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Implementation Overview (National to 18" SL)
Community Design or Community Plan
Roberson Bl Neighborhood Commercial

CDO or CP10
Type: Commercial Corridor

Subarea: CDO or CPIO

Description:
Robertson Bl. Neighborhood Commercial Design or Community Plan Implementation Overlay (National to 18th St.)
South Robertson Boulevard
Community Plan Implementation Overlay (CPIO)
Design Guidelines – Appendix A

The following guidelines and standards shall be utilized in accordance with Section 11, Compliance with Design Guidelines of the adopted West Adams-Baldwin Hills-Leimert Community Plan Commercial Corridors and Major Intersection Nodes CPIO for the South Robertson Blvd. subarea.

I. Architectural Design:

Use of the following materials is prohibited within the South Robertson Blvd. CPIO subarea:

- Metal or plastic siding
- Large expanses of reflective, block or tinted glass
- Chain link fencing materials

The architectural elements used in the design of new buildings and in the remodel of existing buildings should create and/or maintain continuity of the street facades. Building facades should employ architectural devices that provide gradual or compatible transitions between existing and new buildings. Such elements include scale and massing, continuity and integration of design, fenestration and facade treatments, building materials and color, entrances and access, use of security devices and open space. This should not encourage the development of identical architectural styles along the street frontage, but encourage consistency in the proportion of existing facades and the repetition of existing architectural features that enhance the creation of pedestrian scale and promote neighborhood identity.

GUIDELINE 1. Site plan.

Project should be designed in order to utilized the site to its' fullest potential. Outdoor open spaces should be well-defined components of the site design, and are not to be viewed as left over space. Attention should be given to compatibility with adjacent buildings, light/shadow, placement of buffers and other elements which promote pedestrian orientation and use.

- STANDARD 1b. Courtyards and outdoor areas
  Courtyards and outdoor areas shall include: seating/eating areas; landscaping which provides shade; sculpture and/or water
elements, and shall maximize the hours of exposure to the sun to the greatest extent possible.

- STANDARD 1c. Location of open space
  To the greatest extent possible, open space(s) shall be oriented towards pedestrian walkways.

GUIDELINE 2. Pedestrian orientation.

The mass, proportion and scale of all new buildings and remodels should be at a pedestrian scale. This can be achieved through site design, scale, the use of building articulation, signage and façade treatments, such as the placement of windows and entrances. Pedestrian-orientation should be facilitated by siting buildings on the front lot line or close to it. Primary structures should be oriented toward the main commercial street where the parcel is located and should be placed in order to avoid pedestrian/vehicular conflicts.

- STANDARD 2a. Transparent building elements/front façade
  Transparent building elements such as windows and doors shall occupy a minimum of 50% of the exterior wall surface of the ground floor façade.

- STANDARD 2b. Transparent building elements/rear
  Transparent building elements such as windows and doors shall occupy at least 40% of the surface area of the rear elevation of the ground floor portion of any building which has surface parking located to the rear of the structure.

- STANDARD 2c. Location of retail uses
  Primary retail and community-oriented uses shall be located to allow easy access to pedestrians. Secondary uses shall be located where they do no detract from the pedestrian experience.

- STANDARD 2d. Pedestrian entrances
  All buildings shall provide a Pedestrian Entrance at the front of the building for each business that fronts on a main commercial street, even when rear public entrances are provided. Clearly defined pedestrian walkways shall be provided, and shown on the site plan, to connect building entrances to parking areas.

- STANDARD 2e. Pedestrian walkways
  Pedestrian walkways that are located parallel to, and abutting any driveway, shall be a minimum of five feet wide and shall include a two foot landscape buffer between the pedestrian walk and the

Draft for discussion purposes only
Last updated: 12/1/2009
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driveway. However, this requirement will not be applicable to any commercial project that provides through pedestrian access from the rear of the building to the front entrances of a building via an arcade or pedestrian path.

GUIDELINE 3. Building wall

The design of all proposed projects should be articulate to provide variation and visual interest, and enhance the streetscape by providing continuity and avoiding opportunities for graffiti. Projects should use articulation and/or other architectural methods to enhance the building wall along pedestrian corridors in order to promote pedestrian scale and orientation.

- **STANDARD 3a. Façade articulation**
  All exterior building walls shall provide a break in the plane, or a change in material, every 20 feet in horizontal length and every 15 feet in vertical height, created by an articulation or architectural details, such as:
  - A change in plane of at least 6 inches for a distance of not more than 20 feet.
  - Recessed entryways, recessed windows, or pop out windows.
  - Porticoes, building overhands, projections or cantilevered designs.
  - Other architectural features or building materialsthata create a visual break.
  - Not more than 30% of the total exterior surface area of any building façade or of any visible side or rear elevations shall be free from architectural features or articulation(s).

- **STANDARD 3B. Façade treatment-horizontal elements**
  For all buildings more than one story in height, a horizontal element shall be employed for the full length of the exterior building façade that distinguishes and provided definition for each floor utilizing such elements as:
  - Horizontal moldings
  - Cornice lines
  - Raised stucco designs that are raised at least 6 inches.

**STANDARD 3C. Building wall materials.**
Building materials such as brick, stone, metal, glass, tile or any similar material shall be employed to provide relief to untreated portions of exterior building facades. All buildings shall apply at least two types of complementary building materials to exterior building facades. The use of decorative glass block, brick and tile are encouraged as accents.

Building security should not be viewed as an after-thought, but should be integrated into the overall architectural design and should not obscure storefronts. Screening devices and mechanical features like air conditioners should not detract from either the architectural style/theme or the pedestrian experience.

External roll-down security grills and doors shall be allowed only in areas isolated from pedestrian views and/or access. Internal security grills and doors must afford views into pedestrian views and/or access. Internal security grills and doors must afford views into establishments located along pedestrian corridors, walkways, entrances, patios and outdoor dining areas.

STANDARD 4b. Screening devices.
All architectural screening devices must be designed as an integral part of the building architecture.

STANDARD 4c. Mechanical equipment/Utilities.
All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets shall be screened from public view and/or treated to match the materials and colors of the building which they serve. When new utility service is installed in conjunction with new or existing development, all proposed utilities on a project site shall be placed underground.

STANDARD 4d. Roofs and roof top equipment.
All roof top equipment and building appurtenances shall be screened from public view or architecturally integrated into the design of the building, as follows:

- **Flat Roofs**: Building equipment and ducts on flat roofs shall be screened from view from any street or public right-of-way. The screening shall be solid and match the exterior materials, design and color of the building.
- **Pitched Roofs**: Building equipment and ducts on pitched roofs shall be screened from view from any street or public right-of-way. The pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view.

- **Parapet Roof**: The parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portion of the equipment or ducts which are above the parapet shall be screened from view from any street or public right-of-way. The screening shall be solid and match the exterior building material, design and color of the building.

GUIDELINE 5. Storage, trash and loading areas.
A trash enclosure shall be required for all projects. Loading and storage areas should be, well-defined and located where there will be minimal negative impact, physical or visual, on pedestrians, the flow of traffic or adjacent uses.

- STANDARD 5a. Trash enclosures.
  Trash enclosures shall be enclosed by a minimum five foot high decorative masonry wall. Each trash area shall have a separate, enclosed area for recyclable materials.

- STANDARD 5b. Loading and storage areas.
  Loading and storage areas shall be identified on all site plans. They shall be located out of view and traffic of pedestrian walks.

GUIDELINE 6. On-site lighting.
All on-site exterior lighting fixtures should be compatible with the architectural design of the building. Indirect lighting or "wall washing" and overhead down lighting is encouraged.

- STANDARD 6a. Light and glare-vehicular and pedestrian access
  On-site lighting shall be installed along all vehicular access ways and pedestrian walkways. Such lighting shall be directed onto the driveways and walkways within the development and away from adjacent properties.

- STANDARD 6b. Other on-site lighting.
All other on-site lighting shall be shielded and directed onto the site. No floodlighting shall be located so as to shine directly onto any adjacent residential property. This condition shall not preclude the installation of low-level security lighting.

In-fill development should take into consideration, and where appropriate, reflect and/or compliment existing themes, colors and use of adjacent parcels. A variety of paint colors may be used. Color schemes should be simple, harmonious and compliment adjacent structures, particularly where specific architectural/historical themes exists. Accent colors are encouraged. Special attention should be given to the use of natural light, air and placement of shadows within and between projects. Consideration should be given to materials that contribute to energy conservation.

☐ STANDARD 7a. Color.
Desired colors for large scale areas/projects should include, but are not limited to, earthtones, such as warm beige and grays.

☐ STANDARD 7b. Awnings.
Awnings may be used in moderation to create shade and architectural interest. Awnings must be constructed of high quality, materials, and must be maintained in good condition and replaced periodically. Awning color shall compliment structure and/or existing architectural/historical theme(s).

☐ STANDARD 7c. Maintenance.
Buildings must be well maintained and not allowed to deteriorate. Painted surfaces shall be repainted as often as necessary to avoid deteriorated and faded surfaces. Graffiti must be immediately removed from buildings. Removal of graffiti shall be the responsibility of the building owner and/or lessee. All paint products, awning fabrics and other color elements must be durable and fade resistant.

B. Signs:

Signs within the South Robertson CPIO subarea are intended to provide identification of businesses and to assist pedestrians and vehicular traffic, and to identify specific communities, events and local monuments. Projects and/or buildings containing multiple entrances and frontages must have a planned, coordinated sign program. All signs shall be constructed of high quality materials well maintained and designed to coordinate with the design of the building and/or site. Signs must not dominate or obscure the architectural elements of building facades, roofs or landscaped areas.
GUIDELINE 1. Materials and color. Materials, colors, design and presentation of signs shall be easy to see and read.

☐ STANDARD 1a. Color. A maximum of three colors may be used.

GUIDELINE 2. Illumination. Signs may be lighted. All signs shall be located and screened and buffered so that they are structurally safe. Illumination sources for all signs shall be hidden from view.

☐ STANDARD 2a. Illumination. The illumination of signs adjacent to residential areas must be of the lowest possible level that allows for adequate identification and readability while emitting minimum glare.

☐ STANDARD 2b. Monument signs. If monument signs are illuminated, glare shall be carefully controlled and lighting sources concealed. The base of a monument sign shall be setback from all public rights-of-way and shall be located in a landscaped area.

GUIDELINE 3. Sign Plan. Projects that contain more than one storefront should have a planned sign program that provides consistency with regard to height, size, shape, color and placement.

