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ORDINANCE NO. 168937

An ordinance establishing a Specific Plan for the Devonshire/Topanga Corridor.

WHEREAS, the Chatsworth-Porter Ranch District Plan provides for the development of a Specific Plan for commercial areas along Devonshire Street and Topanga Canyon Boulevard for the purposes of designating land uses, building intensities and heights, parking and landscape requirements, and other improvements in conformance with the District Plan; and

WHEREAS, the Devonshire/Topanga corridor through the Chatsworth Community is unique by virtue of the historic background of the area and the adjacent large lot rural residential properties; and

WHEREAS, there is a need to provide for continued economic viability of the area for both residents and businesses alike; and

WHEREAS, in order to create a more unified appearance along the corridor and to protect it from unsightly or inappropriate architectural styles that do not further the goals or objectives of this Specific Plan; and

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1 **WHEREAS**, in order to assure that development
2 proceeds in an orderly fashion and in conformance with the
3 General Plan of the City of Los Angeles, it is necessary to
4 adopt the following Specific Plan;

5
6 **NOW THEREFORE,**

7 **THE PEOPLE OF THE CITY OF LOS ANGELES**

8 **DO ORDAIN AS FOLLOWS:**

9
10 **Section 1. ESTABLISHMENT OF THE SPECIFIC PLAN.**

11 A. The Devonshire/Topanga Corridor Specific Plan is
12 hereby established in the area of the City of Los Angeles
13 as shown on the attached map within the dashed lines
14 thereon:

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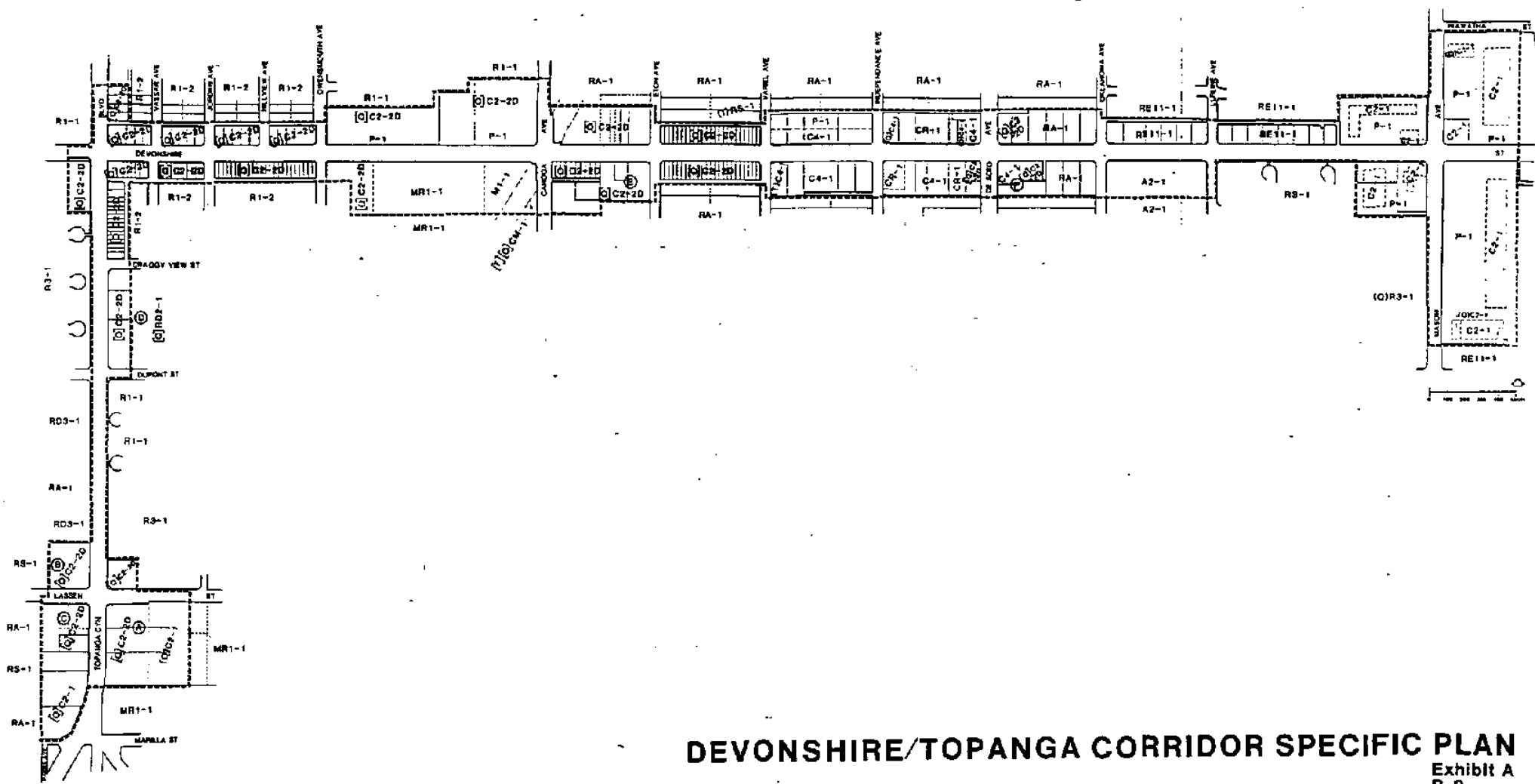
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DEVONSHIRE/TOPANGA CORRIDOR SPECIFIC PLAN
 Exhibit A
 B-3

