses for Height		
A. **Density Bonus or TOC Project**. For Density Bonus Projects or TOC Projects, any incentive for height provided through the Density Bonus or TOC program shall be in addition to the Base height set forth in Table G.		
B. **TNP Bonus**. For TNP Bonus Projects, the Base height and TNP Bonus height are set forth in Table G.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
2.4.3 Design Requirements		
Projects shall meet applicable requirements in Section 4, including minimum ground floor height and minimum Street wall heights (Table L).		
2.4.4. Transitional Height		
Transitional height requirements address the potential adjacency of new Non-Residential or mixed-use buildings to properties zoned R2 (Two-Family Residential) or a more restrictive residential zone. A. **Applicability**. Transitional height requirements apply to Projects in the NI(EC), HJ(EC), HR(EC), MU(EC), and NMU(EC) zones (Subareas 1-10). B. **Requirements**. 1. Portions of Projects in applicable zones that are less than 50 feet from the nearest property line of property zoned R2, or a more restrictive residential zone, shall not exceed 25 feet in height. 2. Portions of Projects in applicable zones that are equal to or greater than 50 feet and less than 100 feet from the nearest property line of property zoned R2, or a more restrictive residential zone, shall not exceed 50 feet in height.		
2.5 Open Space		
The open space regulations in this section apply only to Projects within a Specific Plan Subarea.		
2.5.1 Requirements		
A. **Residential Uses**. Projects incorporating six or more residential dwelling units shall provide open space pursuant to LAMC Section 12.21 G for multifamily residential units. 1. For purposes of determining the amount of usable open space required per Live/Work Unit, Projects incorporating six or more Live/Work Units shall provide on-site open space, in any combination of common and/or private open space, at a minimum of 100 square feet per each Live/Work Unit regardless of the number of habitable rooms and inclusive of any workspace area. This open space shall meet all other applicable requirements for open space in LAMC Section 12.21 G.2.		
B. **Non-Residential Uses**. Projects in the NI(EC), HJ(EC), HR(EC), MU(EC), and NMU(EC) zones (Subareas 1-10) shall provide a minimum of 1 square foot of usable open space for every 25 square feet of Non-Residential Uses. This open space shall meet the following requirements:		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
1. Usable open space shall mean an area which is designed and intended to be used for active or passive recreation. Usable open space may consist of private and/or common areas as further defined and regulated herein. Parking areas, including access aisles, driveways, and required front and side Setbacks, shall not qualify as usable open space. 2. Be open to the sky and have no structures that project into the common open space area, except as provided in LAMC Section 12.22 C.20(b). 3. Be readily accessible to all employees and visitors to the site during business hours. 4. Have a minimum area of 400 square feet with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. 5. Have a minimum of 25% of the open space area planted with ground cover, shrubs, or trees.		
C. **Mixed-Use Projects**. Projects with a combination of Residential Uses and Non-Residential Uses shall separately comply with the associated open space requirements applicable to each type of use.		
D. **Active Recreational Use**. Projects that require open space in excess of 25,000 square feet shall allocate a portion of the area for active recreational use. Permitted active recreational uses include, but are not limited to, the following: basketball courts, tennis courts, badminton courts, bocce courts, playgrounds, tot lots, exercise/fitness areas, swimming pools, community gardens, and other similar uses that promote active recreation for building occupants or patrons, as determined by the Director of Planning.		
E. **Design Requirements**. All open space shall comply with applicable Urban Design Standards (Section 4.2.4.) or Urban Design Guidelines (Appendix C).		
F. **Reduction of Required Open Space**. Projects within a Specific Plan Subarea, excluding Projects in R3 or more restrictive zones, may provide up to 25% less open space than the total open space required by LAMC Section 12.21 G or this Specific Plan if the Project includes at least one Publicly Accessible Open Space that meets the standards in Section 2.5.2. of this Specific Plan.		
G. **Changes of Use**. If a change of use results in an increased amount of open space required, then the Project is not required to provide additional open space.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
2.5.2 PAOS		
Publicly Accessible Open Space shall adhere to the following standards, and any applicable standards in the municipal code adopted subsequent to the effective date of this Specific Plan. A. **Maintenance**. Publicly Accessible Open Space shall be sufficiently maintained and operated by the property owner, with ongoing public access maintained, as determined by the Director of Planning.		
B. **Design Requirements**. Publicly Accessible Open Space shall conform to all relevant Urban Design Standards in Section 4.2.4.B. of this Specific Plan.		
C. **Ineligible Areas.** The following shall not be counted as a Publicly Accessible Open Space: surface parking, open storage areas, swimming pools and spas unless open to the general public, loading docks and parking, driveway entrance/exit areas, sidewalks and parkways in the public right-of-way as of the date of adoption of this Specific Plan, and utility areas/pads.		
D. **Eligible Areas in the Public Right-Of-Way.** The following uses in the public right-of-way may be counted as Publicly Accessible Open Space: parklets or other pedestrian spaces, and new streets and alleys.		
E. **Public Benefit Requirements.** Publicly Accessible Open Space provided in order to satisfy a Public Benefit requirement per Section 3 of this Specific Plan shall not be counted toward the open space required in Section 2.5.1.		
2.6.1 Transit Benefits		
Projects within Specific Plan Subareas 1-11, excluding Projects in R3 or more restrictive zones, are required to provide the transit benefits set forth below to encourage residents and employees to utilize transit and alternative modes of transportation. A. **Residential Uses**. In Projects that include Residential Uses, owners shall comply with the following: 1. **Transit Passes**. Offer a Metro Annual Transit Access Pass (ATAP), or equivalent approved by the Director of Planning, to residents who choose not to rent or buy an automobile parking space(s) with their residential dwelling unit or Live/Work Unit. These transit passes shall be offered at no additional cost to the resident as long as the resident resides within the development and continues to not rent or purchase automobile parking spaces with their residential unit. Upon request by the		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
City, Owners of the Project site shall furnish the number of total units that have not rented or purchased parking spaces with their residential unit. a. The minimum number of passes per residential or Live/Work Unit that is required to be offered is equal to the minimum number of automobile parking spaces required for that residential or Live/Work Unit per LAMC Section 12.21 A.4 or this Specific Plan, before any reductions or exemptions are taken. For each unit, the number of required transit passes shall be rounded up to the nearest whole number.		