☐ STANDARD 3a. Building identification signs-number and size. Each building is allowed one sign containing the name and/or address, or logo of the building on the site. The sign area of a building identification sign shall not be more than four (4) square feet.

☐ STANDARD 3b. Awning signs-number and content. In addition to wall signs, each building/business is allowed one awning sign to be located on the awning over the building/business entrance. Awning valances may have letters, numbers, or symbols not to exceed nine (9) inches in height and no more than four (4) square feet or fifteen (15) percent of the awning area, whichever is less. The name, occupation, and/or address of the business is permitted on the awning signs. Telephone numbers or services offered are not to be included on any part of the awning.

☐ STANDARD 3c. Wall signs-number. A business is permitted one wall sign on an exterior wall containing the name of the business conducted and/or the business name, or logo. One
additional sign is permitted per business if the business abuts more than one street, or an alley, exit court, or public parking area.

- STANDARD 3d. Wall signs-size.
  Wall signs shall be contained in a length that is not more than fifty (50) percent of the width of the building or storefront. The allowable length, however, need not be less than twelve (12) feet. The overall composition of the height of wall signs shall not exceed two (2) feet, or height of letters more than eighteen 918) inches.

- STANDARD 3e. Wall signs-placement.
  Wall signs shall not project more than twelve (12) inches from a wall. No portion of a wall sign shall extend above a building wall. No portion of a wall sign shall extend above a roof-line. Signs in a multi-tenant building shall be placed at the same uniform elevation to create visual continuity (applicable to each floor of a multi-tenant retail/office building).

- STANDARD 3f. Monument sign-number, size and placement.
  There shall be only one monument sign per street frontage. The maximum size shall be twenty four (24) square feet per side. The base of a monument sign shall be set back from all public right-of-way and shall be located in a landscaped area. The construction materials and colors on a monument sign shall complement the building with respect to style, design, materials and colors.

- STANDARD 3g. Projecting signs-size and placement.
  The area of a projecting sign shall be limited to three (3) square feet per sign face. No sign shall project more than eighteen 918) inches from the building wall to where it is attached.

- STANDARD 3h. Multi-tenant listings.
  Retail tenants in multi-tenant buildings shall be permitted a listing on a monument sign identifying tenants.

C. Landscaping:

Landscaped areas should be planned and designed as an integral part of each project. All new and rehabilitation projects should include an abundance of living plant materials such as trees, shrubs, ground cover, perennials and annuals. Other materials such as rocks, water, sculpture, art or paving materials should also be used to create and enhance architectural variety. The type, quantity and placement of landscape materials (including streetscape/hardscape features) should be selected for their structure,
texture, color and compatibility with the design of the site. Plans must not create inappropriate visual or physical barriers for vehicles or pedestrians.

GUIDELINE 1. Landscape features.

The type, quantity and placement of landscape materials should be selected fort heir structure, texture, color and compatibility with the design of the site.

- STANDARD 1a. Entrances.
  Landscaping which includes grouping of plant materials, consisting of small trees, shrubs, planter boxes or tubs of flowers shall be placed at entrances to courtyards and along walkways.

- STANDARD 1b. Side and rear yards.
  Side and rear yards shall be landscaped using plant materials similar to those used in the front yard or entrance of a project. Where side and rear yards include entrances to buildings or structures, these entrances shall be subject to provisions listed above (See Entrances, this section).

- STANDARD 1c. Lighting.
  Lighting is encouraged to highlight landscape features and to enhance security/safety along walkways, paths and open spaces used for gathering. Lighting shall not impede upon adjacent properties.

- STANDARD 1d. Surface parking.
  At least 7% of the total area of a surface parking lot shall be landscaped in accordance with the following standards. The landscaped buffer provided pursuant to this section may be included as part of the landscape calculation, (Trees provided within the landscape buffer may also be applied toward the tree requirements).

- STANDARD 1e. Number of trees.
  All surface parking lots shall contain one tree for every 4 parking spaces and such trees shall be dispersed evenly throughout the parking lot.

- STANDARD 1f. Buffers.
  Wherever a surface parking lot abuts a public street, public sidewalk or public alley, a three foot landscaped buffer shall be provided that shall contain one 15 gallon tree every 20 lineal feet. These trees shall be in addition to the required trees in the parking lot.

- STANDARD 1g. Walls-general.
A three and one-half foot solid decorative wall shall be provided along the property line facing such public right-of-way.

☐ STANDARD 1h. Walls abutting residential uses.
Wherever a surface parking lot abuts, or is directly across an alley from any residential use or R zoned lot, a solid decorative wall, at least six feet in height, shall be erected along the perimeter of the parking area facing such residential use or R zoned lot. The wall shall be designed with plant covering or material(s) designed to deter graffiti.

GUIDELINE 2. Maintenance.
It is the responsibility of the property and/or business owner to maintain all landscape and streetscape features located on private property, including, but not limited to, plant material, signs, walkways, benches and fountains in accordance with the following.

☐ STANDARD 2a. Fabricated features.
All fabricated features shall be maintained in good condition both in structural integrity and cosmetic appearance.

☐ STANDARD 2b. Vegetation.
All vegetation shall be watered, fertilized trimmed and maintained in good condition.

☐ STANDARD 2c. Irrigation.
An automatic irrigation system shall be installed for all landscaped areas.

GUIDELINE 3. Repair and service shops not fully enclosed
All repair and service uses, such as tire shops, auto tune-up, car washes, appliance repair and other similar uses that are not fully enclosed should be screened from adjacent residential uses and from the main commercial street where the use is fronting according to the following standards.

☐ STANDARD 3a. Walls.
A solid decorative wall, at least six feet in height, shall be provided along the rear property line of any lot that abuts or is directly across the street or alley from any residential use or R zoned lot. The wall shall be designed to a plant covering or material that deters graffiti. Wall may be gated to facilitate access to loading areas.

☐ STANDARD 3b. Landscape setback.
A three-foot landscaped setback shall be provided along the front property line of all lots. The landscaped setback shall include a solid three and
one-half foot high wall along the property line and the remainder of the setback adjacent to the public right-of-way shall be fully landscaped with ground cover. This setback shall contain one 15 gallon three for every 20 lineal feet. The setback area shall also contain an automatic irrigation system. These trees shall be in addition to any trees required in a parking lot.

The following requirement shall apply to any freestanding wall parallel to and visible from a public street, or to any freestanding wall parallel to an interior property line and facing a public area such as a parking lot or driveway.

☐ STANDARD 4A. Freestanding walls.
Freestanding walls shall provide a minimum three-foot wide landscaped buffer. The landscaped buffer shall contain clinging vines, oleander trees or similar vegetation capable of covering or screening the length of such wall, and shall include the installation of an automatic irrigation system.

D. PARKING STRUCTURES:

GUIDELINE 1. Design.
The exterior elevations of all parking structures having any frontage along any major commercial street shall be designed to match the style, materials and color of the main building by incorporating all or some of the design elements used for the main façade of the building it serves such that there is no notable differentiation between the parking and on-parking structures.

☐ STANDARD 1a. Screening.
Along all other street frontages, if a parking structure is not architecturally integrated with the design of the main building, then the parking structure wall shall be screened by a minimum, three foot wide landscaped setback. The landscaped buffer shall conform to the following standards:

- One 24” box tree, not less than ten feet in height at the time of planting, shall be planted at a ratio of one for every 20 lineal feet; or

- Vegetation with a minimum height of three feet at maturity shall be planted over the entire landscaped setback; or

- The landscaped setback shall contain clinging vines, oleander trees or similar vegetation capable of covering or screening the length of the adjacent wall up to at least nine feet.
□ STANDARD 1b. Irrigation.
An automatic irrigation system shall be installed within the landscaped buffer.

□ STANDARD 1c. Buffers along residential uses.
Wherever a parking structure abuts, or is directly across an alley or public street from any residential zone or residential use, the wall facing such residential use or zone shall conform to the following standards and requirements:
• Solid decorative walls or decorative baffles to block light and deflect noise shall be installed along the sides of the structure which face residential uses or zones.
• Solid spandrel panels a minimum of 3-feet-6-inches in height shall be installed at the ramps of the structure which are adjacent to residential uses or zones so as to minimize headlight glare.
• Light standards on any uncovered, above ground level areas of the structure shall not be higher than the adjacent perimeter walls.
• Garage floors and ramps shall be constructed with textured surfaces to minimize tire squeal noises.
• A landscaped buffer shall be provided along the sides of the structure which face any residential uses or zones.
• Air conditioning and exhaust vents shall not be placed on walls or roofs adjacent to residential units/uses.

E. MULTIPLE-FAMILY RESIDENTIAL PROJECTS:

GUIDELINE 1. Design.
All multiple-family residential developments, not located within a mixed use project, should be designed around a landscaped focal point or courtyard. The intent is to create a space around which the building is designed that serves as an amenity for residents and increases the quality of the environment. The design of all buildings should be of a quality and character that improves community appearance by avoiding excessive variety and monotonous repetition. To achieve this, the volume of all buildings should be composed of a variety of forms, contrasting shapes and should employ attractive and complementary building materials and architectural features.
All building fixtures, awnings, security gates, etc. should complement and be architecturally integrated to the design of the building.

☐ STANDARD 1a. Pedestrian entrances. A pedestrian entrance shall be provided at the front of every project. An additional pedestrian entrance shall be provided for every 150 feet of building frontage. The pedestrian entrance shall provide a view to an interior courtyard or landscaped open space area. The entrance shall be emphasized by employing one of the following paving treatments:

- Brick or Tile
- Precast pavers
- Stamped Concrete

☐ STANDARD 1b. Façade treatment-finish. Plaster or stucco finishes shall not occupy more than 60% of the surface area of any exterior on for each floor. The exterior finish on all balconies shall employ a finish material that is different, from the finish material employed on the primary body of the building.

☐ STANDARD 1c. Mechanical equipment. All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets shall be screened from public view and or treated to match the materials and colors of the building which they serve.

☐ STANDARD 1d. Building walls. All exterior building walls shall provide a break in the plane, or a change in material, every 20 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail, such as:

- A change in plane of at least 18 inches.
- Windows that are recessed at least six inches.
- Incorporation of varied window treatments such as multi-pane, octagonal, circular, greenhouse or bay windows or other fenestration.
- Perforations on the surface of the building plane.
- Building overhangs, porticoes, or projections.
- Terraces, balconies or cantilevered designs.
- Wood accents and wood trim for windows and doors.
- Other architectural features or building materials that create a Visual break.

