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**Note:** The regulations of this ordinance are in addition to the applicable regulations in Section 13.14 of the Los Angeles Municipal Code governing Community Plan Implementation Overlay Districts.
WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT

COMMERCIAL CORRIDORS AND MAJOR INTERSECTION NODES SUBDISTRICT

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. AUTHORITY

1.1 The City Council hereby establishes the Commercial Corridors and Major Intersection Nodes Subdistrict, applicable to portions of the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District (CPIO) shown in the shaded portions of Figure I on pages 2 and 3.

1.2 The provisions of this Ordinance shall apply to lots within the subareas of Figure I that are designated in the Community Plan for Neighborhood Commercial, Community Commercial or Hybrid Industrial land use.

Section 2. APPLICABILITY

2.1 The regulations of this CPIO Subdistrict are in addition to those set forth in regulations of the Los Angeles Municipal Code (“LAMC”) and do not convey rights not otherwise granted under such other provisions, except as specifically provided herein.

2.2 Pursuant to Subsection G.2 of Section 13.14 of the LAMC, Projects that comply with the provisions of this Ordinance shall be eligible for Administrative Clearance provided that plans deemed sufficient for conformance review have been provided to the Director of Planning.

2.3 Unless otherwise specified through the provisions of this CPIO Subdistrict, procedures for the granting of relief through adjustments, exceptions or amendments from the requirements of this Ordinance are established in LAMC Section 13.14.G.

2.4 As permitted by Section 13.14.B. of the LAMC, where this CPIO Subdistrict contains regulations that conflict with regulations contained in LAMC Chapter 1, this Ordinance shall supersede the applicable provisions of the Code.

2.5 As generally permitted through LAMC Subsections 13.14.3.(b)(iv), regarding CPIO Adjustment Findings, and 13.14.4.(a), regarding CPIO Exception Conditions, all applicable Citywide, Community Plan and CPIO design guidelines may be utilized by the decision making authority to assure compliance with the purpose and intent of the CPIO Subdistrict.

2.6 In addition to compliance with all applicable standards of this Ordinance, ministerial projects eligible for Administrative Clearance sign-off shall further incorporate the applicable environmental standards identified in Appendix A.

2.7 Discretionary projects, including CPIO adjustments, exceptions, conditional use permits and Site Plan Review projects, among others, shall require environmental review on a case-by-case basis per State CEQA Guidelines Section 15152(d) and City of Los Angeles CEQA
2.8 Review of projects that meet or exceed the threshold of 50 dwelling units or 50,000 square feet of non-residential floor area, as defined by the City’s Site Plan Review process (LAMC Sec.16.05), shall occur on a case-by-case basis and may be waived for projects in CPIO Subdistricts, as determined by the Director, where similar project site planning regulations are established by the CPIO Subdistrict regulations.

2.9 Project review pursuant to the Mini-Shopping Center Commercial Corner Development regulations in LAMC Sec.12.22A23 shall not be required for projects in CPIO Subdistricts, as determined by the Director, where similar mini-shopping center commercial corner development regulations are established by the CPIO Subdistrict regulations.

2.10 The provisions for granting exceptions to the requirements of this Community Plan Implementation Overlay are set forth in LAMC Section 13.14.G.4. In approving an exception to this CPIO Subdistrict, the Area Planning Commission and the City Council, on appeal, may simultaneously approve or disapprove any conditional use under their jurisdiction pursuant to LAMC Section 12.36. Only one fee shall be required for a joint use application. An application for an exception to this CPIO ordinance pursuant to Section 13.14.G.4. does not require any additional application pursuant to the provisions of the LAMC Section 12.24.B.

Section 3. PURPOSE

The purpose of establishing this CPIO Subdistrict is:

3.1 To implement the goals and policies of the West Adams-Baldwin Hills-Leimert Community Plan;

3.2 To foster continued commercial revitalization throughout the Community Plan Area;

3.3 To promote healthy and sustainable neighborhoods;

3.4 To encourage restoration, adaptive reuse and other rehabilitation projects, as well as contextual new infill construction, by providing land use incentives and standards along commercial corridors and at major intersection nodes;

3.5 To increase access to a greater variety of goods and services within close proximity to surrounding established residential neighborhoods, emerging employment areas and major transit centers;

3.6 To improve the quality of life and the built environment by reducing the necessity for automobile dependence through better pedestrian orientation and conservation of prevailing neighborhood character.