1 B. Relationship to other provisions of the Los
2 Angeles Municipal Code.

3 1. The regulations of this Specific Plan are
4 in addition to those set forth in the planning and
5 zoning provisions of Chapter I of the Los Angeles
6 Municipal Code (LAMC), as amended, and any other
7 relevant ordinances, and do not convey any rights
8 not otherwise granted under the provisions and
9 procedures contained in that Chapter, and other
10 relevant ordinances except as specifically provided
11 herein.

12 2. Wherever this Specific Plan contains
13 provisions which require greater setbacks
14 restricted yards, lower densities, lower heights,
15 restricted uses, greater parking requirements or
16 other greater restrictions or limitations on
17 development than would be allowed pursuant to the
18 provisions contained in LAMC Chapter I, the
19 Specific Plan shall prevail and supersede the
20 applicable provisions of that Code.

21 3. The procedures for the granting of
22 exceptions to the requirements of this Specific
23 Plan are set forth in LAMC Section 11.5.7 D. In
24 approving an exception from this Specific Plan
25 pursuant to Section 11.5.7 D, the City Planning
26 Commission may simultaneously approve any
27 conditional use under its jurisdiction. Only one
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1 fee shall be required for joint applications.
2

3 Sec. 2. **PURPOSE.** The Devonshire/Topanga Corridor
4 is a significant commercial area. The purposes of this
5 Specific Plan are as follows:

6 A. To insure that future commercial development in
7 the area occurs in a manner which is compatible with the
8 surrounding residential community and with the capacity
9 of the circulation system as defined in the Chatsworth-
10 Porter Ranch District Plan;

11 B. To enhance the aesthetic qualities of
12 development within the Chatsworth Corridor by the
13 establishment of uses in conformance with the provisions
14 of the C4 Zone;

15 C. To protect existing commercial areas from
16 intrusions of poor quality, or inappropriate industrial-
17 type land uses;

18 D. To assure that development within the Specific
19 Plan Area incorporates design characteristics that
20 provide a unifying element to the Devonshire/Topanga
21 Corridor Specific Plan Area;

22 E. To regulate the intensity of development within
23 the area and to assure that adequate off-street parking
24 is provided;

25 F. To preserve, to the maximum extent possible,
26 mature and healthy trees and to introduce new vegetation
27 within the Specific Plan area;

1 G. To promote orderly, attractive, and harmonious
2 development, minimize negative environmental effects of
3 development, stabilize land values and investments and
4 promote the general welfare by prohibiting buildings,
5 structures, or uses which are inconsistent with the
6 purposes or standards of this Specific Plan or which are
7 inappropriate to their sites, surroundings, traffic
8 circulation impacts or their environmental settings; and

9 H. To adequately buffer nearby single-family
10 residential uses from all new development to the extent
11 feasible.

12
13 **Sec. 3. DEFINITIONS.** The following words, whenever
14 used in this Ordinance, shall be construed as defined in this
15 section. Words and phrases not defined herein shall be
16 construed as defined in LAMC Section 12.03. Words and phrases
17 not defined therein shall be construed as defined in LAMC
18 Chapter IX, if defined therein.

19 **Building Frontage.** Any wall of a building or
20 structure which abuts or faces a public street adjacent
21 to the lot on which the building or structure is located.

22 **Extensive Remodeling.** The alteration of, or
23 addition to, any existing building or structure in which
24 the aggregate value of such work, in any one twelve month
25 period, exceeds 75 percent of the building's or
26 structure's replacement value. The valuation shall be
27 determined by the Department of Building and Safety.