☐ STANDARD 1E. Usable open space.
All residential projects shall provide usable open space at the following ratio:

- 75 square feet for each unit less than three habitable rooms;
- 100 square feet for each unit of three habitable rooms;
- 150 square feet for each unit of more than three habitable rooms.

☐ STANDARD 1f. Design of open space areas.
All open space required above shall conform to the following standards: Surface shall be provided which prevents dust and allows convenient outdoor activities, especially for children. This surface shall be any practicable combination of lawn, garden, flagstone, wood planking or other serviceable dust-free surfacing. Concrete and asphalt shall be permitted subject to the restriction below.

- No portion of the required open space shall have a dimension less than 20 feet.
- Slope shall not exceed 10%.
- Off-street parking, loading areas, driveways and service areas shall not be counted as open space.
- At least 30% of the required open space shall be landscaped.
- Projects that provide private usable open space, such as balconies or patios, with a minimum dimension of four feet for balconies and six feet for patios may reduce the required open space directly commensurate with the amount of private space provided. However, at no time shall common open space be less than 350 square feet for projects under 10 units and 600 square feet for projects of 10 units or more.
- An automatic irrigation system shall be installed within all landscaped areas, prior to the issuance of a Certificate of Occupancy by the Department of Building and Safety.

☐ STANDARD 1g. Roofs and rooftop equipment.
All roof top equipment and building appurtenances shall be screened from adjacent properties or architecturally integrated into the design of the
building. All roof lines in excess of forty feet must be broken up through the use of gables, dormers, plant-ons, cutouts or other appropriate means.

☐ STANDARD 1h. Storage and trash areas.
A trash enclosure shall be required for all projects. The enclosure shall be designed in conformance to following requirements:

- Trash enclosures shall be enclosed by a minimum five foot high, decorative masonry wall;
- A minimum of one trash area shall be provided for every ten units;
- Trash area shall be located no more than 200 feet from the most remote unit it serves.

☐ STANDARD 1g. Freestanding and retaining walls.
All retaining walls shall be treated in a similar manner as the project’s buildings, employing compatible materials, colors and finishes. All freestanding walls shall provide a break in the plane, or a change in material, or an opening in the surface of the wall, every 20 feet in horizontal length or by an articulation or architectural detail, such as:

- A staggered wall
- An indentation in the wall.
- A symmetrical spacing of columns.

GUIDELINE 2. Parking structures.
Parking structures should be architecturally integrated with the design of the building. The exterior elevations of all parking structures should be designed to match the style, materials and color of the main building.

☐ STANDARD 2b. Wall treatment.
Wherever above grade parking is provided, architectural perforations or other wall openings shall be provided to allow sunlight to penetrate the interior parking area and to break up the exterior plane of the parking wall. At least 20% of the exterior wall surface shall consist of openings.

☐ STANDARD 2b. Landscaping.
Wherever above grade parking abuts any public street, a minimum 5 foot landscaped setback shall be provided along the exterior walls of the parking structure in accordance with the following standards:

- One 36 inch box tree every 20 feet.
- Ground cover on 80% of the surface area.
- A raised planter, three feet in height, and two feet in depth (from the exterior wall) to soften the parking wall.
F. STREET SCAPER FEATURES:

Streetcape features shall include, but not be limited to: benches, planters, light fixtures, fountains, monuments, trellises, banners, sidewalk treatments, awnings, trash receptacles, bus shelters, new-stands and other temporary fixtures. All new streetcape features, either publicly or privately developed shall adhere to the following guidelines and standards.

GUIDELINE 1. Streetcape/hardscape features

Furnishings such as benches, trash containers, planters and new racks should be functional in use and form and compatible in color and scale to the design of the site. Built-in planters and trash receptacles are encouraged, to aid security and maintenance. Planters much provide proper drainage and be appropriate for the type/size of planting contained. Furnishings (includes tables, chairs and umbrellas) used in pedestrian/open areas should be durable, functional, and well maintained. Water features and artwork should be permanent in character, except where temporary use is encouraged and completed with durable, vandal resistant finishes. Temporary art is encouraged in areas such as vacant store fronts and designated display areas.

☐ STANDARD 1a. Freestanding planters.
Freestanding planters and trash receptacles are discouraged. If used, they must be secured.

☐ STANDARD 1b. Security devices.
Security devices shall be hidden from public view.

GUIDELINE 2. Paving/sidewalks.
The use of paving materials is encouraged to emphasize entries, pedestrian activities and special gathering areas. Large, continuous areas of unbroken plain concrete are prohibited. These areas shall be interspersed with other paving materials or with plant materials, which can include the following:

- Integrated color cement with salt finish
- Stamped Concrete
- Brick and tiles
- Precast pavers
- Murals/artwork by local artist.
WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN
COMMERCIAL CORRIDORS AND MAJOR INTERSECTION NODES
Community Plan Implementation Overlay District

Ordinance No. xxxxxx
Effective Date XX

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Note: The regulations of this ordinance are in addition to the applicable regulations in Section 13.xx of the Los Angeles Municipal Code governing Community Plan Implementation Overlay Districts.
SUBAREAS
FIGURE 1

LEGEND

- Commercial Corridors
- Commercial Nodes
- Community Plan Areas (Polygons)
WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN
COMMERCIAL CORRIDORS AND MAJOR INTERSECTION NODES
COMMUNITY PLAN IMPLEMENTATION OVERLAY

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

Section 1. AUTHORITY
1.1 The City Council hereby established the Commercial Corridor and Major Intersection Nodes Community Plan Implementation Overlay to portions of the West Adams-Baldwin Hills-Leimert Community Plan area located within the City of Los Angeles as shown on Map(s) (x-x).

1.2 The provisions of this Ordinance shall apply to lots with a Community Plan land use designation of Neighborhood Commercial, Community Commercial or Hybrid Industrial and any of the corresponding zones including C1S, CR, C2, C4, R3, RAS3, R4, RAS4, or CM and located in whole or in part within the shaded areas delineated on Map(s) (x-x).

Section 2. APPLICABILITY
2.1 The regulations of the Community Plan Implementation Overlay 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 E of Section 13.xxx of the LAMC, Projects that comply with the provisions of this Ordinance shall be eligible for Sign-off Approvals provided the plans deemed sufficient for conformance review have been provided to the Director of Planning.

2.3 Provisions of this Ordinance are activated by "shall," when required; "may," when permitted; and "should," when recommended.

2.4 Unless otherwise specified through the provisions of this ordinance, procedures for the granting of relief through adjustments, exceptions or amendments from the requirements of this Ordinance are established in LAMC Section 13.xxx (G and H).

2.5 As permitted by Section 13.xxx.B of the LAMC, where this Community Plan Implementation Overlay contains regulations that conflict with regulations contained in LAMC Chapter 1 or other Supplemental Use Districts other than an HPOZ or Specific Plan, this Ordinance shall supersede the applicable provisions of the Code.

Section 3. INTENT
The intent of establishing this Community Plan Implementation Overlay is:

3.1 To foster continued commercial revitalization within the West Adams-Baldwin Hills-Leimert Community Plan, by;

3.2 Implementing the goals and policies of the Community Plan that promote healthy and sustainable neighborhoods, by;

3.3 Providing land use incentives and standards along commercial corridors and at major intersection nodes, in order to;
3.4 Encourage restoration, adaptive reuse and other rehabilitation projects, as well as contextual new infill construction, that;

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

3.6 Improving 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.

Section 4.

EFFECT
The effect of establishing this Community Plan Implementation Overlay will be to:

4.1 Limit certain uses identified as detrimental to the health and welfare of the community due to nuisance, overcrowding or reliance on a standardized development typology often dominated by excessive automobile orientation.

4.2 Further tailor maximum allowable height and building intensity parameters in order to provide clarity of development potential as well as promote context sensitive Projects especially at Greyfield, Brownfield and other underutilized Major Intersection Sites.

4.3 Require minimum lot coverage and building orientation criteria for new infill construction Projects in order to further ensure that new development responds to prevailing neighborhood character and is not dominated by excessive automobile orientation.

4.4 Require transitional height at the rear of new construction abutting residential properties in order to mitigate the potential negative impact of the height of new development located directly adjacent to residential properties.

4.5 Provide land use incentives for Projects that preserve Designated and Eligible Historic Resources as well as conserve Character Defining Elements of buildings that shape neighborhood identity although not identified as eligible for historic designation.

Section 5.

DEFINITIONS
The following terms, whenever used in this document, 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 Sections of the LAMC.

Architectural Feature - Those purely aesthetic elements of the building, designed integral to the overall style of architecture, that are not habitable or otherwise to be counted toward floor area.

Automotive Uses - New and used automobile, motorcycle, recreational vehicle, mobile home and trailer sales areas and incidental uses, automobile 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 yarcs located on smaller sites adjacent to residential neighborhoods) that may be contaminated by hazardous waste or pollution and have the potential to be redeveloped into other uses once cleaned-up through environmental remediation.

**Building Frontage Facade** - Those portions of the exterior of a building or structure that are closest to the Frontage 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.

**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 limited selection of household and packaged food items and few, if any, fresh food items, and that occupies less than 5,000 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 recording, 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 adoption date of this ordinance) as a contributor either individually or to a district as the local, state or national level.

**Eligible Historic Resource.** A building, structure, landscape element or natural feature identified through Survey LA (The Los Angeles Historic Resource Survey Project) 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/ Drive-through Fast Food Establishment.** A single or multiple tenant free standing pad structure designed solely for restaurant use which dispenses prepared food over a counter or by way of drive-through service for consumption on or off the premises.
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 underutilized real estate asset (e.g. "outclassed" suburban shopping centers or urban infill strip centers) 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 construction, erection, demolition, addition to or structural alteration of any building or structure, a use of land or change of use on a lot located in whole or in part within the Community Plan Implementation Overlay 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 6.