3.7 To improve the health and welfare of the community by limiting certain uses, including those that are overconcentrated, or rely on a standardized development typology dominated by excessive automobile orientation;
3.8 To provide clarity of development potential and promote context sensitive Projects especially at Greyfield, Brownfield and other underutilized Major Intersection Sites by establishing tailored maximum allowable height and building intensity parameters;

3.9 To ensure that new infill development responds to prevailing neighborhood character and is not dominated by excessive automobile orientation by requiring minimum lot coverage and building orientation criteria;

3.10 To reduce the potential negative impact of the height of new development located directly adjacent to residential properties by requiring transitional height limits at the rear of new construction abutting residential properties;

3.11 To preserve Designated and Eligible Historic Resources and conserve Character Defining Elements of buildings that shape neighborhood identity, although not identified as eligible for historic designation, by providing land use incentives.

Section 4.

DEFINITIONS
The following terms, whenever used in this ordinance, shall be construed as defined in this Section and will generally be capitalized. Words and phrases not defined herein shall be construed as defined in the LAMC.

Architectural Feature - Those purely aesthetic elements of a building, designed integral to the overall style of architecture, that are not habitable or otherwise counted as part of a building’s floor area.

Automotive Uses - New and used automobile, motorcycle, recreational vehicle, residential vehicle, truck and trailer sales, storage and incidental uses. Automotive dismantling yards, automotive fueling and service stations, and automotive repair uses as defined in Section 12.03.

Brownfield - Abandoned or underused industrial or commercial facilities (including older gas stations and auto repair yards located on smaller sites adjacent to residential neighborhoods) that may be contaminated by low concentrations of hazardous waste or pollution and have the potential to be redeveloped into other uses once environmental remediation has been performed.

Building Frontage Facade - Those portions of the exterior of a building that are closest to the front lot line of the property as defined in Section 12.03.

Character Defining Elements - Those portions or features of a property which are significant to its historical, architectural and cultural values, as determined by the Office of Historic Resources.

Commercial Uses. Those uses as first permitted in the CR, C1, C1.5, C2, C4, or C5 Zones including guest rooms and hotels as defined in Section 12.03 of the LAMC and Community Facilities as defined by this section.

Community Facilities. Any use whose primary purpose is to provide non-profit, or not-for-profit assistance to the general public, as determined by the Director of Planning. Included are government offices and services or privately funded services or charities that are provided to the public at a free, subsidized or reduced rate. Examples are child care centers, job assistance centers, business
assistance centers, libraries, schools, adult day care, and related administrative offices, health clinics, museums, cultural centers, telecommuting centers, gyms or recreation centers, restrooms open to the general public and rooms available to the general public for community meetings. Houses of Worship and public parking structures are community facilities when they include another community service, such as child care or community meeting rooms.

**Convenience Food Store.** A retail establishment that offers a selection of household and packaged food items and few, if any, fresh food items, and that occupies less than 10,000 square feet of floor area. The term convenience food store shall not include produce, meat or cheese markets, or delicatessens.

**Covenant** - A written document entered into by any and all owners of the property regarding the use or development of one or more lots, approved by the Director of Planning, and executed and recorded by such property owners in the Los Angeles County Recorder's Office. The covenant shall be in a form to run with the land and shall be binding on any subsequent owners, heirs, successors (including but not limited to beneficiaries) or assigns. After recordation, a copy bearing the Recorder's number and date shall be furnished to the City Planning Department for its records.

**Designated Historic Resource** - A building, structure, landscaping element or natural feature listed or designated, as of *(the effective date of this ordinance)* as a contributor either individually or to a district at the local, state or national level.

**Eligible Historic Resource** - A building, structure, landscape element or natural feature identified through SurveyLA *(The Los Angeles Historic Resources Survey)* or other historic resource survey accepted as complete by the Office of Historic Resources (OHR) to be eligible for recognition as historically or architecturally significant either individually or as part of a district at the local, state or national level.

**Free Standing Fast Food Establishment** - A building designed for restaurant use by a single tenant, or multiple tenants that share the same kitchen, which stands alone on its own lot or is free standing within a shopping center, and which dispenses prepared food over a counter or by way of drive-through service for consumption on or off the premises, and which has the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping or containers as defined in LAMC Section 16.05 B3.