1 **Height.** The vertical distance measured from the top
2 of the adjacent curb to the highest point of the roof.
3 The height shall include all architectural projections
4 and shall exclude any equipment rooms or heating/air
5 conditioning units, attached to the roof or similar
6 equipment as described in Section 12.21.1.

7 **Medical and/or Dental Building.** Any building or
8 structure in which more than thirty percent of the floor
9 area is devoted to the examination, diagnosis or
10 treatment of physical or psychological disorders of
11 outpatients.

12 **Open Space.** Land which is free of buildings,
13 surface parking for automobiles or trucks or other
14 improvements, except for driveways, walkways or
15 recreational facilities.

16 **Project.** The erection, construction, structural
17 alteration of or addition to any building or structure
18 which requires the issuance of a building or grading
19 permit. This term shall include work on architectural
20 projections attached to the exterior walls or roof
21 structures which requires the issuance of a building
22 permit.

23 **Rotating Sign.** Any sign in which the sign face
24 revolves in a circular motion on top of the structure on
25 which it is mounted.

26 **Serving Area.** The general seating area, including
27 any outdoor seating area, of a restaurant excluding
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1 stages, restrooms, storage, kitchens and areas not
2 designated for public use.

3 **Spanish Colonial Architecture.** A style of
4 architecture generally distinguished by stucco walls, low
5 pitched tile roofs, decorative iron work for windows and
6 doors and earth toned or white in color. (See Appendix
7 "A").

8 **Western Frontier Heritage Architecture.** A variety
9 of architectural styles typically found in California
10 from 1800 to 1900. These architectural styles are
11 described in: 1. Identifying American Architecture by
12 John J. G. Blumenson, and/or 2. Historical and Cultural
13 Resource Survey Guide by the City of Los Angeles Bureau
14 of Engineering.

15
16 **Sec. 4. LAND USE.** All land uses in the Specific
17 Plan Area shall be consistent with the land use designations
18 in the Chatsworth-Porter Ranch District Plan and with the
19 additional regulations in this Specific Plan. For
20 commercially zoned properties:

21 A. Any use permitted in the C4 Zone shall be
22 allowed, except on those properties zoned for more
23 restrictive uses, with the following limitations:

24 1. Buildings and structures used for the following
25 existing uses may undergo extensive remodeling. However,
26 such buildings or structures and any additions and
27 enlargements thereto shall be made to conform with the

1 regulations of this Specific Plan:

2 Automobile Laundry or Wash Rack (Car Wash);

3 Automobile Lubrication Station;

4 Automobile Refueling Station (Gas Station);

5 Drive-Through Fast-Food Establishment;

6 Contractor's Storage Yard;

7 Hospital;

8 Motel;

9 Laundry or dry cleaning establishment;

10 Refreshment Stand;

11 2. The following new uses shall not be permitted:

12 Automobile Refueling Station (Gas Station);

13 Contractor's Storage Yard;

14 Drive-Through Fast-Food Establishment;

15 Farm Machinery Sales/Service;

16 Frozen Food Locker;

17 Motel;

18 Mobile Home Sales;

19 Monument and Tomb Stone;

20 Motorcycle or Scooter Sales and Service;

21 Parcel Delivery Service;

22 Record or Tape Recording Studio;

23 Refreshment Stand;

24 Repair Garage, except that repair garages allowed by

25 LAMC Section 12.16 A2(Y) shall be permitted;

26 Safe and Vault Repair;

27 Scooter Storage Garage;

1 Taxi Cab Business;

2 Wholesale Business.

3 B. The provisions related to land uses restrictions
4 ("Q"'s and "D"'s) in Ordinance No. 162,508 are hereby
5 incorporated and made a part of this Specific Plan. That
6 ordinance contains site specific restrictions for Sites
7 A through F. If there is a conflict between that
8 ordinance and this Specific Plan, then the provisions
9 which are more restrictive shall apply.

10
11 Sec. 5. **HEIGHT LIMITS.** No building or structure
12 located in whole or in part within the Specific Plan Area
13 shall exceed a maximum of 45 feet in height.

14 The 45 height limit as set forth above shall in no
15 way be construed as granting a right not contained within
16 Ordinance No. 162,508 for site specific locations, Sites A
17 through F, and in any case, the more restrictive ordinance
18 shall apply.