APPROVAL PROCEDURES

The Department of Building and Safety shall not issue a grading permit, foundation permit, building permit, use of land permit or change of use permit for a Project within the Commercial Corridor and Major Intersection Nodes CPIO unless the Project conforms to the following supplementary land use and development regulations.
## Summary of Use Limitations

<table>
<thead>
<tr>
<th>Use</th>
<th>Limitation(s)</th>
<th>Applicable Corridors and Nodes Subarea(s)</th>
<th>Exempted 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 1/4 mile (230 linear feet) radius of another establishment of the same or similar use, All conditions and notes except:</td>
<td>E, Robertson Blvd</td>
<td>None</td>
<td>In addition to the amendments enumerated within the South Los Angeles Alcohol Sales Specific Plan, where applicable and the Conditional Use procedures enumerated through LAMC 13.24, W.1</td>
</tr>
<tr>
<td>2 Free Standing Drive Thru/ Fast Food Establishments</td>
<td>Not more than one (1) establishment permitted within a 1/4 mile (230 linear feet) radius of another establishment of the same or similar use. All conditions and notes except:</td>
<td>E, Robertson Blvd</td>
<td>None</td>
<td>In addition to the Conditional Use procedures enumerated through LAMC 13.24, W.17</td>
</tr>
<tr>
<td>3 Automotive Use</td>
<td>Not more than one (1) establishment permitted within a 1/4 mile (230 linear feet) radius of another establishment of the same or similar use. All conditions and notes except:</td>
<td>E, Robertson Blvd</td>
<td>None</td>
<td>In addition to the Conditional Use procedures enumerated through LAMC 13.24 W.2 and W.3, as well as 12.22 A6 and A22.0a, where applicable.</td>
</tr>
<tr>
<td>4 Swap Meets</td>
<td>Not more than one (1) establishment permitted within a 1/4 mile (230 linear feet) radius of another establishment of the same or similar use. All conditions and notes except:</td>
<td>E, Robertson Blvd</td>
<td>None</td>
<td>In addition to the Conditional Use procedures enumerated through LAMC 13.24 W.4 and W.5, as well as 12.22 A6.0a, where applicable.</td>
</tr>
<tr>
<td>5 Public Food Service</td>
<td>Not more than one (1) establishment permitted within a 1/4 mile (230 linear feet) radius of another establishment of the same or similar use. All conditions and notes except:</td>
<td>E, Robertson Blvd</td>
<td>None</td>
<td>In addition to the Conditional Use procedures enumerated through LAMC 13.24 W.6 and W.7, as well as 12.22 A6 and A22.0a, where applicable.</td>
</tr>
<tr>
<td>6 Mulitistory Residential</td>
<td>Not more than one (1) establishment permitted within a 1/4 mile (230 linear feet) radius of another establishment of the same or similar use. All conditions and notes except:</td>
<td>E, Robertson Blvd</td>
<td>None</td>
<td>In addition to the Conditional Use procedures enumerated through LAMC 13.24 W.8 and W.9, as well as 12.22 A6 and A22.0a, where applicable.</td>
</tr>
<tr>
<td>7 Non-Multi-Story Residential</td>
<td>Not more than one (1) establishment permitted within a 1/4 mile (230 linear feet) radius of another establishment of the same or similar use. All conditions and notes except:</td>
<td>E, Robertson Blvd</td>
<td>None</td>
<td>In addition to the Conditional Use procedures enumerated through LAMC 13.24 W.10 and W.11, as well as 12.22 A6 and A22.0a, where applicable.</td>
</tr>
<tr>
<td>8 Recycling Collection or Storage Systems</td>
<td>Not more than one (1) establishment permitted within a 1/4 mile (230 linear feet) radius of another establishment of the same or similar use. All conditions and notes except:</td>
<td>E, Robertson Blvd</td>
<td>None</td>
<td>In addition to the Conditional Use procedures enumerated through LAMC 13.24 W.12 and W.13, as well as 12.22 A6 and A22.0a, where applicable.</td>
</tr>
<tr>
<td>9 Adult Uses On-Site</td>
<td>Purposely to the Conditional Use procedures enumerated through LAMC 13.24, W.1</td>
<td>E, Robertson Blvd</td>
<td>A1</td>
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</tr>
<tr>
<td>10 Storage of Commercial Vehicles</td>
<td>Conditional Use Permit required for properties fronting Washington Blvd, pursuant to the provisions set forth in Section 13.24 W.2 of the Los Angeles Municipal Code. All conditions and notes except:</td>
<td>Washington Blvd</td>
<td>Washington Blvd.</td>
<td>Includes uses located exclusively along the roadway frontage face of the property, including commercial uses, such as the building with a utility function, providing access for utility infrastructure.</td>
</tr>
<tr>
<td>11 Full Service Commercial Stores</td>
<td>Required</td>
<td>All conditions and nodes</td>
<td>All conditions and notes except:</td>
<td></td>
</tr>
<tr>
<td>12 Unfurnished Single-Family or Two-Family Dwellings</td>
<td>Prohibited</td>
<td>All nodes</td>
<td>All conditions and notes except:</td>
<td></td>
</tr>
<tr>
<td>13 100% Multi-Family Residential Developments</td>
<td>Prohibited</td>
<td>Washington Blvd</td>
<td>Washington Blvd.</td>
<td>All conditions and notes except:</td>
</tr>
<tr>
<td>Use</td>
<td>Limitation(s)</td>
<td>Applicable Corridor and Node Subarea(s)</td>
<td>Exemptions/ Clarifications</td>
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<td>------------------------------------------</td>
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<tr>
<td>Astronomical Observatory</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Auditorium (Stand Alone)</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Bail Bond Broker</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Science and Fraternity Houses</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Vendors' Cigarette Shops, Wholesale or Bulk</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Taxicab Business</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Bar &amp; Lounge/ Club</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Boat Sales</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Barbers, Fraternity and the Arts</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Public Dining Establishments</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Farm Machinery Sales</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Helicopter Landings</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Open Storage</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Physical or Outside Cemeteries</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Psychics/Religious Services, Titled Tomb and Vault Repositories</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Motoring House</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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<tr>
<td>Railways Signs</td>
<td>Prohibited</td>
<td>S. Robertson Blvd.</td>
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</tbody>
</table>
Section 8. Development Standards - Commercial Corridors

8.1. Building Height

8.1.1. 45 ft. Maximum Building Height
Permitted - All corridors.

A. Building height shall be measured vertically from grade to the highest point of the roof.
B. Parapet walls and other guard rails utilized to enclose roof terraces, garages, or green roofs shall be permitted to exceed the maximum allowable height by no more than 42 inches or as measured by Code, whichever is less.
C. The highest Architectural Feature shall not exceed 20% of the maximum building height.
D. Individual stores may not exceed 32 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.
E. Adjustments and Exceptions (permitted) - Maximum building height may be increased by not more than 10% (e.g. 45 feet to 49.5 feet) through adjustment when allowed by height district designation (LAMC ref. Sec. 12.21.1), otherwise, only through height district change (LAMC ref. Sec. 12.32.F and G.4).
F. As required by State, Fire Safety, HVAC and other rooftop equipment shall be allowed to exceed the maximum height provisions (ref. Sec. 12.21.1.B.3.).

8.1.2. Transition to Residential
Required - All corridors.

Notwithstanding LAMC Section 12.21.1. A.10, the rear elevation of new construction located on commercial or commercial manufacturing zone land that directly abuts or is across an alley from residential zone land shall transition in the following manner:
A. Where the rear property line is contiguous with that of a residential property, 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, the structure shall be set back or "stepped back" one foot for every one foot in height as measured from grade at the residential property line.

8.2. Building Intensity

8.2.1. 1.5.1 Maximum FAR - Permitted - All corridors

A. The maximum FAR permitted for properties located within the boundaries of Commercial Corridors shall be 1.5.1.
B. Pursuant to the LAMC Sec.XXX, parking, circulation and other non-habitable areas shall be exempt from the FAR calculation.

Adjustments and Exceptions (not permitted)
C. Relief from this provision may only be granted through amendment to this GPO pursuant to LAMC Sec. (e) XXX-XX and height district change pursuant to (LAMC ref. Sec. 12.21.1 or Sec. 12.32.F and G.4)
Section 8. Development Standards - Commercial Corridors

8.3. Building Disposition

8.3.1. 30% Minimum Lot Coverage

Required - All corridors.

A. In calculating lot coverage, only portions of the building that are entirely enclosed and roofed and located at grade may be included.

Adjustments and Exceptions (permitted):

B. The minimum required lot coverage may be decreased by no more than 10% (e.g., 30% to 27%) through adjustment.

C. Decrease from the lot coverage requirement in excess of 10% shall be through the exception process pursuant to Sec 13.XX H.

8.3.2. Building Frontage Façade at Sidewalk

Recommended - All corridors.

Required - Washington Blvd., Robertson Blvd.

The ground floor of the Building Frontage Façade shall occupy the length of the lot (front, side) abutting a public street, as possible and shall be located within 5 feet of the sidewalk except:

A. When the Frontage is accessible to the public and used for Pedestrian Amenities.

B. Where driveways are required per subsection 8.4.2 C.

C. When preservation of a Designated or Eligible Historic Resource, or Character Defining Element of the Building Frontage Façade requires deviation from this standard pursuant to Section 10 below.

Adjustment and Exceptions:

D. Any deviation from the standards of this section shall be through the exception process pursuant to Sec 13.XX H.

8.3.3. Pedestrian Oriented Ground Floor

Recommended - All corridors.

Required - Washington Blvd., Robertson Blvd.

The ground floor of the Building Frontage Façade of any Project within the subarea boundaries of a commercial corridor shall incorporate commercial uses or other public interior spaces that comprise:

A. A minimum of 75 percent of the length of any Building Frontage Façade, 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 construction Projects shall maintain continuity with the prevailing ground floor Building Frontage Façade usage and setbacks of adjacent commercial buildings by including and locating retail sales areas and other public interior spaces such as Community Facilities and public access/lobby areas to the front and by incorporating façade preservation pursuant to Section 10.2 where feasible.

E. Pedestrian entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

Adjustment and Exceptions:

F. The above listed pedestrian oriented ground floor standards may be decreased through adjustment by no more than 20% (e.g., 50% to 40% storefront glazing).

G. Decrease from pedestrian oriented ground floor standards in excess of 20% shall be through the exception process pursuant to Sec. 13.XX H.
Section 8. Development Standards - Commercial Corridors

8.4. Parking

8.4.1 Number of Spaces -
Permitted - All corridors.

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

A. Restoration and Rehabilitation Projects involving Designated or Eligible Historic Resources with additions 500 square feet or less that do 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 demolition and/or additions in excess of the limits list in subsection A above, or that involve facade preservation in accordance with Section 10.2, may reduce the required parking by 25 percent in instances where a Full Service Grocery store is provided.