B. **Non-Residential Uses**. In Projects that include Non-Residential Uses, employers with at least 50 full-time employees shall comply with the following: 1. **Transit Passes**. Offer an employer-paid Metro Business Transit Access Pass (B-TAP), or reimbursement for another similar transit pass to employees who choose to use parking cash-out.		
2.6.2. Parking		
Unless otherwise stated in this Specific Plan, Projects shall comply with automobile and bicycle parking requirements in LAMC Sections 12.21 A.4 and 12.21 A.16. Projects within a Specific Plan Subarea shall additionally comply with applicable regulations in this Section 2.6.2. and be eligible for applicable exemptions and reductions in parking requirements.		
A. **Live/Work Units.** At least 1 automobile parking space and 1 long-term bicycle parking space per Live/Work Unit are required, the latter meeting the standards in LAMC Sections 12.21 A.16(d) and (e).		
B. **Electric Vehicle Charging Stations.** At least 10% of total automobile parking spaces provided in a Project shall be electric vehicle ready charging spaces capable of supporting future electric vehicle supply equipment and comply with relevant regulations of the California Green Building Standards Code and LAMC Sections 99.04.106 and 99.05.106. Calculations for the required number of electric vehicle spaces shall be rounded up to the nearest whole number. 1. **Identification and Signage.** Electric vehicle spaces shall be identified on plans, and clearly and conspicuously delineated through physical signage.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
C. **Unbundling.** Projects, except Projects in R3, R3(EC), or more restrictive zones, shall unbundle automobile parking charges from the rents, sale price, or other fees charged for occupying living space, commercial space, or industrial space. Automobile parking spaces shall be leased or sold separately from the rental or purchase fees, such that potential renters or buyers have the option of renting or buying a residential unit or commercial space at a price lower than if the automobile parking was included. 1. **Restricted Affordable Units**. Restricted Affordable Units are not subject to this provision and are required to include the required parking for the unit in the base rent or sales price, as verified by the City of Los Angeles Housing and Community Investment Department. 2. **Covenant**. The owner(s) of a property on which the parking is to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner(s) shall comply with the requirements of this section so long as the building that the parking is intended to serve is maintained. 3. **Lease or Rental**. The owner(s) of the property shall have the option to offer, rent, lease, or license parking spaces to other residential or Non-Residential tenants, the general public, or third parties who do not lease living, employment, commercial, or industrial space within the Project, and shall be considered an accessory use.		
D. **Design Requirements.** All parking shall comply with applicable Urban Design Standards (Section 4) or Urban Design Guidelines (Appendix C).		
E. **Parking Exemptions.** 1. **Changes of Use.** Changes of use that would otherwise result in an increased number of required parking spaces shall be exempt from providing the additional parking. 2. **Neighborhood Serving Uses.** Neighborhood-Serving Uses, as defined in this Specific Plan, are exempt from minimum automobile parking requirements in LAMC Section 12.21 A.4, subject to the following. All other uses within the Project must provide parking as applicable to those uses. a. Eligible Neighborhood Serving Uses must:		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
i. Be located within Projects in Subareas 9, 10, or 11; and ii. Be located within Projects that include other Non-Residential or Residential Uses in addition to the Neighborhood-Serving Use(s); and iii. Each occupy less than 1,500 square feet per tenant space. b. No more than 50 percent of the square footage of Neighborhood Serving Uses that are Sit-Down Restaurants, cafes, or similar dining uses as determined by the Director of Planning, may utilize this parking exemption. Any square footage beyond this maximum shall be subject to the minimum automobile parking requirements in LAMC Section 12.21 A.4.		
F. **Parking Reductions.** 1. **Carshare Vehicle Spaces.** For each automobile parking space reserved and visibly labeled for a carshare vehicle, as defined in LAMC Section 80.58.1, the number of required automobile parking spaces may be reduced by 5 spaces. a. Parking spaces for carshare vehicles shall be identified on plans, and clearly and conspicuously delineated through physical signage. 2. **Shared Parking.** Parking spaces may be shared among multiple land uses within a Project to take advantage of different parking demand patterns, account for users accessing multiple destinations within a single Project, and ensure a more efficient use of parking spaces. a. Projects seeking a reduction in required parking based upon shared parking shall submit a technical study containing a shared parking analysis evaluating peak parking demand pursuant to LADOT Transportation Assessment Guidelines. If it is determined by the Director of Planning, in consultation with LADOT, that fewer parking spaces than would otherwise be required by LAMC Section 12.21 A.4 will provide adequate parking for the Project's participating uses, then that lower number of parking spaces shall be permitted. b. Unless all parking on a Project site is shared, shared parking spaces shall be clearly and conspicuously delineated as such and shall not be reserved or otherwise restricted to a single use or		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
establishment, whether through physical design or through signage. c. Projects may not use this parking reduction in combination with a parking exemption for Neighborhood-Serving Uses per Section 2.6.2. E.2. 3. **Projects that Include Affordable Housing** a. Density Bonus Projects. Density Bonus Projects may choose to use any applicable parking reductions found in LAMC Sections 12.22 A.25 or 12.21 A.4, or California Government Code Sections 65915-65918. b. Qualified Permanent Supportive Housing Projects. Qualified Permanent Supportive Housing projects pursuant to LAMC Section 14.00 A.13, may use the automobile parking requirements found in that section. c. TNP Bonus Projects. TNP Bonus Projects located within a Transit Priority Area, as defined by California Public Resources Code Section 21099(a), shall be subject to the following: i. Residential Parking. Required parking for all residential units (not just the Restricted Affordable Units), inclusive of disabled and required guest parking where applicable, shall not exceed 0.5 spaces per unit. a) For Projects that consist of 100 percent on-site Restricted Affordable Units, exclusive of a manager's unit or units, there shall be no required parking for all residential units. ii. Non-Residential Parking. Projects may reduce the Non-Residential automobile parking requirement for any ground floor Non-Residential Use by up to 30 percent. iii. Bicycle Parking. The bicycle parking requirements in LAMC 12.21 A.16 apply. The additional options to further reduce automobile parking through bicycle parking replacement in LAMC Section 12.21 A.4 do not apply to TNP Bonus Projects utilizing the parking requirements of this subsection.		