**Full Service Grocery Store** - A store of not less than 10,000 square feet of floor area which offers for sale products including, but not limited to, meats, produce, dairy products, paper goods, dry goods, frozen goods, sundries and other similar products.

**Greyfield** - An automobile oriented commercial development (such as a suburban shopping center or urban infill strip center) that is generally characterized by simple unornamented buildings with little or no storefront articulation, sited at the back of the lot and typified by an ample expanse of poorly landscaped asphalt surface parking directly accessed from the roadway.

**Off-Site Alcohol Sales** - Any establishment licensed or seeking a license to sell or otherwise dispense alcoholic beverages for off-site or “off-sale” consumption as defined by the California State “Alcoholic Beverage Control Act”.
On-Site Alcohol Sales - Any establishment licensed or seeking a license to sell or otherwise dispense alcoholic beverages for on-site or “on-sale” consumption as defined by the California State “Alcoholic Beverage Control Act”.

Pedestrian Amenities - Outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces of outdoor dining or seating that are located on the ground floor, and that are accessible to and available for use by the public.

Project - The demolition, grading, construction, erection, addition to or alteration (structural or non-structural) of any building or structure, a use of land, or change of use on a lot located in whole or in part within the CPIO Subdistrict Area which requires the issuance of a building permit or change of use permit.

A Project shall not include construction that consists solely of interior remodeling, interior rehabilitation or interior repair work, unless involving a City designated Cultural Historic Monument.

Rehabilitation - the act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

Restoration - the act or process of accurately recovering the form, features and details of a property as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Section 5. APPROVAL PROCEDURES
The Department of Building and Safety shall not issue a building permit (e.g. grading, demolition, use of land, etc.) for a Project within the Commercial Corridors and Major Intersection Nodes CPIO Subdistrict unless the Project conforms to the following supplementary land use and development regulations.

Section 6. USES
6.1. Projects involving the establishment of a new use or change of use (filed as of the effective date of this ordinance) shall require Administrative Clearance from the Director of Planning in accordance with the following Summary of Use Limitations (Table 6.1)

6.2. A request for relief from the applicable subarea use limitations identified in Table 6.1 shall be considered through the CPIO Exception procedures as set forth in LAMC Sec.13.14.G.4.
<table>
<thead>
<tr>
<th>Use</th>
<th>Limitation(s)</th>
<th>Applicable Corridor and Node Subarea(s)</th>
<th>Exemptions/ Clarifications</th>
<th>Additional Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Alcohol Sales Off-Site</td>
<td>Not more than one (1) establishment permitted within a 1/2 mile (2640 linear foot) radius of another Alcohol Sales Off-Site use.¹</td>
<td>All corridors and nodes except:</td>
<td>• Full Service Grocery Stores shall be exempt.</td>
<td>• In addition to the procedures enumerated within the South Los Angeles Alcohol Sales Specific Plan where applicable and the Conditional Use procedures enumerated through LAMC 12.24. W.1</td>
</tr>
<tr>
<td></td>
<td>Pursuant to the conditional use procedures enumerated through LAMC 12.24. W.1</td>
<td>S. Robertson Blvd.</td>
<td>None</td>
<td>A covenant shall be recorded against the property guaranteeing the conditions of the Convenience Food Store use. The covenant format shall be approved by the Department of City Planning prior to permit issuance.</td>
</tr>
<tr>
<td>2 Alcohol Sales On-Site</td>
<td>Pursuant to the Conditional Use procedures enumerated through LAMC 12.24. W.1 and X.1</td>
<td>All corridors and nodes.</td>
<td></td>
<td>In addition to the Conditional Use procedures enumerated through LAMC 12.24 W.2 and W.3., as well as 12.22 A6 and A.28 where applicable.</td>
</tr>
<tr>
<td>3 Automotive Uses</td>
<td>Not more than one (1) establishment permitted within a 1/2 mile (2640 linear foot) radius of another Automotive use.¹</td>
<td>All corridors and nodes except:</td>
<td>Multiple automotive uses or accessory automotive uses are allowed when combined within the same lot or parcel of an existing Automotive Use.</td>
<td>In addition to the Conditional Use procedures enumerated through LAMC 12.24 W.2 and W.3., as well as 12.22 A6 and A.28 where applicable.</td>
</tr>
<tr>
<td></td>
<td>Prohibited</td>
<td>S. Robertson Blvd.²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Bail Bond Broker</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 Bath, Turkish and the like</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 Bathhouse and Hot Tub</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7 Boat Sales</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 Farm Machinery Sales</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.²</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

¹ Distance shall be measured from the center point of the front lot line of the subject parcel to the nearest property line of any parcel containing the same use.
² As first imposed by [Q] Condition - Ordinance No.172913 (SA#65).