C. A covenant shall be recorded against the property guaranteeing the grocery store use in connection with the reduced parking requirement in perpetuity.

Adjustment and Exceptions

D. Relief from the standards of this section shall be through the exception process pursuant to Sec. 13.XX.H.

8.4.2 Parking Location and Access

Recommended - All corridors.

Required - Washington Blvd., Robertson Blvd.

A. Surface parking areas shall be located to the rear of the property.

B. Parking can be enclosed within a structure or located entirely above grade. Structured or podium parking located at the ground floor level shall be buffered through the use of commercial, and/or public interior uses in accordance with standard 8.3.3 C above. Parking structures located below grade of above the ground floor level can occupy the entire footprint of a lot if designed in accordance with the transitional height provisions of Sec. 8.1.2 and any applicable adopted design guidelines.

C. Vehicular access to off-street parking and loading shall be from the rear of the property away from Building Frontage Facades where feasible. 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.

Adjustment and Exceptions

D. Relief from the standards of this section shall be through the exception process pursuant to Sec. 13.XX.H.
9.1 Building Height

9.1.1 55ft. Maximum Building Height Permitted - All nodes.

A. Building height shall be measured vertically from grade to the highest point of the roof.
B. Parapet walls and other guard rails utilized to enclose roof terraces, canopies or green roofs shall be permitted to exceed the maximum allowable height by no more than 42 inches or as required by Code, whichever is less.
C. The highest architectural feature shall not exceed 20% of the maximum building height.
D. 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 7 feet and a maximum of 25 feet.

Adjustments and Exceptions (permitted)
E. Maximum building height may be increased by not more than 10% (Ex: 61.5 to 66.5 ft) through adjustment.
F. Otherwise, only height increase shall be through change in FAR (LAMC ref. Sec. 12.22.F (a) & (4))

9.1.2 Transition to Residential Required - All nodes.

Notwithstanding LAMC Section 12.21.1 A.10, the rear elevation of new construction located on commercial or commercial manufacturing zones land that directly abuts or is across an alley from residential zoned land shall transition in the following manner:
A. Where the rear property line is contiguous with that of a residential property, 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, the structure 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 (permitted)
C. The height limitation at the residential property line may be increased by not more than 20% through adjustment.

9.2 Building Intensity

9.2.1 2:1 Base Floor Area Ratio (FAR) Permitted - All nodes.

A. The Base FAR permitted for properties located within the boundaries of Major Intersection Nodes shall be 2:1.
B. Pursuant to the LAMC Sec.XXX, parking, circulation and other non-habitable areas shall be exempt from the FAR calculation.

9.2.2 3:1 Maximum FAR Permitted - All nodes.

A. The Base FAR may be increased to a maximum of 3:1 by introducing one square foot of habitable floor area for each square foot of podium parking area relocated to subterranean levels.

Adjustments and Exceptions
B. Relief from the parking provision may only be granted...
Section 9. Development Standards - Major Intersection Nodes

through the exception process pursuant to Sec. 13.XX H.
C. Relief from the maximum allowable FAR may only be granted through amendment to the GPO pursuant to LAMC Sec.(e) XXX-XX, and height district change (LAMC ref. Sec.12.32.F and G.4.)

9.2.4 1:1 Minimum FAR
Required - All nodes.

A. The minimum allowable FAR for Projects located at Major Intersection Nodes shall be 1:1.
Adjustment 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 the exception process pursuant to Sec. 13.XX H.

9.3 Building Disposition

9.3.1 50% Minimum Lot Coverage
Required - All nodes.

A. In calculating lot coverage, only portions of the building that are entirely enclosed and roofed and located at grade may be included.
Adjustment and Exceptions
B. Decrease from the lot coverage requirement through adjustment shall not exceed 10% (e.g. 50% to 45%).
C. Decrease from the lot coverage requirement in excess of 10% shall be through the exception process pursuant to Sec. 13.XX H.

9.3.2 Building Frontage Façade at Sidewalk
Required - All nodes.

The ground floor of the Building Frontage Façade shall occupy as much of the length of the Frontage lot line(s) abutting a public street(s) as possible and shall be located within 5 feet of the sidewalk except:
A. When the Frontage is accessible to the public and used for Pedestrian Amenities.
B. Where driveways are required per subsection 9.4.2 C.
C. 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 subsection 10 below.
Adjustment and Exceptions
D. Any deviation from the standards of this section shall be through the exception process pursuant to Sec. 13.XX H.

9.3.3 Pedestrian Oriented Ground Floor
Required - All nodes.

The ground floor of the Building Frontage Façade of any Project within the subarea boundaries of a major intersection node shall incorporate commercial uses or other public interior spaces that comprise:
A. A minimum of 75 percent of the length of any Building Frontage Façade, 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 construction Projects shall maintain continuity
Section 9. Development Standards - Major Intersection Nodes

with the prevailing ground floor building Façade usage and setbacks of adjacent commercial buildings by including and located retail sales areas and other public interior spaces such as Community Facilities and public access/lobby areas in the front and by incorporating façade preservation pursuant to Section 10.2 where feasible.

E. Pedestrian entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

Adjustment and Exceptions
F. The above stated 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 through the exception process pursuant to Sec. 13.XX.

9.4. Parking

9.4.1 Number of Spaces - Permitted - All nodes.

The required number of parking spaces for Projects shall be as follows, in accordance with the applicable provisions of the EMAC except that:

A. Restoration and Rehabilitation Projects involving designated or eligible Historic Resources with additions 500 square feet or less that do not involve demolition to more than 10% of the original building envelope shall be exempted from the off-street parking requirement.

B. Restoration and Rehabilitation Projects involving demolition exceeding 500 square feet in excess of the limits listed in subsection A above, or involving Façade Preservation in accordance with Section 10.2 may reduce the required parking by 50 percent where a Full Service Grocery store is provided.

C. A covenant shall be recorded against the property guaranteeing the grocery store use in connection with the reduced parking requirement in perpetuity.

Adjustment and Exceptions
D. Relief from the standards of this section shall be through the exception process pursuant to Sec. 13.XX.

9.4.2 Parking Location and Access - Required - All Nodes

A. Surface parking areas shall be located to the rear of the property.

B. Parking can be enclosed within a structure or located entirely below grade. Structured or podium parking located at the ground floor level shall be buffered through the use of commercial or other public interior uses in accordance with standard 9.3.3 C above. Parking structures located below grade or above the ground floor level can occupy the entire footprint of a lot if designed in accordance with the transitional height provisions of Sec. 9.1.2 and any applicable adopted design guidelines.

C. Vehicular access to off-street parking and loading shall be from the rear of the property away from Building Frontages where feasible. 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.

Adjustment and Exceptions
D. Relief from the standards of this section shall be through the exception process pursuant to Sec. 13.XX.
Section 10. Historic Resource Preservation and Neighborhood Conservation Standards

10.1 Historic Preservation

10.1.1 Designated Historic Resources - Required

Projects involving properties designated at the Local, State or National level require a review, the following:

A. Compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1985) Weeks and Griffin, hereafter referred to as The Secretary of the Interior’s Standards.

B. Review pursuant to the California Environmental Quality Act (CEQA pub. 1987 15(64.5))

C. Refer to Appendix XX or online at http://www.lacity.org/ to determine if property is a Designated Historic Resource. Department of City Planning staff will advise potential applicants of the required review procedures.

10.1.2 Eligible Historic Resources - Required

Projects involving properties identified through Survey LA (The Los Angeles Historic Resources Survey) to be eligible for designation at the Local, State or National level may also require review

A. Refer to Appendix XX or online at http://www.lacity.org/ to determine if property has been determined through Survey LA to be eligible for designation. Department of City Planning staff will advise potential applicants of the required review procedures.

10.2 Neighborhood Conservation

Projects involving properties listed through Survey LA as not eligible for historic designation, but generally described through the Survey as contributing to the form and character of a corridor, may seek relief from the Highway Dedication provisions generally identified in subdivision 10.2.2 below, provided, at a minimum, the following Façade Preservation standard is satisfied:

10.2.1 Façade Preservation - Recommended

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.

10.2.2 Waiver from Highway Dedication Requirement - Permitted

A. Designated and Eligible Historic Resources that comply with Historic Preservation criteria identified in subsection 10.1.1 are exempt from the Highway Dedication and Improvement requirement pursuant to LAMC Section 12.37.A.1.

B. Notwithstanding LAMC Section 12.37 to the contrary, Projects that comply with the aforementioned façade preservation criteria identified in subsection 10.2.1 may also be exempted from the street dedication requirement procedures.
Section 10. Historic Resource Preservation and Neighborhood Conservation Standards
Section 11. Compliance with Design Guidelines

11.1 Compliance with Design Guidelines

11.1.1 Sign-offs
Recommended - All corridors and nodes

Applicants seeking sign-off approval with the development standards of this CPIO should strive to design Projects in a manner consistent with all applicable adopted citywide and CPIO design guidelines and principles.

11.1.2 Adjustments
Permitted - All corridors and nodes
Required - Robertson Blvd.

In granting relief from the development standards of this CPIO through adjustment, the Director may impose project requirements pursuant to Section 13.xx.G.2.(b) regarding findings, utilizing all applicable adopted citywide and CPIO design guidelines and principles.

11.1.3 Exceptions
Permitted - All corridors nodes
Required - Robertson Blvd.

In granting relief from the development standards of this CPIO through exception, the Area Planning Commission may impose conditions pursuant to Section 13.xx.H.1, regarding Authority, utilizing all applicable adopted citywide and CPIO design guidelines and principles.
<table>
<thead>
<tr>
<th>Commercial Corridors</th>
<th>Sign-Off</th>
<th>Discretionary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section</strong></td>
<td><strong>Development Standards</strong></td>
<td><strong>Required</strong></td>
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<tr>
<td>8.1 Height</td>
<td>45' Maximum Height</td>
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<tr>
<td></td>
<td>Transition to Residential</td>
<td>•</td>
</tr>
<tr>
<td>8.2 Building Intensity</td>
<td>1.5 Maximum FAR</td>
<td>•</td>
</tr>
<tr>
<td>8.3 Building and Site Disposition</td>
<td>30% Minimum Lot Coverage</td>
<td>•</td>
</tr>
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<td></td>
<td>Building Frontage Facade at Sidewalk</td>
<td>• (Wash. Bl.)</td>
</tr>
<tr>
<td></td>
<td>Pedestrian Oriented Ground Floor</td>
<td>• (Wash. Bl.)</td>
</tr>
<tr>
<td>8.4 Parking</td>
<td>Number of Spaces</td>
<td>•</td>
</tr>
<tr>
<td></td>
<td>Parking Location and Access</td>
<td>• (Wash. Bl.)</td>
</tr>
<tr>
<td>10.1 Historic Preservation</td>
<td>Designated Historic Resource</td>
<td>•</td>
</tr>
<tr>
<td></td>
<td>Eligible Historic Resource</td>
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<tr>
<td>10.2 Neighborhood Conservation</td>
<td>Façade Preservation</td>
<td>•</td>
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<td></td>
<td>Highway Dedication Waiver</td>
<td>•</td>
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</table>

See section 8.4.1. for exemption and reduction standards.