Public Benefits (Section 3)

If requesting an entitlement using the Expo TNP Bonus Program, contact the Project Planner directly.

Urban Design Standards (Section 4)

Section 4.2: Mixed Use, Commercial and Industrial Design Standards
Applicable to Mixed Use, Commercial and Industrial Zones (Including RAS Zone). For Residential Zones go to Section 4.3.

Does project meet each requirement? Per Scope of Review, project to meet applicable requirements, unless requesting incentives through a City Program or relief from a specific regulation.

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
4.2 Mixed Use, Commercial and Industrial Design Standards		
Mixed Use, Commercial, and Industrial Design Standards. Projects located in all other zones, including the RAS zone, shall comply with the Mixed Use, Commercial, and Industrial Design Standards in Section 4.2.		
4.2.1.A.1 Front Setback		
1. **Front Setback.** Projects shall comply with the standards for front Setback on the ground floor as set forth in Table K, as determined by the proposed ground floor use abutting the sidewalk and whether the street adjacent to the building facade is designated as an Active Street, Retail Street, or neither (see Map H). a. **Exceptions**. i. **Required Sidewalks**. Front Setback maximum requirements may be exceeded as necessary to provide the standard sidewalk width indicated in Mobility Plan 2035 for the corresponding street designation. ii. Walkways and Driveways. Walkways or driveways required for access to parking or loading areas shall be exempt from front Setback requirements. iii. Changes of Use. If a ground floor use is changed in the future, the new use may continue to be subject to the Setback required at the time of initial construction. iv. Outdoor Dining, Publicly Accessible Open Space, and Paseos. Front Setback requirements may be exceeded in order to accommodate outdoor dining areas, Publicly Accessible Open Space, and/or Paseos, up to the following percentages of the length of the front lot line: • Projects Along a Retail or Active Street: 20% • Projects Along All Other Streets: 30%		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
b. **Fences and Walls.** Fences and walls in the front Setback are prohibited, except for those enclosing outdoor dining areas or in front of Residential Uses. i. Fences and walls enclosing outdoor dining areas may be up to 3.5 feet in height. ii. Fences and walls in front of Residential Uses may be up to 3.5 feet in height, and shall be set back at least 1.5 feet from the property line(s) along the street(s). This area between the fence or wall and property line shall be planted with drought-tolerant plants.		
4.2.1.A.2 Side Setback		
a. Non-Residential Uses. Side Setbacks are not required the ground floor portion of a building where the ground is used exclusively for non-residential purposes. b. Residential Uses. For portions of buildings used for residential purposes, side Setbacks of at least 5 feet in depth shall be maintained at the first story used in whole part for residential purposes, excluding Residential common areas (lobbies, community rooms, etc.). i. Residential side Setbacks may be exceeded to accommodate a vehicular driveway or Publicly Accessible Open Space, but only to the depth of the driveway or open space.		
4.2.1.A.3 Rear Setback		
Rear Setbacks at least 5 feet in depth shall be maintained on properties that directly abut or are across an alley from a residential (R) zone.		
4.2.1.B Streetwall		
For Projects with facades along streets identified in Table L, the Project's subject facade shall adhere to the indicated minimum Streetwall height for at least 80% of the length of the lot line. 1. Calculation. Portions of the upper floor(s) that are stepped back more than 5 feet from the ground floor facade shall not be counted toward the minimum Streetwall requirement. 2. Exceptions. Where utility poles greater than 30 feet in height exist along a street, no portion of a building above 30 feet in height may be constructed within 5 feet of the property line along that street.		
4.2.1.C.1 Building Length		
Any horizontal above-grade dimension (width or depth) of a building shall not exceed 250 feet in length.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
4.2.1.C.2 Mid-Block Passageways		
Either a Paseo or a Shared Street shall be provided through the Project site in the following situations, and shall connect to another street, alley, or Paseo, aligning with the street grid as feasible, or enable linkage for a future street, alley, or Paseo where one currently does not exist: a. For Project sites on blocks longer than 500 feet, i. The Project site is located in the middle of a block, and the front lot line is greater than or equal to 200 feet; or ii. The Project site is a corner lot and any of the lot lines along a street are greater than 300 feet. iii. No more than a single mid-block passageway shall be required per Project site.		
4.2.1.C.3 Building Coverage		
A Project's building coverage, as defined in LAMC Section 12.20.3, shall cover at least 50 percent but no more than 85 percent of the total lot area. a. **Exceptions**. Projects involving the alteration, rehabilitation, or reuse of existing building(s), not including any additions or new construction, are exempt from building coverage standards of this Specific Plan. Projects involving additions of less than 1,000 square feet to existing buildings are exempt from the minimum building coverage standard. Projects that have utilized this exception in the previous five-year period cannot utilize this exception again.		
4.2.1.C.4 Pedestrian Bridges		
Pedestrian bridges across public streets are prohibited.		
4.2.1.C.5 Flood Plains		
Projects within a 100-year flood plain, as designated on a map prepared and updated by the Federal Emergency Management Agency, shall construct the finished floor elevation of the lowest habitable story at least 1 foot above the 100-year flood water surface elevation; in addition to LADBS requirements for projects located in Flood Zones.		