19
20 Sec. 6. **LOT COVERAGE.** Buildings and structures
21 shall cover no more than 50 percent of the lot. This
22 restriction shall apply to the erection or construction of new
23 buildings or structures, and the addition to any existing
24 building or structure within the Specific Plan Area.

25 **EXCEPTION:** If at least 15 percent of the lot
26 is reserved for and permanently maintained as
27 landscaped open space, and if surface parking areas

1 and driveways do not exceed 20 percent of the lot,
2 then up to 65 percent of the lot may be covered by
3 buildings and structures.

4 Lots that are zoned for commercial uses and
5 with a Height District designation of "2D", shall
6 be allowed a maximum floor area ratio of 1.5 to 1.
7
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9 **Sec. 7. BUFFERING.** A solid decorative masonry
10 wall, a minimum six feet in height, shall be constructed along
11 the property line of any commercially zoned lot if its parking
12 or driveway area is adjacent to a single-family residentially
13 zoned or used lot. The wall shall be constructed along the
14 property line adjacent to the residential lot. There shall be
15 no openings, except for a lockable gate for landscape
16 maintenance work and as may be required by the LAMC.
17 Decorative masonry walls shall mean split-face, slump stone,
18 plaster, brick or stone facing with a top cap. Both sides of
19 the wall must be decorative.

20 The above requirements shall not apply to: 1) a
21 property line bordering a single-family lot, if a wall already
22 exists along that property line; or 2) a commercially zoned
23 lot which is separated from single-family zone or used lots by
24 streets, alleys or other public ways.
25

26 **Sec. 8. SETBACKS.** Every lot within the Specific
27 Plan Area shall maintain a landscaped setback of at least five
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1 feet from Devonshire Street and Topanga Canyon Boulevard.
2 This setback may include no more than 150 square feet of
3 driveways and walkways. For lots over 100 feet in width,
4 additional driveways and walkways not exceeding a total of 300
5 square feet shall be permitted. A minimum of 50 percent of
6 this landscaped setback shall be in vegetation.

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9 **Sec. 9. LANDSCAPE MAINTENANCE STANDARD.**

10 **A. Parking Lots.** It shall be the responsibility of
11 the property owner to maintain all landscape features
12 located on private property, including, but not limited
13 to, plant material, signs, walkways, benches, fountains,
14 etc., in accordance with the following criteria: at
15 least ten percent of the total area of an open parking
16 lot shall be landscaped; at least half of the landscaped
17 area shall be with shade producing trees at a ratio of
18 one tree for every four parking spaces. These trees
19 shall be 24 inch box size and be at least 10 feet tall at
20 the time of planting.

21 **B. Maintenance.**

22 1. All features (benches, fountains, etc.)
23 shall be maintained in a condition as near as
24 possible to the original state when installed.

25 2. All landscaped areas shall be equipped
26 with an automatic sprinkler or drip irrigation
27 system designed to conserve water. All vegetation
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1 shall be maintained in a first-class condition at
2 all times.

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4 Sec. 10. **PARKING.** A garage or private off-street
5 parking area shall be provided in connection with and at the
6 time of the erection of any building or structure or for the
7 uses hereinafter specified, or at the time any building or
8 structure is extensively remodeled, or increased in capacity
9 by the addition of floor area or seating capacity that
10 generates more trips than those generated by the existing use
11 as indicated on the Land Use/Vehicle Trip Table contained in
12 Ordinance No. 161,188.

13 A. The number of parking spaces required shall be
14 as follows:

15
16 1. For commercial and office uses, except as
17 hereafter specified, one parking space shall be
18 required for each 300 square feet of floor area;

19 2. For restaurants, one parking space shall
20 be required for each 100 square feet of eating area
21 for outdoor and indoor restaurant uses;

22 3. For hospitals, 2.5 parking spaces shall be
23 required for each bed;

24 4. For theaters, one parking space shall be
25 required for every three seats;

26 5. For gyms, health clubs, aerobic dance
27 studios or similar uses, one parking space shall be
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1 required for each 100 square feet of floor area;

2 6. For beauty salons, nail salons, hair-
3 dressers, barber shops and similar uses, one
4 parking space shall be required for each 100 square
5 feet of floor area.

6 B. For lots of 10,000 square feet or less, no
7 parking shall be permitted in front of a building
8 fronting on a major highway.

