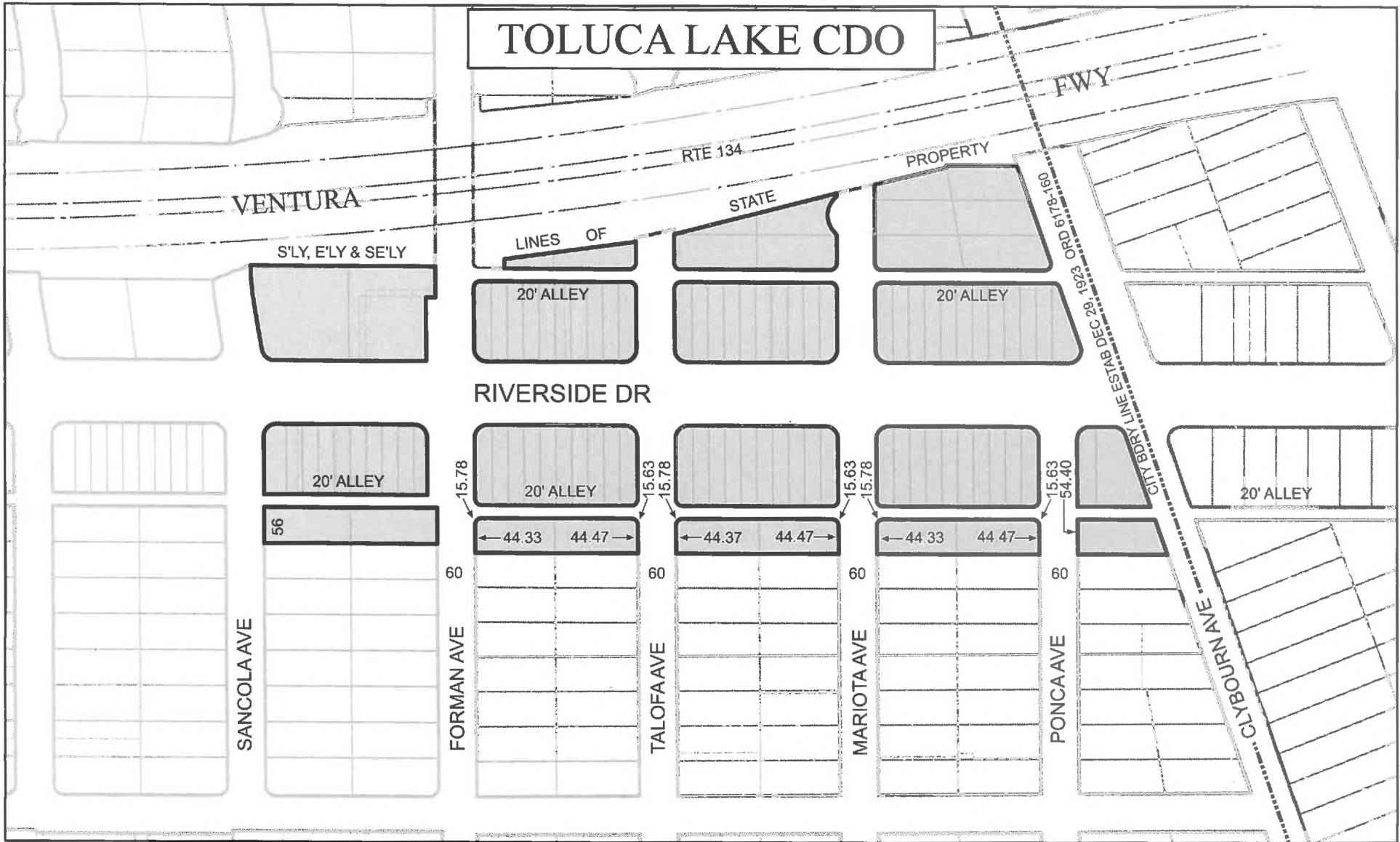


ORDINANCE NO. 184366

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Section ____ Section 12.04 of the Los Angeles municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

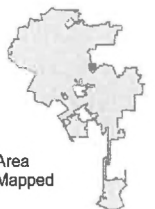
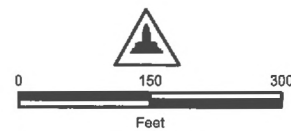


TOLUCA LAKE CDO



- | | |
|------------------------|----------------------|
| FROM R1-1-CDO | TO R1-1-CDO |
| FROM P-1-CDO | TO [Q]P-1-CDO |
| FROM P-1VL-CDO | TO [Q]P-1VL-CDO |
| FROM [Q]C2-1VL-CDO | TO [Q]C2-1VL-CDO |
| FROM [Q]RD3-1-CDO-RIO | TO [Q]RD3-1-CDO-RIO |
| FROM [Q]C2-1VL-CDO-RIO | TO [Q]C2-1VL-CDO-RIO |

ZONE CHANGE ORDINANCE MAP



Area Mapped

C.M. 168 B 181, 165 B 177
165 B 181

CPC-2013-3862-CDO

102715

AA/cf




Section __. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of JUN 14 2016.