4.2.2.A Pedestrian Entrances		
1. Number and Location. At least one pedestrian entrance shall be provided along each public street.		
2. Along Retail and Active Streets. The primary pedestrian entrance for all commercial tenants and residential components fronting an Active or Retail Street shall be oriented to and accessed from that street.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
3. **Elevation**. Primary pedestrian entrances shall be at grade level or a maximum of 3 feet above the adjacent finished grade and shall be visible from the public right-of-way. Entrances below grade level are prohibited.		
4.2.2.B Active Floor Area		
1. Fronting Retail Streets. For Projects fronting a Retail Street, at least 75% of the Project's building facade fronting the Retail Street shall incorporate Active Floor Area.		
2. **Fronting Active Streets**. For Projects fronting an Active Street, at least 50% of the Project's building facade fronting the Active Street shall incorporate Active Floor Area and/or residential units with individual entries.		
3. **Minimum Height and Depth**. Active Floor Area shall have a minimum depth of 25 feet from the front facade and shall have a minimum floor-to-structural ceiling height of 15 feet.		
4.2.2.C Transparency		
1. **Ground Floors Along Active Streets**. For Projects fronting an Active Street, at least 75% of the ground floor building facade measured between 2 and 8 feet above the finished sidewalk grade shall consist of transparent openings, such as clear glass windows and doors. a. For Projects on corner lots where one side fronts a Retail Street, the ground floor transparency requirements for Retail Streets shall also apply to the first 20 linear feet of ground floor building facade along the intersecting street.		
2. **Ground Floors Along Active Streets**. For Projects fronting an Active Street, at least 50% of the ground floor building facade measured between 2 and 8 feet above the finished sidewalk grade shall consist of transparent openings, such as clear glass windows and doors.		
3. **Upper Floors**. At least 15% of the building facade above the ground floor shall consist of transparent openings, measured from the finished floor elevation of the level above the ground floor to the highest point on the building façade.		
4. **Exemption for Historic Resources**. Projects involving an Eligible Historic Resource or a Designated Historic Resource are exempt from transparency requirements if compliance would be in conflict with the Secretary of the Interior Standards for Rehabilitation, as determined by the Director of Planning, or would compromise the structural integrity of the building, as determined by the Department of Building and Safety.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
4.2.3.A.1 Windows/Doors		
Materials. Clear glass shall be used for wall openings (i.e. doors and windows) along all street-level facades containing Non-Residential Uses. Only tinting required to meet Title 24, or other similar energy efficiency standards shall be permissible.		
4.2.3.A.2 Security Grilles/Bars		
Solid exterior security grilles and permanently affixed security bars are prohibited. Exterior and interior security grilles are permitted provided they are at least 75% transparent and are retractable and designed to be fully screened from view during business hours.		
4.2.3.A.3 Windows Adjacent to Freeways		
Where a property containing a Sensitive Land Use abuts a freeway right-of-way, no operable windows, balconies, or patios are allowed on the side of the building that faces the freeway.		
4.2.3.A.4 Recessed Windows/Doors		
Windows and doors visible from the street shall be recessed at least 2 inches from the building facade; this recess shall not be accomplished by the use of plant-on moldings around the window or door. Flush finish window installations are only permitted when a glass curtain wall, spandrel glass, or other similar design approach is used		
4.2.3.B.1 Materials/ Stucco		
When stucco is used on a building facade it shall be applied in combination with at least one other material on the facade, not including materials used in windows, doors, balconies, or railings.		
4.2.3.B.2 Reflectivity		
Visible exterior surfaces of the proposed structure, fencing, recreational equipment, or outdoor art installations shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (without mirror-like tints or films), pre-cast concrete, fabricated wall surfaces, composite materials, wood, coated metal, and stone to minimize glare and reflected heat.		
4.2.4 Open Space Design		
4.2.4.A Paseos		
1. **Area**. Paseos shall be at least 15 feet wide, and an average of at least 20 feet wide. 2. Paseos shall be at least 50 percent open to the sky or covered with translucent material. Alternatively, Paseos may be covered with habitable floor area if the interior height of the Paseo is at least 30 feet.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
4.2.4.B Publicly Accessible Open Space		
1. **Area**. Publicly Accessible Open Space shall be at least 650 square feet with no horizontal dimension less than 15 feet when measured perpendicularly from any point on each of the boundaries. 2. **Elevation**. Publicly Accessible Open Space shall not be more than 3 feet above or below the adjacent finished grade. 3. **Hours of Access**. Publicly Accessible Open Space shall be accessible to the public at minimum from 6 a.m. to 10 p.m. daily. 4. **Fences or Walls**. Fences or walls enclosing Publicly Accessible Open Space shall be a maximum height of 6 feet and at least 75% transparent.		
4.2.4.C Landscape and Hardscape		
4.2.4.C.1 Drought Tolerant		
Drought Tolerant Plants. Where Projects include new landscaping, at least 80% of the landscaped area shall be planted with drought tolerant shrubs and groundcover. If turf is installed, a water-conserving species appropriate for the climate in Los Angeles shall be selected.		
4.2.4.C.2 Permeable Paving		