9 C. To further assist in alleviating parking
10 congestion within the corridor, commercial property
11 owners are encouraged to apply for a conditional use for
12 the use of certain adjacent residentially zoned lots for
13 parking purposes. This recommendation applies to those
14 residentially zoned lots on both sides of Devonshire
15 Street westerly of Oklahoma Avenue which have frontage on
16 streets that are perpendicular to Devonshire Street.

17 D. Parking Buildings

18 1. Parking buildings or structures shall be
19 limited to two stories in height above the existing
20 grade, measured at the curb. They shall be
21 enclosed and roofed and in no instance shall
22 parking be allowed on the roof.

23 2. For a parking building or structure erected
24 or constructed adjacent to any lot zoned for or
25 developed with a single-family use:

26 As part of its review of the project, the
27 Design Review Board shall make a finding as to

1 whether the parking building or structure will be
2 compatible with the adjacent single-family use.

3 E. If a Project consists of a change of use,
4 extensive remodeling or an addition to an existing
5 building or structure, which increases the height, floor
6 area, number of dwelling units, or number of guest rooms,
7 then the parking requirements of this section shall apply
8 to:

9 (1) The square footage of floor area devoted
10 to the change of use, or

11 (2) The square footage of floor area
12 contained within the extensively remodeled building
13 or addition to the existing building or structure.

14
15 **Sec. 11. DRIVEWAY REVIEW.** Prior to the issuance of
16 building permits for the erection, construction or extensive
17 remodeling of any building or structure within the Specific
18 Plan Area, access driveway plans shall be submitted to, and
19 approved by, the Department of Transportation and the Bureau
20 of Engineering.

21 Any plans relating to access to any commercially
22 zoned lot in the Specific Plan area shall be subject to the
23 review and approval of the District office of the Bureau of
24 Engineering and Department of Transportation. This review
25 shall also include a determination by the Department of
26 Transportation, pursuant to LAMC Section 80.14 relating to
27 left turn movements either entering or exiting commercially

1 zoned properties.

2 Sec. 12. SIGNS

3 A. General Sign Provisions and Prohibitions.

4 1. The Department of Building and Safety
5 shall not issue a permit for a sign unless it
6 complies with this Section. All signs shall comply
7 with the provisions of LAMC Chapter IX, Article 1,
8 Division 62.

9 2. The following signs and sign types are
10 prohibited in the Specific Plan Area:

- 11 1. Projecting signs;
- 12 2. Flashing signs;
- 13 3. Rotating signs;
- 14 4. Banner signs;
- 15 5. Temporary signs.

16 B. The combined sign area of all permanent on-site
17 signs facing a street shall not exceed two square feet
18 for each one foot of linear street frontage of the lot.

19 C. Pole Signs. All on-site pole signs in the
20 Specific Plan Area shall conform to the following:

21 1. The overall height of a pole sign shall
22 not exceed 15 feet for every 25 feet of linear
23 street frontage in excess of 50 feet and shall not
24 exceed a maximum height of 30 feet.

25 2. The area of a pole sign, as viewed from
26 any one direction, shall not exceed 75 square feet
27 plus 15 square feet for each additional business

1 over five businesses identified on an individual
2 pole sign. However, in no event shall the total
3 area of the pole sign exceed 150 square feet.

4 3. The sign face of any pole sign shall be
5 contained in one continuous area.

6 **D. Off-Site Signs.** All off-site signs in the
7 Specific Plan Area shall conform to the following:

8 1. Existing legally erected off-site signs
9 may be relocated, provided that the new location
10 otherwise meets all requirements of Division 62
11 relating to off-site signs.

12 2. With the exception of Sub-paragraph 1
13 above, no new off-site sign shall be erected within
14 the Devonshire/Topanga Specific Plan area.

15 **E. Amortization.**

16 1. All temporary signs which are made
17 nonconforming by this section shall be completely
18 removed within 90 days from the effective date of
19 this Specific Plan.

20 2. If a nonconforming sign (i) is damaged or
21 partially destroyed by fire, flood, earthquake or
22 other natural disaster to the extent of more than
23 50 percent of its replacement value at the time of
24 the damage or destruction, (ii) repair of the
25 damage or destruction involves more than sign face
26 replacement; and (iii) the sign has not been
27 repaired within 30 days of the date of the damage

1 or destruction, then the damaged sign shall be
2 totally removed within 45 days of the date of the
3 damage or destruction.

4 3. Ninety days after the cessation of a
5 business activity, service, or product whose sign
6 was lawfully erected, any related signs shall be
7 removed, or the face or the sign shall be removed
8 and replaced with blank panels or shall be painted
9 out. This provision shall not apply to a sign
10 which qualifies as an "advertising display" as
11 defined in Section 5202 of the California Business
12 and Professions Code.