Requires CHC review and approval.
<table>
<thead>
<tr>
<th>Major Intersection Nodes</th>
<th>Sign-Off</th>
<th>Discretionary</th>
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<tbody>
<tr>
<td><strong>Section</strong></td>
<td>Development Standards</td>
<td>Required</td>
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<tr>
<td>9.1</td>
<td>Building Height</td>
<td>55' Maximum Height Limit</td>
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<td>Transition to Residential</td>
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<td>9.2</td>
<td>Building Intensity</td>
<td>2:1 Base FAR</td>
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<td></td>
<td></td>
<td>3:1 Maximum FAR</td>
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<td>1:1 Minimum FAR</td>
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<tr>
<td>9.3</td>
<td>Building and Site Disposition</td>
<td>50% Minimum Lot Coverage</td>
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<td>Building Frontage Façade at</td>
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<td></td>
<td>Pedestrian Oriented Ground Floor</td>
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<td>9.4</td>
<td>Parking</td>
<td>Number of Spaces</td>
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<td></td>
<td></td>
<td>Parking Location and Access</td>
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<td>10.1</td>
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<td>Designated Historic Resource</td>
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<td>Eligible Historic Resource</td>
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<td>10.2</td>
<td>Neighborhood Conservation</td>
<td>Façade Preservation</td>
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<tr>
<td></td>
<td></td>
<td>Highway Dedication Waiver</td>
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</tbody>
</table>
An ordinance amending Section 12.94 of the Los Angeles Municipal Code by amending the zoning map

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

Section 1. Section 12.94 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon portions of the zone map attached hereto and made a part of Article 2, Chapter 14, of the Los Angeles Municipal code, so that certain portions of the zoning map shall set forth the zones and height districts as they are set forth in the map entitled "West Adams-Baldwin Heights Open Space Plan", the accompanying diagrams, and "the Table for Section 1" attached hereto and incorporated herein by this reference.
<table>
<thead>
<tr>
<th>EXISTING SUB AREA</th>
<th>NEW ZONE AND/OR HEIGHT DISTRICT</th>
<th>SUBAREA LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>M1-1-VL</td>
<td>[Q]CM-1-VL</td>
<td>Lot 1, Tract 1778, lying NE'ly and adjacent to Lots 4-7 and</td>
</tr>
<tr>
<td>(T)[Q]C2-1</td>
<td>[Q]CM-1-VL</td>
<td>Frac. Lot 3 of same Tract and SW'ly of the NW'ly</td>
</tr>
<tr>
<td>C2-1</td>
<td>[Q]CM-1-VL</td>
<td>prolongation of the NE'ly boundary line of Lot 8 of said</td>
</tr>
<tr>
<td>P-1-VL</td>
<td>[Q]CM-1-VL</td>
<td>Tract; Lots A and B, Frank Partenico Place, lying SE'ly of Venice</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Blvd. and SW'ly of and adjacent to the SW'ly boundary of Lot 1,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tract 11898; Lot 1, Tract 11898; Frac. &quot;Unnumbered&quot; Lot, Tract</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11112; Parcel A and Frac. Parcel B, PM 2396; Lots 1-6, and Frac.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lots 7-9, Tract 8160; 20' alley vacated by Ord. No. 77537; and, Pt.</td>
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<tr>
<td></td>
<td></td>
<td>Lot 3, Tract 636, lying NE'ly of the intersection of Washington</td>
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<tr>
<td></td>
<td></td>
<td>Blvd. and Helm Ave.; as shown on Cadastral Maps 120b169 and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>123b169.</td>
</tr>
<tr>
<td>65</td>
<td>C2-1 [Q]C4-1</td>
<td>Refer to West Adams-Baldwin Hills-Leimert map.</td>
</tr>
<tr>
<td>C2-1-D</td>
<td>[Q]C4-1</td>
<td></td>
</tr>
<tr>
<td>70</td>
<td>M1-1-VL [Q]CM-1-VL</td>
<td>Lot 71, Frac. Lots 72-72, and that portion of Frac. Lot</td>
</tr>
<tr>
<td>(T)M1-1-VL</td>
<td>[Q]CM-1-VL</td>
<td>70, lying NW'ly of the City of Los Angeles/Culver City</td>
</tr>
<tr>
<td>(T)P-1-VL</td>
<td>[Q]CM-1-VL</td>
<td>boundary line, Tract 6256; those portions of Lots 67-69, Tract</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6256, lying SW'ly of and adjacent to the SW'ly boundary line of the</td>
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<td></td>
<td></td>
<td>Santa Monica Frwy. (Rte. 10) and NE'ly of Burchard Ave.;</td>
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<tr>
<td></td>
<td></td>
<td>those portions of Lots 75-78, Tract 6256, lying S'ly and adjacent</td>
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<tr>
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<td>to the S'ly boundary line of the Santa Monica Frwy. (Rte. 10); and,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>that portion of Frac. Lot 5, Huos Tract, lying NW'ly and adjacent</td>
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<td></td>
<td></td>
<td>to the City of Los Angeles boundary line established May 22,1915,</td>
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<tr>
<td></td>
<td></td>
<td>Ord No. 32191; all as shown on Cadastral Map 123b173.</td>
</tr>
</tbody>
</table>
### WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN REVISION

**TABLE FOR SECTION II**

<table>
<thead>
<tr>
<th>SUB AREA NO.</th>
<th>NEW ZONE</th>
<th>CONDITIONS AND LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>65</td>
<td>[Q] C4-1</td>
<td>[Q] Conditions: The following uses shall be prohibited: Astronomical Observatory; Auditorium (Stand Alone); Bail bond broker; Bath, Turkish and the like; Bathhouse and Plunge; Boat Sales; Dining Room, Public; Farm Machinery Sales; Fraternity House; Helicopter Landing; Open Storage; Payroll and/or Check Cashing office; Psychic Reader/Fortune Teller/Tarot Card Reader; Recyclable Material Collection; Recyclable Material, Mobile; Rooming House; Service Station; Sorority House; Station, Bus/Railway; Taxicab Business; Tobacco/Cigarette Shops (Wholesale or Discount); New or Used Automobile, motorcycle, recreational vehicle, mobile home and trailer sales areas and incidental uses.</td>
</tr>
<tr>
<td>125</td>
<td>[Q]C2-1-O</td>
<td>[Q] Condition: Uses must conform to the regulations, standards, and guidelines of the Crenshaw Corridor Special District Plan.</td>
</tr>
<tr>
<td>170</td>
<td>[Q]RD1.5-1</td>
<td>[Q] Condition: Limits heights to 2 stories and 30 feet.</td>
</tr>
</tbody>
</table>
DRAFT ORDINANCE NO. __________________________

An ordinance adding a new Section 13.xx to the Los Angeles Municipal Code to establish the enabling language for a "CPIO" Community Plan Implementation Overlay District.

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

Section 1. Subsection D of Section 12.04 of the Los Angeles Municipal Code is amended to read:

D. Certain portions of the City are also designated as being in one or more of the following districts, by the provision of Article 3 of this chapter:

"O" Oil Drilling District
"S" Animal Slaughtering
"G" Surface Mining District
"RPD" Residential Planned Development District
"K" Equinekeeping District
"CA" Commercial and Artcraft District
"POD" Pedestrian Oriented District
"CDO" Community Design Overlay District
"MU" Mixed Use District
"FH" Fence Height District
"SN" Sign District
"RFA" Residential Floor Area District
"CPIO" Community Plan Implementation Overlay

The "Zoning Map" is amended to indicate these districts and the boundaries of each district.

Land classified in an "O" Oil Drilling District, "S" Animal Slaughtering District, "G" Surface Mining District, "RPD" Residential Planned Development District, "K" Equinekeeping District, "CA" Commercial and Artcraft District, "POD" Pedestrian Oriented District, "CDO" Community Design Overlay District, "MU" Mixed Use District, "FH" Fence Height District, "SN" Sign District, "RFA" Residential Floor Area District or "CPIO" Community Plan Implementation Overlay is also classified in one or more zones, and land classified in the P Automobile Parking Zone may also be classified in an "A" or "R" Zone.

These classifications are indicated on the "Zoning Map" with a combination of symbols, e.g., R2-2-O, C2-4-S, M1-3-G, M1-1-P and R2-O, C2-G, etc., where height districts have not been established.

Section 2. The list contained in Paragraph (b) of Subdivision 1 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is amended by adding a new entry to read "CPIO" Community Plan Implementation Overlay District at the end of the list:
(b) Districts. In order to carry out the provisions of this article, the following districts are established:

"O" Oil Drilling District
"S" Animal Slaughtering
"G" Surface Mining District
"RPD" Residential Planned Development District
"K" Equinekeeping District
"CA" Commercial and Aircraft District
"POD" Pedestrian Oriented District
"CDO" Community Design Overlay District
"MU" Mixed Use District
"FH" Fence Height District
"SN" Sign District
"RFA" Residential Floor Area District
"CPIO" Community Plan Implementation Overlay District

Section 3. Subparagraph (2) of Paragraph (c) of Subdivision 1 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is amended to read:

(2) Additional Requirements for Application. One or more of the owners or lessees of property within the boundaries of the proposed district may submit a verified application for the establishment of a district. An application for the establishment of a Commercial and Aircraft District, a Pedestrian Oriented District, an Equinekeeping District, a Community Design Overlay District, a Mixed Use District, a Sign District, a Residential Floor Area District, or a Community Plan Implementation Overlay District shall contain the signatures of at least 75 percent of the owners or lessees of property within the proposed district. An application for the establishment of a Fence Height District shall contain the signatures of at least 50 percent of the owners or lessees of property with the proposed district. An application shall be accompanied by any information deemed necessary by the Department. If establishment of a district is initiated by the City Council, City Planning Commission, or Director of Planning, the signatures of the property owners or lessees shall not be required.