Permeable Paving. Hardscape areas shall include permeable paving for at least 50% of the area, except where not feasible due to water table levels, contamination, or permeability of the soil.		
4.2.4.D.1 Freeway Adjacency		
Open Space Location. Projects within 500 feet of a freeway and containing Sensitive Land Uses shall locate on-site open spaces and recreation areas as far from freeways as possible.		
4.2.4.D.2 Landscape Buffer		
Landscape Buffer. Projects containing a Sensitive Land Use abutting a freeway right-of-way shall provide a 10-foot-wide densely landscaped buffer from the property line along the freeway.		
4.2.5.A Vehicle Access & Parking Design		
4.2.5.A.1 Driveway Location		
1. **Driveway Location**. Vehicular access to parking shall be from an alley or a local street where physically feasible, as determined in consultation with LADOT. a. When vehicular access is determined to only be feasible from a Retail or Active Street, vehicular access to parking shall be placed toward one side of the building or along the side lot line, not in the middle of a property's street frontage. b. On corner lots, vehicular access shall be located as far from the street intersection as possible.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
4.2.5.A.2 Number and Width of Driveways		
2. **Number and Width of Driveways**. Projects sites with street frontage that is less than or equal to 200 feet are allowed a maximum of one two-way driveway or two one-way driveways. Project sites with greater than 200 feet of street frontage are allowed a maximum of two two-way driveways. 1. One-way driveways are limited to a maximum on-site drive aisle width of 12 feet and two-way driveways are limited to a maximum on-site drive aisle width of 24 feet, unless a greater width is determined necessary by the Director of Planning in consultation with LADOT.		
4.2.5.A.3 Driveway Distancing		
Driveway Distancing. Multiple driveways at the street curb to access a Project site shall be located at least 50 feet apart. Where there are existing driveways to access adjacent properties, a minimum of 20 feet of distance shall be required to separate new and existing driveways.		
4.2.5.A.4 Drop-Off Areas		
Drop-Off Areas. Porte-cocheres and vehicular drop-off areas between the front of a building and the street are prohibited. Drop-off areas shall be located along the curb where there is a full-time curbside parking lane or within parking lots or structures		
4.2.5.A.5 Alert System for Pedestrians		
Alert System for Pedestrians. A vehicular exit from a parking structure located within 5 feet of a sidewalk or Paseo shall feature a visual/audible alarm to warn pedestrians and cyclists of the approach of a vehicle exiting the structure.		
4.2.5.B Surface Parking Lots		
4.2.5.B.1 Location		
Location. Surface parking lots shall be located at the rear of the property and behind the building, not between the property line along the street and the building facade along such street.		
4.2.5.B.2 Perimeter Landscaping		
2. **Perimeter Landscaping**. Where a surface parking lot abuts a public street, the lot shall be screened using a minimum 2-foot-wide landscaped strip between the property line and the parking lot. a. The landscaped strip shall contain densely planted hedges or shrubs that are at least 3 feet in height at the time of planting, installed in the ground or in containers. The planting shall be of a type that may be expected to form, within three years after time of planting, a continuous, unbroken, year-round visual		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
screen. Such planting, including any planting containers, shall not exceed 3.5 feet in height. b. If the landscaped strip contains in-ground planting, it shall be surrounded by a 6-inch-high concrete curb. c. A wall, barrier, or fence up to 2.5 feet in height and of uniform appearance may be placed between the required landscaped strip and the parking lot. Such wall, barrier, or fence may be opaque or perforated provided that not more than 50 percent of the face is open.		
4.2.5.B.3 Trees		
Trees. Parking lots shall contain a minimum of one 24-inch box tree for every four new surface parking spaces, adhering to the standards set forth in LAMC 12.42 B and the City of Los Angeles Landscape Ordinance (Ord. No. 170,978), Guidelines K – Vehicular Use Areas.		
4.2.5.C Parking Structures		
4.2.5.C.1 Ground Floor Screening		
Ground Floor Screening. Parking and loading areas shall be buffered with habitable floor area with a minimum depth of 25 feet, between the parking area or loading area and any public street, except for necessary access pathways and driveways. Alley-facing facades are exempt.		
4.2.5.C.2 Upper Floor Screening		
2. **Upper Floor Screening**. a. All parking, loading, or vehicular circulation areas located above the ground floor and facing a public street (excluding alleys) shall be screened in any of the following ways: i. Screened with materials that are substantially similar in appearance and application to those used on habitable portions of the building. Open screening materials such as perforated metal, mesh, or landscape trellis, may not be used to satisfy this requirement; or ii. Lined with habitable floor area with a minimum depth of 18 feet. b. Lining upper-floor parking areas with habitable floor area with a minimum depth of 18 feet shall be required for upper floor parking areas at, or above, the building's third level above grade, where such areas would face a public street. c. Projects with portions of above-grade parking facilities within 500 feet of a freeway or freeway		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
ramp may be lined consistent with Section 4.2.5.C(a) in lieu of habitable floor area.		
4.2.5.C.3 Parking Near Residential		
3. **Additional Requirements for Parking Near Residential Uses**. Parking structures within 200 feet of any Residential Use shall: a. Contain solid decorative walls to block vehicular lights and deflect noise along the sides closest to the Residential Use; b. Contain solid spandrel panels at least 3.5 feet in height, installed at the ramps of the structure to minimize glare; c. Construct garage floors and ramps using textured surfaces to minimize tire squeal; and d. Locate exhaust vents away from Residential Uses.		