13
14 Sec. 13. **SCREENING.** All roof-mounted, pole
15 mounted, or free-standing equipment; i.e., mechanical,
16 electronic, solar and/or ductwork on any building above the
17 roof ridge or parapet wall, whichever is higher, shall be
18 screened from the horizontal view of residentially zoned or
19 used properties, and from the street with materials compatible
20 with the design of the building.

21
22 Sec. 14. **UNDERGROUND UTILITIES.** Where available,
23 new construction shall make provisions in the design phase to
24 provide connections for public utilities underground.

25
26 Sec. 15. **LIGHTING.**

27 A. All exterior light fixtures shall be shielded to
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1 minimize illumination of adjacent properties and to
2 reduce glare. Flood-lighting of buildings shall be
3 prohibited. All exterior lighting, except for purposes
4 of safety, security, and to illuminate signs and existing
5 billboards, shall be turned off at the end of business
6 hours.

7 B. Off-street parking areas shall be lighted with
8 lights having an illumination of not less than 2.0 foot
9 candles averaged over the entire parking area.

10
11 **Sec. 16. DESIGN REVIEW.**

12 A. **Jurisdiction.** No building permit shall be
13 issued for any Project, except for single-family
14 residences and signs, unless plans, elevations, and/or
15 other graphic representations of the Project have been
16 reviewed and approved by the Director of Planning after
17 receipt of recommendations of the Devonshire/Topanga
18 Specific Plan Design Review Board.

19 The City Planning Commission shall review the Design
20 Review Board function after one year of its operation,
21 and shall consider recommendations for changes within 60
22 days of that review.

23 B. **The Devonshire/Topanga Specific Plan Design**
24 **Review Board.**

25 1. **Composition.** The Devonshire/Topanga
26 Specific Plan Design Review Board is hereby
27 established, which shall consist of five voting

1 members and two alternates. The voting members
2 shall be appointed by the Councilmember of the
3 District encompassing the Specific Plan Area and
4 shall live or work in Chatsworth within zip code
5 areas 91311 or 91313. The Board shall be
6 constituted as follows:

7 (a) At least one member and one
8 alternate shall be a licensed architect.

9 (b) At least one member and one
10 alternate shall be qualified either in the
11 discipline of urban planning or of landscape
12 architecture;

13 (c) At least three members shall be
14 members of area homeowners groups or chambers
15 of commerce, or persons who live or work in
16 zip code areas 91311 or 91313.

17 2. **Quorum/Action.** The presence of three
18 voting members shall constitute a quorum. An
19 approval of any proposal shall require the positive
20 vote of three members of the Board.

21
22 3. **Terms.** Members of the Devonshire/Topanga
23 Specific Plan Design Review Board shall be appointed
24 for terms of three years.

25 4, **Vacancies.** In the event a vacancy occurs
26 during the term of a member of the Board, the
27 Councilmember shall make an interim appointment to
28

1 fill out the unexpired term of the member. If the
2 member is required to have specific qualifications,
3 the vacancy shall be filled by a person having such
4 qualifications.

5 5. **Authority and Duties.** The Design Review
6 Board shall make a written recommendation to the
7 Director of Planning on whether a Project complies
8 with the design criteria set forth in this Specific
9 Plan.

10 **C. Design Review Approvals.**

11 1. **Application.** All applications for design
12 review recommendations shall be submitted to the
13 City Planning Department. Applications shall be
14 deemed complete only if all the following are
15 included with the application:

16 a. Site plan (including illustration of
17 shadow impacts on December 21 in accordance
18 with the Subdivision Map Act, Government Code
19 Section 66475.3);

20 b. Landscape plan;

21 c. Elevations (including adjacent
22 buildings or structures);

23 d. Sign plan; and

24 e. Samples of exterior building
25 materials.

26 2. **Fees.**

27 a. A filing fee for processing a design

1 review application shall be charged pursuant
2 to LAMC Section 19.01.

3 b. Fees for filing an appeal of the
4 Director's determination to the Commission or
5 Council by the applicant shall be the same as
6 those for approval of an application required
7 for a Commission plan approval, as established
8 in LAMC Section 19.01.1. Fees for filing an
9 appeal to the Commission or Council by other
10 than the applicant shall be as set forth in
11 LAMC Section 19.01 K.