Section 4. Subparagraph (iii) of Subparagraph (3) of Paragraph (c) of Subdivision 1 of Subsection S of Section 12.32 is amended to read:

(iii) Time for Commission to Act on Application. The City Planning Commission shall act on an application to establish an "O", "S", "G", "K", "CA", "POD", "CDO", "MU", "FH", "SN", "RFA", or "CPIO" within 75 days from the date of the filing of the application. The City Planning Commission shall act on an application to establish an "RPD" District within 75 days from the receipt of the Subdivision Committee report and recommendation. The City Planning Commission shall act on proceedings initiated by the Council within 75 days of receipt of that action from the Council, or within the time that the Council may otherwise specify.
Section 5. Article 3 of Chapter 1 of the Los Angeles Municipal Code is amended by adding a new Section 13.XX to read:

Section 13.XX. "CPIO" COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT

A. Purpose. This section sets forth procedures, guidelines, and standards for the establishment of a Community Plan Implementation Overlay (CPIO) District within any zone throughout the City. The purpose of the CPIO District is to implement supplemental development standards tailored to each Community Plan area in order to:

1. Ensure that development enhances the unique architectural, environmental, and cultural qualities of each Community Plan Area while maintaining compatibility in scale, intensity, and density;

2. Create a simple approval process to enable infill development that will positively impact communities.

B. Relationship to Other Zoning Regulations. Where the provisions of a "CPIO" Community Plan Implementation Overlay conflict with those of a Specific Plan or Historic Preservation Overlay Zone (HPOZ), then the provisions of the Specific Plan or HPOZ shall prevail. Regulations contained in the CPIO dealing with uses, height, Floor Area Ratio, and/or signage shall be more restrictive than applicable regulations in the underlying zone(s) and other supplemental use districts. If the provisions of the CPIO conflict with any other city-wide regulations in the Los Angeles Municipal Code or supplemental use districts other than a HPOZ, then the requirements of the CPIO shall prevail.

C. Establishment of CPIO District – Director’s Authority. The City Council may adopt new districts, or change boundaries of districts, by following the procedures set forth in Section 12.32 S of this Code; however each CPIO District shall also comply with the following provisions:

1. Requirements. A CPIO District may be initiated for any Community Plan Area if consistent with the policies of that plan. A CPIO shall have a minimum of one mapped district subarea to enable the initiation and activation of a CPIO District for an entire Community Plan Area.

2. Initiation. At the time of establishment, the Director of Planning may establish a zoning classification to indicate the Community Plan Area in which the CPIO is located and the corresponding Subarea as defined in Section E.

3. Amendments to a CPIO. The City Council, City Planning Commission or Director of Planning shall have the authority to initiate an amendment to a CPIO District or its subareas, or to adopt additional subareas within an established CPIO District. The procedures for amending the CPIO are set forth in Subsections A, C, and E of Section 12.32.

4. Findings for Establishment of a CPIO District. In adopting a CPIO District, the City Council shall find that: The regulations of the Community Plan
Implementation Overlay District are necessary to implement the programs, policies, or urban design guidelines of the Community Plan for that area.

D. Definitions.

1. Community Plan Implementation Overlay (CPIO) District. A defined area with supplemental development regulations which implement goals and policies in a Community Plan. A CPIO District shares the boundaries of a Community Plan and contains at least one Subarea.

2. Community Plan Implementation Overlay (CPIO) Subarea. A further defined area within the CPIO District in which Community Plan programs and/or policies are implemented through supplemental development regulations. Subareas may be contiguous or non-contiguous parcels characterized by common community plan goals, themes and policies and grouped by a common boundary.

E. Content of a CPIO District. The City Council by separate ordinance shall adopt the applicable development and design standards of each Community Plan Implementation Overlay District and/or Subarea. In addition, each CPIO District shall contain the following:

1. Subarea Boundaries. Only sites within mapped Districts and/or Subareas shall be subject to the regulations and processes of the CPIO District.

2. Project. Each CPIO District and/or Subarea shall contain a definition of what constitutes a Project for the whole District or within each Subarea; and

3. Development Regulations. Supplemental development regulations may apply to any zone within a Community Plan Implementation Overlay Subarea.


F. Review Procedures for Projects within a CPIO District. The Department of Building and Safety shall not issue a grading permit, foundation permit, building permit, or use of land permit for a Project within a Community Plan Implementation Overlay District unless a CPIO District approval has been issued.

1. Application, Form and Contents. To obtain a Community Plan Implementation Overlay approval, an application shall be filed with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application and the guidelines adopted by the Director of Planning. Prior to deeming the application complete, the Director shall determine and, if necessary, advise the applicant of the processes to be followed, materials to be submitted, and fees to be paid. The application fees for CPIO Approval shall be as set forth in Section 19.01x of the Los Angeles Municipal Code.
2. **Limitations.** CPIO Approval shall not imply compliance with any other applicable provisions of the Los Angeles Municipal Code.

3. **Sign Off Approvals.** Projects that comply with the provisions of an adopted CPIO ordinance shall submit plans to the Director of Planning for conformance review and ministerial sign off. The Director of Planning or designee shall have 30 days to review the Project for compliance with the supplemental development regulations. Projects which do not comply with the applicable CPIO District regulations, may request relief through procedures set forth in Sections H and I.

**G. Community Plan Implementation Overlay Adjustment – Authority of the Director of Planning With Appeals to the Area Planning Commission.** The Director of Planning or the Director’s designee shall have initial decision-making authority to grant a CPIO Adjustment for adjustments of up to 20 percent, unless a smaller deviation amount is specified.

1. **Limitations.** A CPIO Adjustment shall be limited to deviations of up to 20 percent from quantitative development standards in an adopted CPIO Subarea or minor adjustments from qualitative CPIO design guidelines, or regulations which do not substantially alter the execution or intent of those regulations to a proposed Project.

Each adopted CPIO ordinance shall indicate those development regulations eligible for relief through this Section. If an application requests more than one CPIO Adjustment, the Director may determine and advise the applicant, prior to the application being deemed complete, that the request be filed and processed as a CPIO Exception, pursuant to Subsection H of this section. Projects seeking relief from any development regulation which contains prohibition language, or development regulations not otherwise designated in the CPIO to qualify for adjustments, shall be addressed through the exception procedures listed under Section H.

2. **Findings.** The determination by the Director shall include written findings in support of the determination. In order to approve a proposed project pursuant to this subsection, the Director must find that:

   (a) There are special circumstances applicable to the project or project site which make the strict application of the "CPIO" regulation(s) impractical;

   (b) In granting the adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with the purpose and intent of all applicable "CPIO" regulations;

   (c) In granting the adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way;
(d) The project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible; and

(e) The project is compatible with the neighborhood character of the Community Plan Implementation Overlay District Subarea.

3. The CPIO Adjustment shall follow procedures for Time Limit, Transmittal of Written Decision, Effective Date of Initial Decision, Expiration, Failure to Act — Transfer of Jurisdiction, and Appeals set forth in Section 11.5.7, Subsections C 4-6.

H. Exceptions from a “CPIO” — Area Planning Commission with Appeals to the City Council.

1. Authority of the Area Planning Commission. The Area Planning Commission shall have initial decision-making authority for granting exceptions from “CPIO” regulations. In accordance with Subsection D of Section 12.24, the Area Planning Commission shall hold a hearing at which evidence is taken.

In granting an exception from a “CPIO”, the Area Planning Commission shall impose conditions to remedy any resulting disparity of privilege and that are necessary to protect the public health, safety, welfare and assure compliance with the objectives of the general plan and the purpose and intent of the “CPIO” District. An exception from a “CPIO” regulation shall not be used to grant a special privilege, nor to grant relief from self-imposed hardships.

2. Findings. The Area Planning Commission may permit an exception from a “CPIO” regulation if it makes all the following findings:

(a) That the strict application of the regulations of the “CPIO” to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the “CPIO” District and the subject regulations;

(b) That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the “CPIO” District and/or Subarea;

(c) That an exception from the “CPIO” regulation is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the “CPIO” District and/or Subarea in the same zone and vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;
(d) That the granting of an exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property; and

(e) That the granting of an exception will be consistent with the principles, intent and goals of the "CPIO" District and/or Subarea and any applicable element of the general plan.


Section 6. The City Clerk shall certify...
§ 13.07  GENERAL PROVISIONS AND ZONING

3. Notification to Department of Building and Safety. When a determination of the Director becomes final, the Director or Director's designee shall send a written notice of the determination to the Department of Building and Safety. If the Director approves the Project, this approval shall be so indicated on the building permit application and building plans.

SEC. 13.08. “CDO” COMMUNITY DESIGN OVERLAY DISTRICT.
(New Sec. 13.08 Added by Ord. No. 172,032, Eff. 6/29/98.)

A. Purpose. This section sets forth procedures and standards for the establishment of Community Design Overlay Districts throughout the City. The purpose of the Community Design Overlay district is to:

1. Assure that development within communities is in accordance with community design policies adopted in the Community Plans, and with the Community Design Guidelines and Standards;

2. Promote the distinctive character, stability and visual quality of existing neighborhoods and communities by ensuring that development visually provides a sense of place in terms of design within the Community Design Overlay District by considering the unique architectural character and environmental setting of the district;

3. Assist in improving the visual attractiveness of multi-family housing available to meet the needs of all social and economic groups within the community;

4. Protect areas of natural scenic beauty, cultural or environmental interest;

5. Prevent the development of structures or uses which are not of acceptable exterior design or appearance; and

6. Protect the integrity of previously attained entitlements.

7. Provide for on-going community involvement in project design and evolution of guidelines.

B. Establishment of District. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) The City Council may establish new districts, or change boundaries of districts, by following the procedures set forth in Section 12.32S of this Code. A district may encompass all or portions of the area of a community plan, as recommended by the policies of that plan. Precise boundaries are required at the time of application or initiation of an individual Community Design Overlay District. A Community Design Overlay District shall not encompass an area designated as an Historic Preservation Overlay Zone pursuant to Section 12.20.3 of this Code.