4.2.6 Sign Regulations for West Pico Design Standards		
A. **Purpose**. The West Pico Design Standards District is intended to accommodate the unique development environment within the commercial and industrial area within the Specific Plan boundaries generally along Pico and Exposition Boulevards west of the I-405 and retain compatibility with existing pedestrian-oriented signage.		
B. **Applicability**. All Projects within the Specific Plan boundaries shall comply with the City's Sign Regulations per LAMC Section 14.4.1, et seq. Projects located in the West Pico Design Standards District (see Map B) of this Specific Plan shall additionally comply with the design standards for signs in this section. 1. For industrial zoned properties, these additional design standards shall apply only to signs placed along frontage on Pico Boulevard or the Southern Pacific Railroad Right-of-Way.		
C. **Prohibited Signs**. Pole signs and illuminated architectural canopy signs are prohibited.		
D. **Wall Signs.** 1. **Building Identification Signs**. Each building or premise is allowed 1 wall sign containing the name, address, and/or logo of the building on the site, or any other message allowed on an on-site sign. The sign area of this wall sign shall not be more than 4 square feet. 2. **Business Identification Signs**. Any business is allowed 1 wall sign containing the name of the business, logo, and/or any other message allowed on an on-site sign for each face of each building that has frontage on a public street and has a public entrance from the public right-of-way.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
3. **Size**. The total sign area of a wall sign, with the exception of business identification signs, shall not exceed 1.5 square feet for each linear foot of store or building frontage, or 75 square feet in area, whichever is less. 4. **Height**. The overall height of wall signs made of channel or individual letters/logo shall not exceed 2 feet, and the height of the letters shall not exceed 1.5 feet. 5. **Projection**. Wall signs shall not project more than 1 foot from the wall to which it is attached, or extend above a building wall or roofline. 6. **Elevation**. Wall signs in a multi-tenant building shall be placed at the same uniform elevation to create visual continuity (applicable to each level of a multi-tenant retail/office building). 7. **Material**. Wall signs shall be constructed of channel or individual letters/logos or metal, stone, wood, or other non-illuminated, non-plastic material, with the following exception: a. Canister wall signs are permitted only if they have opaque, or translucent, non-illuminated face panels with only individual letters and/or logos back-lit, and not the entire surface of the sign. Internally illuminated letters (routed/stenciled/embossed) may be plastic, but face panels shall not have glossy, reflective surfaces.		
E. **Monument Signs.** 1. **Number**. There shall be only 1 monument sign per building or project site, whichever is less. 2. **Size**. Monument signs shall not exceed 24 square feet per side. 3. **Material**. Monument signs shall be constructed of metal, stone, wood, or other non-illuminated, non-plastic material, with the following exception: a. Plastic canister signs are permitted only if the sign has opaque, or translucent, non-illuminated face panels with only individual letters and/or logos backlit, and not the entire surface of the sign. Internally illuminated letters may be plastic, but face panels shall not have glossy, reflective surfaces.		
F. **Projecting Signs.** 1. **Number**. The number of projecting signs shall not exceed 1 per business. 2. **Size**. Projecting signs shall not exceed 4 square feet per sign face.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
3. **Material**. Projecting signs shall be constructed of metal, stone, wood, or other non-illuminated, non-plastic material, with the following exception: a. Plastic canister signs are permitted only if the sign has opaque, or translucent, non-illuminated face panels with only individual letters and/or logos backlit, and not the entire surface of the sign. Internally illuminated letters may be plastic, but face panels shall not have glossy, reflective surfaces. 4. **Projection**. Projecting signs shall not project more than 2.5 feet from the wall to which it is attached, or extend above the parapet line of a roof.		
G. **Awning Signs.** 1. **Number**. Each building or business is allowed 1 awning sign to be located on the awning over the building or business entrance. 2. **Size**. Letters, numbers, or symbols on an awning sign shall not exceed 10 inches in height and cover no more than 70% of the valence area. 3. The name, occupation, and/or address of the business is permitted on the awning signs, or any other message allowed on an on-site sign.		
H. **Window Signs.** 1. **Number**. Only 1 window sign per business is allowed. 2. **Size**. Window signs shall not exceed 4 square feet or 10% of the total window area, whichever is less.		
I. **Information Signs.** 1. **Size**. Information signs shall not exceed 9 square feet or vertical or horizontal dimension of 3 feet. 2. **Design**. Information signs shall be consistent in design with the signage for the rest of the project through material, color, and/or font. 3. **Material**. Information signs shall be constructed of metal stone, wood, or other non-illuminated, non-plastic material, with the following exception: a. Plastic canister signs are permitted only if the sign has opaque, or translucent, non-illuminated face panels with only individual letters and/or logos backlit, and not the entire surface of the sign. Internally illuminated letters may be plastic, but face panels shall not have glossy, reflective surfaces.		