List continues to page 10
<table>
<thead>
<tr>
<th>Use</th>
<th>Limitation(s)</th>
<th>Applicable Corridor and Node Subarea(s)</th>
<th>Exemptions/ Clarifications</th>
<th>Additional Conditions</th>
</tr>
</thead>
</table>
| 9   | Free Standing Fast Food Establishment | Not more than one (1) establishment permitted within a ½ mile (2640 linear foot) radius of another Free Standing Fast Food establishment. | All corridors and nodes except for those located in CD 10. | Applies only to Free Standing Fast Food Establishments, with or without drive-through service.  
• Expansion or replacement of existing uses shall be exempt.  
In addition to the Conditional Use procedures enumerated through LAMC 12.24 W.17 |
|     |              | Prohibited                              | All corridors and nodes when located directly adjacent, across a street, alley or intersection from a public school. | Applies to all new free standing fast food establishments seeking to locate directly adjacent, across a street, alley or intersection from a public elementary, middle or high school, including charter and magnet schools. |
| 10  | Gun and Pawn Shops | Prohibited                              | All corridors and nodes | Includes storage use/ buildings for retail merchandise. |
| 11  | Helicopter Landing | Prohibited                              | S. Robertson Blvd.²       |                                                      |
| 12  | Hostel        | Prohibited                              | S. Robertson Blvd.²       |                                                      |
| 13  | Motels        | Not more than one (1) establishment permitted within a ½ mile (2640 linear foot) radius of another Motel use. | All corridors and nodes |                                                      |
| 14  | 100 % Multi-Family Residential Developments | Prohibited                              | Washington Blvd., Robertson Blvd. All nodes. | The ground floor of new developments shall incorporate non-residential uses (e.g. Commercial, Community Facility, etc.) along the Building Frontage Façade in accordance with all applicable development standards. |
| 15  | Open Storage  | Prohibited                              | S. Robertson Blvd.²       |                                                      |
| 16  | Payroll and/ or Check Cashing | Prohibited                              | S. Robertson Blvd.²       |                                                      |
| 17  | Psychic Reader/ Fortune Teller/ Tarot Card Reader | Prohibited                              | S. Robertson Blvd.²       |                                                      |
| 18  | Recycling Collection or Buyback Centers | Not more than one (1) establishment permitted within a ½ mile (2640 linear foot) radius of another Recycling Collection or Buyback Center use. | All corridors and nodes except: |                                                      |
|     |              | Prohibited                              | S. Robertson Blvd.²       |                                                      |

1 Distance shall be measured from the center point of the front lot line of the subject parcel to the nearest property line of any parcel containing the same use.  
² As first imposed by (Q) Condition - Ordinance No. 172913 (SA#65).  
List continues on page 11.
<table>
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<th>Use</th>
<th>Limitation(s)</th>
<th>Applicable Corridor and Node Subarea(s)</th>
<th>Exemptions/ Clarifications</th>
<th>Additional Conditions</th>
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</thead>
<tbody>
<tr>
<td>19</td>
<td>Single-Family or Two-Family Dwellings (Detached)</td>
<td>Prohibited</td>
<td>All corridors and nodes.</td>
<td>Applies only to dwellings which stand alone on an individual lot or are free-standing (separated by yards, etc.) from other dwellings on the same lot. Does not apply to townhomes, row houses, or other fee simple dwelling typologies that are separated by a party wall.</td>
</tr>
<tr>
<td>20</td>
<td>Sorority and Fraternity Houses</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.²</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Storage Building for Household Goods</td>
<td>Not more than one (1) establishment permitted within a ½ mile (2640 linear foot) radius of another Storage Building for Household Goods use.¹</td>
<td>All corridors and nodes except:</td>
<td>Expansion of existing uses shall be limited to a total FAR of 1.5:1.</td>
</tr>
<tr>
<td></td>
<td>Prohibited</td>
<td>S. Robertson Blvd.²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Swap Meets</td>
<td>Not more than one (1) establishment permitted within a ½ mile (2640 linear foot) radius of another Swap Meet use.¹</td>
<td>All corridors and nodes</td>
<td>Applies to indoor and outdoor swap meets.</td>
</tr>
<tr>
<td>24</td>
<td>Taxicab Business</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.²</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Tobacco/ Cigarette Shops (Wholesale or Discount)</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.²</td>
<td>Cigar and Pipe Shops</td>
</tr>
</tbody>
</table>