C. Definitions. For the purpose of this section, the following words and phrases are defined as follows:

1. Design Overlay Plans. A document or documents which pictorially describe, by professionally accepted architectural graphic techniques, the location, appearance, configuration and dimensions of any proposed buildings, structures and site improvements including but not limited to landscaping, walls and fences, roof equipment, pole signs, monument signs, and parking areas.

2. Project. The erection, construction, addition to, or exterior structural alteration of any building or structure, including, but not limited to, pole signs and/or monument signs located in a Community Design Overlay District. A Project does not include construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street; or (3) a residential building on a parcel or lot which is developed entirely as a residential use and consists of four or fewer dwelling units, unless expressly provided for in a Community Design Overlay District established pursuant to this section.

3. Citizen Advisory Committee. A committee appointed by the Councilmember(s) pursuant to Subsection D2 of this section in whose District a Community Design Overlay District is established, who shall assist the Planning Department in the development of Design Guidelines and Standards.

D. Approval of Guidelines and Standards. In establishing any individual Community Design Overlay District, the Director of Planning shall prepare, and the City
landscaping in good healthy condition and shall keep planted areas free of weeds and trash.

8. Special Theme or Other Provisions. A special theme or architectural style may be defined for an individual POD. Special requirements or guidelines directed at preserving such theme may be adopted with the establishment of an individual POD. Such requirements may include, but not be limited to, standards pertaining to uniform theme lighting, art works, sculpture, landscaping, street furniture, sidewalk design, and setbacks.


(a) Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, no person shall erect the following signs as defined in Section 91.6203 of the Los Angeles municipal Code:

(i) off-site commercial signs, except that existing legally erected off-site commercial signs may be replaced on the same or a new site provided that the location and sign otherwise meet all current ordinance requirements of Division 62 (Signs), Section 91.6220 (Off-site signs);

(ii) pole signs,

(iii) projecting signs; or

(iv) roof signs advertising individual businesses.

Signs advertising the entire POD are permitted if approved by the Director of Planning.

(b) Monument signs and information signs for individual businesses may be approved as part of an overall POD plan or design.

11. Utilities. Where possible, all new utility lines for any individual building or proposed within a POD shall be installed underground.

F. Director's Determination. If a proposed Project fails to meet the development standards in Subsection E above, or the standards in a specific pedestrian oriented district ordinance, whichever are applicable, the applicant may apply to the Director of Planning for a Director's Determination. Such application shall be filed in the public office of the Department of City Planning upon a form prescribed for that purpose. The filing fee shall be equivalent to that established for "Approval of plan required for Supplemental Use District", set forth in Section 19.01A of the Los Angeles Municipal Code. The application shall be accompanied by architectural, landscape and structural plans for the Project, or other information, to the satisfaction of the Director of Planning. All ground floor uses for the Project shall be clearly identified.

1. Determination. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) The Director or the Director's designee shall make a determination of approval or conditional approval within 25 days of the Department's acceptance of an application. Notice of the Director's determination shall be mailed to the applicant, the Councilmember in whose District the project is located, and to all owners and lessees of property within a radius of 500 feet of the project. The determination by the Director shall include written findings in support of the determination. In order to approve a proposed construction project pursuant to this subsection, the Director must find that:

(a) If adjacent to a cultural resource that the project will be compatible in scale (i.e., bulk, height, setbacks) to that resource.

(b) The project conforms with the intent of the development regulations contained in Subsection E of this section.

(c) The project is compatible with the architectural character of the Pedestrian Oriented District where the character is defined pursuant to the ordinance establishing that district.

(d) The project complies with theme requirements or other special provisions when required in the individual Pedestrian Oriented District.

(e) The project is consistent with the General Plan.

2. Appeals. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) The determination of the Director shall become final after an elapsed period of 15 days from the date of mailing of the determination to the applicant, unless an appeal is filed with the Area Planning Commission within that period. Appeals shall be processed in accordance with Section 12.24B through f of this Code, except as otherwise provided here.
Planning Commission shall approve by resolution, Community Design Guidelines and Standards applicable to
design overlay areas. These Guidelines and Standards shall be adopted or amended according to the following
procedures and criteria:

1. Initiation. Preparation or amendment of the Guidelines and Standards may be initiated by the
Director of Planning, the City Planning Commission or City Council.

2. Preparation and Content. Upon initiation, the Director shall prepare, or cause to be prepared,
proposed Guidelines and Standards based on the design policies contained in the Community Plan. At the
option of the Council District, the Director shall utilize Advisory Boards in the development of design
standards for individual communities and neighborhoods. The Guidelines and Standards shall be
organized into those which are anticipated to be superseded by future citywide standards, and those that
are necessary to protect the unique architectural and environmental features of the Community Design
Overlay District.

The Guidelines and Standards are in addition to those set forth in the planning and zoning provisions of
Los Angeles Municipal Code (LAMC) Chapter I, as amended, and any other relevant ordinances and do not
convey any rights not otherwise granted under the provisions and procedures contained in that chapter
and other relevant ordinances, except as specifically provided herein.

Furthermore, nothing in the Guidelines and Standards shall interfere with any previously granted
entitlements, nor shall they restrict any right authorized in the underlying zone or height district.

At the option of the Councilmember(s), a Citizen Advisory Committee shall be appointed to assist in
development of Guidelines and Standards. The Citizen Advisory Committee shall be appointed by the
Councilmember in whose district the Community Design Overlay District is established, and the
committee shall consist of a minimum of five and a maximum of seven voting members, each serving a
term of office of four years, the terms being staggered so that at least one term becomes vacated on each
successive year. The chairperson and vice chairperson shall be elected annually by a majority of the
committee. The suggested composition of membership is as follows: two architects and two professionals
from the following or related fields: planning, urban design and landscape architecture, or construction.
The remaining member or members need not be design professionals. All members shall reside, operate a
business, or be employed within the community plan area(s) in which the Community Design Overlay
District is located.

3. Commission Hearing and Notice. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper.
7/1/00.) The proposed or amended Guidelines and Standards shall be set for a public hearing before the
City Planning Commission or a hearing officer as directed by the City Planning Commission prior to the
Commission action. Notice of the hearing shall be given as provided in Section 12.24D2 of this Code.

4. Reports. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) If a hearing officer is
designated to conduct the public hearing, after the conclusion of the hearing, the hearing officer shall
submit his report to the City Planning Commission within a period of time as may be fixed by the
Commission, setting forth his or her conclusions and recommendations in writing and stating briefly the
reasons therefor.

5. Decision by City Planning Commission. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper.
7/1/00.) The City Planning Commission shall, by resolution, approve, modify or disapprove the
proposed Guidelines and Standards. If the City Planning Commission fails to act within 75 days from
the receipt of the report and recommendation of the Planning Department, the proposed Guidelines and
Standards shall be automatically submitted to the City Council for action. In approving the Guidelines and
Standards, the City Planning Commission or Council shall find that they are consistent with the policies of
the adopted Community Plan and the purposes of this section.

E. Design Overlay Plan Approvals. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) Within a
Community Design Overlay District, no building permit shall be issued for any project, and no person shall perform
any construction work on a Project, until a Design Overlay Plan has been submitted and approved according to the
following procedures. No building permit shall be issued for any project, and no person shall do any construction
work on a project except in conformance with the approved Design Overlay Plan.
**EXCEPTION:** No Design Overlay Plan approval shall be required for any project until the Guidelines and Standards have been approved.

1. **Approval Authority.** The Director of Planning, or his or her designee, shall approve or conditionally approve Design Overlay Plans if the plans comply with the provisions of approved Community Design Guidelines and Standards. An approval of a Design Overlay Plan by the Director of Planning, or his or her designee, shall be appealable to the Area Planning Commission.

2. **Procedures.**
   
   (a) **Application.** An application for a Design Overlay Plan approval shall be filed with the Department of City Planning on the prescribed form, and shall be accompanied by any required materials. The application shall not be considered complete unless and until the form has been properly completed, all required information has been provided and the filing fee set forth in Section 19.01T of this Code has been paid.

   (b) **Action of Director.** The Director of Planning, or his or her designee, shall make a determination within 20 working days from the date of the filing of a completed application and the payment of the applicable fee. This time limit may be extended by mutual written agreement of the applicant and the Director.

   (c) **Transfer of Jurisdiction.** If the Director or his or her designee fails to make a determination within the prescribed time period, the applicant may file a request for a transfer of jurisdiction to the Area Planning Commission for a determination on the original application, in which case, the Director shall lose jurisdiction. This request shall be filed in the public office of the Department of City Planning. Once filed, the request and the Department file shall be transmitted to the Area Planning Commission for action.

3. **Findings.** The Director of Planning, or the Area Planning Commission on appeal, shall approve a Design Overlay Plan as requested or in modified form if, based on the application and the evidence submitted, if the Director or Area Commission determines that it satisfies all of the following requirements:

   (a) The project substantially complies with the adopted Community Design Overlay Guidelines and Standards.

   (b) The structures, site plan and landscaping are harmonious in scale and design with existing development and any cultural, scenic or environmental resources adjacent to the site and in the vicinity.

4. **Notice of Director's Determination.** Within five working days following the decision, a Notice of the Director's Determination, and copies of the approved plans, shall be mailed to the applicant, the Councilmember in whose district the Project is located, the Citizen Advisory Committee, and any persons or organizations commenting on the application or requesting a Notice.

5. **Effective Date and Appeal.**
   
   (a) The Director's determination shall become effective and final 15 days after the date of mailing the Notice of Director's Determination to the applicant, unless an appeal is filed with the Area Planning Commission within that period.

   (b) An applicant, member of the City Council, or any other interested person adversely affected may appeal the Director's decision to the Area Commission. Appeals shall be processed in the manner prescribed in Section 16.05H of this Code, except as otherwise provided here.

6. **Notice to Building and Safety.** The Director of Planning shall notify the Department of Building and Safety of the final approval action of the Design Overlay Plan.

**SEC. 13.09. MIXED USE DISTRICT.**

(New Sec. 13.09 Added by Ord. No. 172,171, Eff. 9/27/98.)

A. **Purpose.** The purpose of the Mixed Use District is to implement the General Plan by encouraging land uses that combine Commercial Uses and dwelling units in order to reduce vehicle trips and vehicle miles traveled by locating residents, jobs, and services near each other; to improve air quality through a reduction of vehicle trips and vehicle miles traveled; to support the transit system; to promote economic vitality and the revitalization of areas of special need; to provide for a variety of housing opportunities, including senior housing; to improve the efficiency of public services,