Urban Design Standards (Section 4 Continued)

Section 4.3: Multifamily Residential Design Standards
Applicable to Residential (R) Zones, except for Residential / Accessory Services (RAS)
For Residential Zones go to Section 4.2.

Does project meet each requirement? Per Scope of Review, project to meet applicable requirements, unless requesting incentives through a City Program or relief from a specific regulation.

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
4.3.1.A Front Setback		
1. **Along Active Streets**. For Projects fronting an Active Street, the front Setback shall be a minimum of 5 feet and a maximum of 10 feet, measured from the front property line. a. **Fences and Walls**. Fences and walls in the front Setback are permitted up to 3.5 feet in height along Active Streets and shall be set back at least 1.5 feet from the front property line. This area between the fence or wall and property line shall be planted with drought-tolerant plants. 2. **All Other Streets**. Projects fronting all other streets shall be set back within 5 feet of the Prevailing Front Setback of the block face on which the property is located as defined in this Specific Plan, with the exception of the R3(EC) zone and properties fronting Exposition Boulevard located west of Barrington Avenue which shall comply with the Setback requirements of the R3 zone as set forth in LAMC Section 12.10 C.1 (therein referred to as "Yards"). This Setback requirement supersedes the front yard provisions in LAMC Section 12.22 C.27(e) for small lot subdivisions.		
4.3.1.B.1 Building Length		
1. **Building Length.** Any horizontal above-grade dimension (width or depth) of a building shall not exceed 250 feet in length.		
4.3.1.B.2 Pedestrian Bridges		
2. **Prohibition on Pedestrian Bridges.** Pedestrian bridges across public streets are prohibited.		
4.3.1.B.3 Flood Plains		
3. **Elevation in Flood Plains**. Projects within a 100-year flood plain, as designated on a map prepared and updated by the Federal Emergency Management Agency, shall construct the finished floor elevation of the lowest habitable story at least 1 foot above the 100-year flood water surface elevation.		
4.3.2.A.1 Entrance Location		
1. **Number and Location**. Street-fronting residential units on the ground floor shall each have a primary entrance facing the street.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
4.3.2.A.2 Entrance Design		
2. **Design**. Primary pedestrian entrances shall be prominent and distinguished through architectural features such as, but not limited to, front porches, overhead projections, columns, side windows, or recessed planes.		
4.3.2.A.3. Entrance Elevation		
3. **Elevation**. Building entrances shall be placed at grade level or a maximum of 3 feet above the adjacent finished grade and unobstructed from view from the public right-of-way. Entrances below grade level are prohibited.		
4.3.2.A.4 Walkway Access		
4. **Walkway Access**. All required pedestrian entrances shall have walkways from the entrance to the sidewalk at least 3 feet in width. Walkways shall be separated from parking and driveways.		
4.3.2.B Active Floor Area		
1. **Along Active Streets**. For Projects fronting an Active Street, at least 50% of the Project's building façade along the Active Street shall incorporate Active Floor Area and/or residential units with individual entries.		
2. **Minimum Height and Depth**. Active Floor Area shall have a minimum depth of 25 feet from the front façade and shall have a minimum floor-to-structural ceiling height of 15 feet.		
4.3.2.C.1 Transparency Ground		
1. **Ground Floors Along Active Streets**. For Projects fronting an Active Street, at least 50% of the ground floor building facade measured between 2 and 8 feet above the finished sidewalk grade shall consist of transparent openings, such as windows and doors.		
4.3.2.C.2 Transparency Upper		
2. **Upper Floors**. At least 15% of the building facade above the ground floor shall consist of transparent openings, measured from the top of the finished floor to the top of the wall plate or finished floor above.		
3. **Exemption for Historic Resources**. Projects involving an Eligible Historic Resource or a Designated Historic Resource are exempt from transparency requirements if compliance would be in conflict with the Secretary of the Interior Standards for Rehabilitation, as determined by the Director of Planning, or would compromise the structural integrity of the building, as determined by the Department of Building and Safety.		
4.3.3.A Windows and Doors		
1. Windows and doors visible from the street shall be recessed at least 2 inches from the building facade; this recess shall not be accomplished by the use of plant-on moldings around the window or door. Flush finish window installations are only		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
permitted when a glass curtain wall, spandrel glass, or other similar design approach is used.		
2. **Window Operability Adjacent to Freeways**. Where a property containing a Sensitive Land Use abuts a freeway right-of-way, no operable windows or balconies are allowed on the side of the building that faces the freeway.		
4.3.3.B.1 Materials/Stucco		
1. When stucco is used on a building facade it shall be applied in combination with at least one additional building material on the facade, not including materials used in windows, doors, balconies, and railings.		
4.3.5.A.4 Drop-Off Areas		
3. **Drop-Off Areas**. Porte-cocheres and other vehicular drop-off areas between the building frontage and the street are prohibited. Drop-off areas shall be located along the curb where there is a full-time curbside parking lane or within parking lots or structures.		
4.3.5.B.1 Parking Location		
1. **Location**. Parking shall be located underground or set back a minimum of 30 feet from the front property line, exclusive of any required driveway(s), unless determined physically infeasible by the Director of Planning in consultation with LADOT.		
4.3.5.B.2 Screening		
2. **Screening**. All parking that fronts a public street shall be either: a. **Enclosed Parking Areas**. Screened, glazed, or enclosed with materials that are substantially similar in appearance and application to those used on habitable portions of the building. Open screening materials such as perforated metal, mesh, or landscape trellis, may not be used to satisfy this requirement; or b. **Un-Enclosed Parking Areas**. Screened with densely planted trees or shrubs that are at least 3 feet in height at the time of planting.		
4.3.3.B.2 Reflectivity		
2. **Reflectivity**. Visible exterior surfaces of the proposed structure, fencing, recreational equipment, or outdoor art installations shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (without mirror-like tints or films), pre-cast concrete, fabricated wall surfaces, composite materials, wood, coated metal, and stone to minimize glare and reflected heat.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
4.3.4 Open Space Design		
4.3.4.A.1 Drought Tolerant		
A. **Landscape and Hardscape**. 1. **Drought Tolerant Plants**. At least 80% of a Project's newly landscaped area shall be planted with drought-tolerant shrubs and groundcover.		
4.3.4.A.2 Permeable Paving		
2. **Permeable Paving**. At least 50% of hardscape areas shall include permeable paving, except where not feasible due to water table levels, contamination, or permeability of the soil.		
4.3.4.B.1 Open Space Location		
B. **Freeway Adjacency**. 1. **Open Space Location**. Projects within 500 feet of a freeway and containing Sensitive Land Uses shall locate on-site open spaces and recreation areas as far from freeways as possible.		
4.3.4.B.2 Landscape Buffer		
2. **Landscape Buffer**. Projects containing a Sensitive Land Use abutting a freeway right-of-way shall provide a 10-foot-wide densely landscaped buffer from the Project's property line along the freeway.		
4.3.5.A.1 Driveway Location		
1. **Driveway Location**. Vehicle access to parking areas shall be taken from the public right-of-way in the following order of priority, as determined in consultation with LADOT: alley, local street, arterial street. a. On corner lots, vehicular access shall be located as far from the corner as possible.		
4.3.5.A.2 No. & Width of Driveways		
2. **Number and Width of Driveways**. Project sites with Street Frontage that is less than or equal to 200 feet are allowed a maximum of one two-way driveway or two one-way driveways. Project sites with greater than 200 feet of Street Frontage are allowed a maximum of two two-way driveways. a. One-way driveways are limited to a maximum width of 12 feet. Two-way driveways are limited to a maximum width of 24 feet.		
4.3.5.A.3 Driveway Distancing		
3. **Driveway Distancing**. Multiple driveways accessing a Project site shall be located at least 50 feet apart. Where there are existing driveways on adjacent properties, a minimum of 20 feet distance shall be required to separate new and existing driveways.		