¹ Distance shall be measured from the center point of the front lot line of the subject parcel to the nearest property line of any parcel containing the same use.
² As first imposed by [Q] Condition - Ordinance No.172913 (SA#65).
Section 7. Development Standards

7.1. Building Height

7.1.1. Maximum Building Height\textsuperscript{1,2,3}

\begin{itemize}
  \item 45 ft. Permitted - All corridors.
  \item 55 ft. Permitted - All nodes.
\end{itemize}

A. Architectural Features shall not exceed 20\% of the maximum allowable height permitted.

B. Individual stories may not exceed 14 feet in height from finished floor to finished ceiling, except the ground floor area shall have a finished floor to finished ceiling height of no less than 11 feet and a maximum of 25 feet.

Adjustments and Exceptions

Maximum building height may be increased by not more than 10\% for commercial only Projects, and 15\% for mixed-use Projects through Adjustment when allowed by height district designation\textsuperscript{4} and “D” Development Limitation\textsuperscript{5}, otherwise, only through Exception with height district change\textsuperscript{6} and/or “D” Development Limitation Amendment\textsuperscript{7}.

7.1.2. Transition to Residential

Required - All corridors and nodes.

Notwithstanding LAMC Section 12.21.1. A.10, new construction located on commercial or industrial planned land that directly abuts or is across an alley from residential planned land shall transition in the following manner:

A. Where the rear or side yard property line is contiguous with that of a residential lot, the structure shall be set back or “stepped back” one foot for every one foot in height as measured fifteen feet above grade at the shared property line.

B. Where the properties are separated by an alley, a building shall be set back or “stepped back” one foot for every one foot in height as measured from grade at the residential property line.

Adjustments and Exceptions

C. The height limitation at the residential property line may be increased by not more than 20\% through Adjustment, otherwise, through Exception.

\textsuperscript{1} As required by Code, building height shall be measured vertically from grade to the highest point of the roof.

\textsuperscript{2} Parapet walls and other guard rails utilized to enclose roof terraces, gardens or green roofs shall be permitted to exceed the maximum allowable height by no more than 42 inches or as required by Code.

\textsuperscript{3} As required by Code, Life Safety, HVAC and other rooftop equipment shall be allowed to exceed the maximum height provision (ref. Sec 12.21.1.B.3.).

\textsuperscript{4} LAMC ref. Sec 12.21.1.

\textsuperscript{5} LAMC ref. Sec 12.32.G.4

\textsuperscript{6} LAMC ref Sec 12.32.F

\textsuperscript{7} LAMC ref Sec 12.32.H

\textsuperscript{8} Pursuant to LAMC Sections 12.21.1.B. and 12.03, parking, circulation and equipment areas required to operate and maintain the building shall be exempt from the FAR calculation.
Section 7. Development Standards

7.2. Building Intensity and Density

7.2.1 1.5:1 Maximum Floor Area Ratio (FAR)
- Permitted - All corridors

A. The maximum FAR permitted for properties located within the boundaries of the Commercial Corridors subarea shall be 1.5:1 and any associated residential density shall be limited to that permitted through the R3 zone.

Adjustments and Exceptions
B. Relief from this provision may only be granted through Exception and height district change.

7.2.2 2:1 Baseline FAR
- Permitted - All nodes.

A. The Baseline FAR permitted for properties located within the boundaries of the Major Intersection Nodes subarea shall be 2:1. Any associated residential density shall be limited to that permitted through the R3 zone.

7.2.3 3:1 Maximum FAR
- Permitted - All nodes.