Holly L. Wolcott, City Clerk

By  Deputy

Approved 6/17/16

 Mayor

Pursuant to Section 558 of the City Charter, the City Planning Commission on March 24, 2016 recommends this ordinance be adopted by the City Council.


James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. 16-0383

[Q] QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Site Planning

1. Projects located within the Village shall consider Riverside Drive the primary frontage for the purpose of determining a front yard.
2. The ground floor building frontage along Riverside Drive, and along intersecting streets for a minimum of 40 feet in depth, shall be dedicated to commercial uses with exceptions only for those portions used for pedestrian or vehicular access, and or building lobbies, storage, and/or internal circulation space.
3. All ground floor commercial space within the Village shall be no less than 25 feet in depth.
4. No single storefront, premise, or ground floor use shall exceed 50 linear feet of Riverside Drive street frontage.
5. A primary entrance to each ground floor premise that faces Riverside Drive shall be provided from the adjacent sidewalk frontage and shall be open and accessible during normal business hours.
6. Surface parking areas are not permitted within 40 feet of property lines fronting Riverside Drive and are not permitted at above-grade levels on lots and parcels fronting Riverside Drive. On-site accessory surface parking shall not be constructed between front property lines and the primary building or use.
7. New curb cuts for vehicular access shall not be allowed along Riverside Drive. Access to parking shall be from intersecting streets or alleys.
8. All projects that involve construction of a new building shall provide a minimum 3-foot wide and 10-foot high landscape transition zone immediately behind the front property line along all street frontages. Architectural projections such as bay windows, show windows, maximum 18-inch planter boxes, and other architectural components at the ground floor level along the sidewalk property lines may be allowed within this transition zone, however such architectural components may not exceed 70-percent of the building facade.
9. All projects that involve construction of a new building shall provide a minimum 5-foot wide landscape transition zone that is open to the sky, along the property line where a parcel abuts an alley.

B. Height and Massing

1. At Riverside Drive, all buildings shall step-back a minimum of 40 feet from the front property line above 33 feet in height.
2. Buildings located on the south side of Alley B shall not exceed 33 feet in height.
3. At all alleys, building shall step back from the alley property line a minimum of 8 feet above 33 feet in height.
4. Ground level uses fronting Riverside Drive shall have a minimum clear ceiling height of 12 feet.

C. Building Frontages

1. Storefronts shall be oriented toward Riverside Drive and adjacent public streets. A minimum of 70 percent of the building facade at ground level shall

consist of transparent storefront display windows and doors allowing interior views.

2. An entrance to a storefront, building entry, building lobby, or interior space shall occur at least once every 50 feet along Riverside Drive.

D. Signage

1. With the exception of window signs, total area of all sign types shall not exceed 1.5 square feet in area for each foot of street frontage of the building or storefront.
2. Window signs shall be limited to 1 per individual show window, storefront, or entry, and shall not exceed 4 square feet in size or 10 percent of the window area, whichever is less.
3. Each premise or storefront with a pedestrian entrance on a public street shall have a maximum of one wall sign. If the premise abuts an additional street, alley, or parking area, an additional wall sign can be utilized on the building at that location.
4. The following types of signs are prohibited:
 - a. Monument signs
 - b. Illuminated architectural canopy signs
 - c. Pole Signs
 - d. Marquee Signs, and
 - e. Flashing, mechanical, or strobe lights

DECLARATION OF POSTING ORDINANCE

I, JUAN VERANO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No.184366 – Zone Change establishing the community design overlay development regulations as [Q] qualified to various parcels fronting Riverside Drive in Council District Four – CPC-2013-3862-CDO – a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **June 14, 2016**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **June 20, 2016** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **June 20, 2016** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **20th** day of **June 2016** at Los Angeles, California.



Juan Verano, Deputy City Clerk

Ordinance Effective Date: July 30, 2016

Council File No. 16-0383