12 3. **Action of Design Review Board.** The Director
13 of Planning shall refer the application to the
14 Design Review Board for its recommendation within
15 21 days of the Department's acceptance of the
16 complete application.

17 The Design Review Board shall review the
18 Project and submit its findings to the
19 Director within 90 days of such referral.
20 This time limit may be extended for one 15 day
21 period with the mutual consent of the
22 applicant and the Board.

23 The findings shall indicate a
24 recommendation of approval, disapproval, or
25 approval with modifications to the Project.
26 The Board shall make its recommendation on the
27 basis of the following criteria:

1 a. All projects shall conform to
2 the provisions of this Specific Plan.

3 b. All signs relating to the
4 project shall conform to the provisions
5 of this Specific Plan.

6 c. Western Frontier Heritage or
7 Spanish Colonial style of architecture as
8 described in Appendix "A" shall be given
9 primary consideration.

10 d. All proposed buildings or
11 structures shall be designed in such a
12 fashion that all ventilation, heating or
13 air conditioning ducts, tubes, equipment,
14 or other related appurtenances are
15 adequately screened from public view.

16 e. Any exterior treatment of a
17 building or structure including color,
18 texture, windows, or other architectural
19 features shall be applied to all exterior
20 walls in a similar manner.

21 f. The exterior building components,
22 art work, sun shading devices, lighting
23 plan and fixtures should be compatible
24 with the general rural character of the
25 area by conforming to the Western
26 Frontier Heritage or the Spanish Colonial
27 design.

1 g. The proposed buildings or
2 structures shall be designed so as to
3 minimize shadows on adjacent property in
4 accordance with Government Code Section
5 66475.3.

6 h. Buildings and structures shall
7 be oriented to maximize the landscaped
8 areas and public spaces and to minimize
9 obstruction of mountain views.

10 i. The size of proposed buildings
11 or structures shall be similar in scale
12 to surrounding buildings or structures
13 and shall be appropriate to the character
14 of the Chatsworth area.

15 j. All open areas not utilized for
16 buildings, driveways, parking areas,
17 recreational facilities, or walks shall
18 be landscaped so that commercial uses are
19 substantially buffered from the view of
20 single-family residences.

21 k. Landscape design and plant types
22 shall be compatible with the building
23 design, site location and the general
24 character of the area.

25 4. **Action of Director.** The Director of
26 Planning or the Director's designee, shall act on a
27 design review application within ten working days

1 following receipt of the recommendation of the
2 Design Review Board or within 105 days from the
3 date the application was submitted to the Design
4 Review Board, whichever is sooner. The action
5 shall be to approve, disapprove or approve the
6 Project with modifications. A copy of the
7 determination shall be furnished to the applicant,
8 the Design Review Board, and the Department of
9 Building and Safety.

10 5. **Appeals.** An applicant, a member of the
11 City Council, the Mayor, or any other interested
12 person adversely affected by the determination of
13 the Director of Planning may appeal the Director's
14 determination to the City Planning Commission, and
15 may thereafter appeal the action of the City
16 Planning Commission to the Council. Appeals must
17 be filed within 15 days after the date of the
18 Director's determination, or the Commission's
19 determination if appealed to the Council, in manner
20 prescribed for Tentative Maps in LAMC Section
21 17.06.

22
23 **Sec. 17. SEVERABILITY.** If any provision or clause
24 of this Ordinance or the application thereof to any person or
25 circumstance is held to be unconstitutional or otherwise
26 invalid by any court of competent jurisdiction, such
27 invalidity shall not affect other Ordinance provisions,
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1 clauses or applications thereof which can be implemented
2 without the invalid provisions, clause or application, and to
3 this end the provisions and clauses of this Ordinance are
4 declared to be severable.

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8 Date: 04-06-93 (4194 words)

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APPENDIX A

Design Guidelines and Design Elements For Buildings and Landscaping in the Devonshire/Topanga Corridor Specific Plan Area.

NOTE: Examples of the Spanish Colonial style are found in the following documents which are on file in the Department of City Planning and at the Public Library, or are available from their source:

- 1) Historical and Cultural Resources Survey, Survey Guide, City of Los Angeles, Bureau of Engineering.
- 2) Guidelines - El Pueblo Viejo District, Santa Barbara, California, City of Santa Barbara, Landmarks Committee, 1987.
- 3) "The Spanish Colonial Revival Style", The Old-House Journal, October 1982. P.198.