A. The Baseline FAR may be increased to a maximum of 3:1 for properties located within the boundaries of the Major Intersection Nodes subarea by introducing one square foot of habitable floor area for each square foot of surface or podium parking area relocated to subterranean levels.

Adjustments and Exceptions
B. Relief from the allowable Baseline FAR identified in subsection 7.2.2.A, through any provision other than parking relocation identified in subsection 7.2.3.A may only be granted by Exception.
C. Relief from the maximum allowable FAR may only be granted through Exception and “D” Development Limitation Amendment.

7.2.4 1:1 Minimum FAR
- Required - All nodes.

A. The minimum allowable FAR for Projects located at Major Intersection Nodes shall be 1:1.

Adjustments and Exceptions
B. The minimum allowable FAR may be decreased through adjustment by not more than 20% (e.g. 1:1 to .8:1).
C. Decrease from the minimum allowable FAR in excess of 20% shall be through Exception.

7.3. Building Disposition

7.3.1 Minimum Lot Coverage
- 30% Required - All corridors.
- 50% Required - All nodes.

The lot coverage minimum shall apply only to Projects involving the construction of a new building. In calculating lot coverage the following shall apply:
Section 7. Development Standards

A. The total combined square footage of all building footprints (existing to remain and/or new) located on site shall be factored into the calculation.

B. The building footprint shall be the area under the horizontal projection of the roof that is surrounded by the exterior walls or columns of a building, exclusive of courtyards.

Adjustments and Exceptions

C. The minimum allowable lot coverage may be decreased by no more than 10% (e.g. 30% to 27%) through Adjustment.

D. Decrease from the lot coverage requirement in excess of 10% shall be through Exception including Projects to construct surface parking lots.

7.3.2. Building Frontage Façade at Sidewalk
Required - All corridors and nodes

A. The Building Frontage Façade shall be designed to maximize its length along the front lot line abutting the public street and shall be located within 5 feet of the sidewalk except:

1. When the street facing façade is accessible to the public and designed to incorporate Pedestrian Amenities to a setback depth not to exceed 20 feet.

2. Where driveways are required per subsection 7.4.2 C.

3. When preservation of a Designated or Eligible Historic Resource, or, conservation of Character Defining Elements of the Building Frontage Façade requires deviation from this standard pursuant to Section 8.

B. Where the building is located on a corner lot, other street facing façades shall also be designed to maximize their length along the lot line abutting the intersecting street pursuant to subsection “A” above.

1. For mixed-use buildings, no yard setbacks shall apply to the residential component abutting a street or private street.

Adjustments and Exceptions

C. The allowable street facing façade setback for the accommodation of Pedestrian Amenities may be increased by not more than 20% (e.g. 20 feet to 24 feet) through Adjustment.

D. Noncompliance with the standards of this section where required shall be through Exception.

7.3.3. Pedestrian Oriented Ground Floor
Required - All corridors and nodes

The ground floor of the Building Frontage Façade of any new commercial or mixed use infill Project shall incorporate commercial uses or other public interior spaces (e.g. Community Facilities, public access/lobby areas) that comprise:

A. A minimum of 75 percent of the length of any ground floor façade for excluding areas used for vehicular access.

B. A minimum depth of 25 feet, or the total depth of the building, whichever is less.

C. A minimum of 50% clear and non-reflective storefront glazing; allowing maximum visibility from the public realm into the building.

D. New infill Projects shall be designed to include and locate retail sales areas and other public interior spaces facing...
Section 7. Development Standards

the street.

E. Pedestrian entrances shall be no more than 3 feet above or below the adjacent public sidewalk grade and shall be located facing the primary street.

Adjustments and Exceptions

F. The above listed pedestrian oriented ground floor standards may be decreased through Adjustment by not more than 20% (e.g. 50% to 40% storefront glazing).

G. Decrease from pedestrian oriented ground floor standards in excess of 20% shall be by Exception.

7.4. Parking

7.4.1 Number of Spaces - Permitted - All corridors and nodes.

The required number of parking spaces for Projects shall be as set forth in the applicable provisions of the LAMC except that:

A. In addition to LAMC 12.21 A.4.(x)(2), change of use Restoration and Rehabilitation Projects involving a Designated or Eligible Historic Resource with an addition of 500 square feet or less that does not involve demolition to more than 10 percent of the original building envelope shall be exempted from the off-street parking requirement.