Environmental Scope Review (Section 5)

Refer to the Expo TNP for each of the sections below. Not required for Projects that involve Tenant Improvements.

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
Appendix D Environmental Standards		
Include the full Appendix D on the Plan Set and add sheet name and number to the Sheet Index on Plan Set for future reference.		
5.1 Transportation		
5.2 Aesthetics		
5.3 Cultural Resources		
5.4 Hazards & Hazardous Materials		
Projects involving new construction and soil disturbance:		
Applicable Projects shall submit a historical environmental report to demonstrate whether the Project is located on or within ¼ mile of a site identified on any government list of sites as having the potential to be contaminated with hazardous waste of hazardous materials, including lists prepared pursuant to California Government Code Section 65962.5.		
If the historical environmental report demonstrates that a Project is located on or within ¼ mile of a site identified on any government list as having the potential to be contaminated with hazardous waste or hazardous materials, the applicant shall also submit a Phase I Environmental Site Assessment. The Phase I Environmental Site Assessment shall be prepared by an appropriately qualified individual in accordance with state standards and guidelines, and evaluate whether the Project site may be contaminated from uses such as the storage, use, transport, generation, and disposal of toxic and hazardous waste or materials.		
Projects involving any potential hazards identified by the Phase I Environmental Site Assessment shall conduct a Phase II Environmental Site Assessment and the Project site mitigated as recommended by an appropriately qualified individual with experience in the identification and mitigation of hazardous materials and wastes.		
Written confirmation by an appropriately qualified individual or relevant agency to demonstrate compliance with any necessary remediation on the Project site to the satisfaction of the agency responsible for cleanup, including confirmation that the required site remediation was completed consistent with the relevant federal, state, or local requirements.		

Expo TNP Section	Does the project meet the requirement? Provide Notes.	Plan Sheet
5.5 Water Supply		
Projects that meet the SB 610 criteria for a "project" as defined in California Water Code Sections 10910 to 10915:		
Applicable Projects within Specific Plan Subareas that meet SB 610 criteria shall coordinate with LADWP to determine the Project's net increase in water demand.		
1.5.5 Construction Monitoring Report		
Monitoring of Environmental Standards. Prior to the issuance of building permits, the applicant shall retain an independent construction monitor (through a third-party consultant), with appropriate qualifications or certification in the relevant monitoring subject area, who shall be responsible for monitoring implementation of environmental standards listed in Appendix D. The construction monitor shall prepare a compliance report documenting the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Director of Planning. The documentation must be signed by the applicant and construction monitor and included as part of the applicant's compliance report. The construction monitor shall promptly notify the appropriate enforcement agency when the construction monitor identifies any non-compliance with the environmental standards, including mitigation measures and project design features. If the applicant does not correct any non-compliance or if there are repeated instances of non-compliance, such non-compliance shall be subject to enforcement by the enforcement agency.		
Provide Retention Letter for Construction Monitor.		
Provide relevant qualifications for Construction Monitor.		

THIS SECTION TO BE COMPLETED BY CITY PLANNING STAFF

Staff Comments

Reference checklist standard item number and comments, as needed.

#	Additional Comments

Staff Review

Planner Signature	Phone Number
Print Name	Date