B. Restoration and Rehabilitation Projects involving a change of use where demolition and/or additions are in excess of the limits listed in subsection “A” above, or that involve façade preservation in accordance with Section 8.2. may reduce the required parking by 25% along corridors and 50% at nodes.

C. Projects involving the establishment of a Full Service Grocery store or Community Facility as defined in Section 4. may reduce the required parking by 25% along corridors and 50% at nodes.
   1. A covenant shall be recorded against the property guaranteeing the Full Service Grocery store or Community Facility use in connection with the reduced parking requirement in perpetuity.

Adjustments and Exceptions

D. Relief from the standards of this section shall be through Exception.

7.4.2 Parking Location and Access

Required - All corridors and nodes

A. Surface parking areas shall not be located between the property line and any building facade facing a street.

B. Those surface parking areas that are not located to the rear of the lot behind the building shall incorporate a landscaped buffer that conforms to Citywide or Community Plan guidelines regarding commercial areas.

C. Structured or podium parking located at the ground floor level of commercial and mixed use buildings shall be buffered through commercial or other public interior spaces in accordance with subsection 7.3.3 above.

D. Structured or podium parking located at the ground floor level of buildings other than commercial or mixed use,
Section 7. Development Standards

including residential, shall be buffered through public interior spaces and/or landscaping that conforms to Citywide or Community Plan guidelines regarding commercial areas.

E. Parking structures located below grade can occupy the entire footprint.

F. Where an alley exists, vehicular access to off-street parking and loading shall be from the rear of the lot away from Building Frontage Facade. Any driveway shall not exceed 30 feet in width. Multiple driveways providing access to the same Project shall be a minimum of 200 feet apart from each other.

Adjustments and Exceptions

G. Relief from the standards of this section shall be through Exception.
Section 8. Historic Resource Preservation and Neighborhood Conservation Standards

8.1 Historic Preservation

8.1.1 Designated Historic Resources

Required - All Corridors and Nodes

Projects involving properties designated at the Local, State or National level shall be reviewed pursuant to the City’s Cultural Heritage, and Historic Preservation Overlay Zone Ordinances, as applicable.

A. Refer to the City’s Zoning Information and Map Access System (ZIMAS) online at http://zimas.lacity.org/ to determine if a property is a Designated Historic Resource. Department of City Planning staff will advise potential applicants of the required review procedures.

8.1.2 Eligible Historic Resources

Required - All Corridors and Nodes

Projects involving properties identified through SurveyLA (The Los Angeles Historic Resources Survey) or other historic resource survey accepted as complete by the OHR to be eligible for designation at the Local, State or National level will also require review.

A. Refer to the City’s Zoning Information and Map Access System (ZIMAS) online at http://zimas.lacity.org/ to identify if a property has been determined through SurveyLA to be eligible for designation. Department of City Planning staff will advise potential applicants of the required review procedures.

B. Demolition Projects involving an Eligible Historic Resource shall not qualify for Administrative “sign-off” pursuant to subsection 2.2 until appropriate CEQA clearance has been obtained.

8.2 Neighborhood Conservation

8.2.1 Façade Preservation

Permitted - All Corridors and Nodes

Projects involving properties listed through SurveyLA or other historic resource surveys accepted as complete by the OHR as not eligible for historic designation, but generally described through these surveys as contributing to the form and character of a corridor are eligible for the parking reduction incentive outlined subsection 7.4.1.B. provided, at a minimum, the following Façade Preservation standard is satisfied:

A. Conservation and rehabilitation of the Character Defining Elements of the Building Frontage Façade to a depth to be determined by the decision maker with recommendation from the Office of Historic Resources staff utilizing the Survey findings and The Secretary of the Interior’s Standards as guidelines.

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1 Requires compliance with The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) Weeks and Grimmer, also referred to as The Secretary of the Interior’s Standards.

2 Requires review pursuant to the California Environmental Quality Act (CEQA ref. Sec. 15064.5)
### Section 9. Compliance with Design Guidelines

#### 9.1 Compliance with Design Guidelines

<table>
<thead>
<tr>
<th>9.1.1 Administrative Clearances</th>
<th>Recommended - All corridors and nodes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicants seeking Administrative Clearance approval from the development standards of this ordinance should strive to design Projects in a manner consistent with all applicable adopted citywide, community plan and CPIO subdistrict design guidelines and principles.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9.1.2 Adjustments</th>
<th>Permitted - All corridors and nodes</th>
</tr>
</thead>
<tbody>
<tr>
<td>In granting relief from the development standards of this ordinance through adjustment, the Director may impose project requirements pursuant to Subsection 13.14.G.3.(b) regarding findings, utilizing all applicable adopted citywide, community plan and CPIO subdistrict design guidelines and principles.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9.1.3 Exceptions</th>
<th>Permitted - All corridors and nodes</th>
</tr>
</thead>
<tbody>
<tr>
<td>In granting relief from the development standards of this ordinance through exception, the Area Planning Commission may impose conditions pursuant to Subsection 13.14.G.4.(a), regarding Authority, utilizing all applicable adopted citywide and CPIO subdistrict design guidelines and principles.</td>
<td></td>
</tr>
</tbody>
</table>
## Section 10. Summary of Development Standards

### Commercial Corridors and Major Intersection Nodes

<table>
<thead>
<tr>
<th>Section</th>
<th>Development</th>
<th>Administrative Clearance</th>
<th>Discretionary</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Standards</td>
<td>Required</td>
<td>Permitted</td>
<td>Adjustment</td>
</tr>
<tr>
<td>7.1</td>
<td><strong>Building Height</strong></td>
<td>45' Maximum Height (corridors)</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td></td>
<td>55' Maximum Height Limit (nodes)</td>
<td>●</td>
<td>●</td>
<td>(&lt;/=10%increase)</td>
</tr>
<tr>
<td></td>
<td>Transition to Residential</td>
<td>●</td>
<td>●</td>
<td>(&lt;/=20%increase)</td>
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<tr>
<td>7.2</td>
<td><strong>Building Intensity</strong></td>
<td>1.5 Maximum FAR (corridors)</td>
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<td>●</td>
</tr>
<tr>
<td></td>
<td>2:1 Baseline FAR (nodes)</td>
<td>●</td>
<td>●</td>
<td>(parking location)</td>
</tr>
<tr>
<td></td>
<td>3:1 Maximum FAR (nodes)</td>
<td>●</td>
<td>●</td>
<td>(parking location)</td>
</tr>
<tr>
<td></td>
<td>1:1 Minimum FAR (nodes)</td>
<td>●</td>
<td>●</td>
<td>(&lt;/=20%decrease)</td>
</tr>
<tr>
<td>7.3</td>
<td><strong>Building and Site Disposition</strong></td>
<td>30% Minimum Lot Coverage (corridors)</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td></td>
<td>50% Minimum Lot Coverage (nodes)</td>
<td>●</td>
<td>●</td>
<td>(&lt;/=10%decrease)</td>
</tr>
<tr>
<td></td>
<td>Building Frontage Façade at Sidewalk</td>
<td>●</td>
<td>●</td>
<td>(&lt;/=20% Pedestrian Amenity setback increase)</td>
</tr>
<tr>
<td></td>
<td>Pedestrian Oriented Ground Floor</td>
<td>●</td>
<td>●</td>
<td>(&lt;/=20%decrease)</td>
</tr>
<tr>
<td>7.4</td>
<td><strong>Parking</strong></td>
<td>Number of Spaces</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td></td>
<td>Parking Location and Access</td>
<td>●</td>
<td>●</td>
<td></td>
</tr>
<tr>
<td>8.1</td>
<td><strong>Historic Preservation</strong></td>
<td>Designated Historic Resource</td>
<td>●</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Eligible Historic Resource</td>
<td>●</td>
<td></td>
<td>Requires OHR review.</td>
</tr>
<tr>
<td>8.2</td>
<td><strong>Neighborhood Conservation</strong></td>
<td>Façade Preservation</td>
<td>●</td>
<td></td>
</tr>
</tbody>
</table>
Section 11. Severability

If any provision of this Community Plan Implementation Ordinance (CPIO) or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect other CPIO provisions, clauses or applications, which can be implemented without the invalid provisions, clause or application, and, to this end, the provisions and clauses of this ordinance are declared to be severable.