DESIGN GUIDELINES

1. Elements.

a. Volume:

- A dominance of smooth stucco surfaces with traditional projections and recessions.

b. Wall Surfaces:

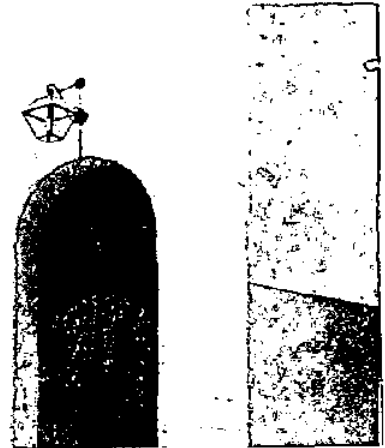
- To convey a structure of stone, brick or adobe through suggestion of thickness (mass).

- Stucco is the preferred surface cover; adobe and stone are also encouraged where such surface material is compatible with the design of the building.

- Stucco surfaces are to be treated in a flat manner to create a relatively smooth tactile surface, suggestive of a masonry structure behind.

c. Colors:

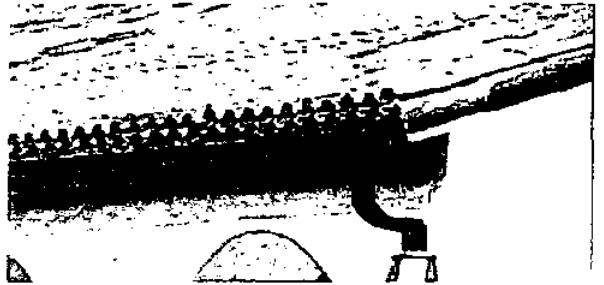
- Colors for wall surfaces should not be harsh, glaring, or bright. White and ivory are the preferred colors.



- Trim colors, including ironwork, should be dark.

d. Roofs:

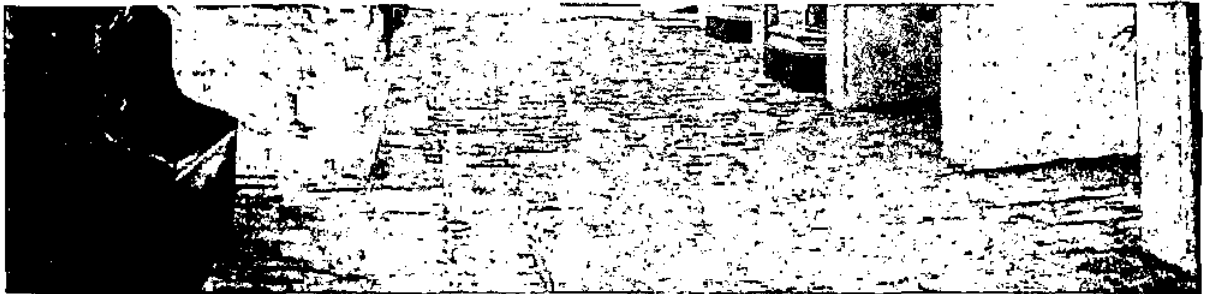
- Simple low pitched gable and shed roofs are preferred. All flat roofs should be surrounded by a parapet which is of a height which will hide any rooftop equipment.



- Red cap and pan tile is the preferred roofing material.
- Projecting cupolas, towers, and varied chimney forms are encouraged; in many cases such roof projections can be used to house ventilation and other rooftop equipment.

e. Ground Surfaces:

- The surfaces should be broken up into appropriately scaled geometric patterns which are related to the design of the building.



- Brick, tile, and stone are the preferred surface materials. Where concrete is used, it should be appropriately colored and textured.

f. Windows and Doors:

- Openings should be designed to suggest the thickness of traditional masonry wall surfaces.
- Doors and windows should be recessed away from the outer wall surfaces.
- Materials used for door and window frames, and for door and window mullions,



are to be of wood or traditional metal, such as iron. Untreated or anodized aluminum is not appropriate.

- Glass areas should be broken up by mullions so that their scale is compatible with the building.
- Windows may be covered externally with appropriately designed metal grilles. Untreated or anodized aluminum is not appropriate.



g. Arches:

- Full arches of appropriate scale are preferred to segmented or pointed arches.
- Generally, arches should spring from traditionally detailed columns, piers or pilasters.
- Careful consideration should be given to the wall surface above the arch, so that sufficient wall surface is present between the key of the arch and the next architectural element above.



h. Other Elements:

The following elements may be incorporated into exterior design. These elements should be scaled and treated in a traditional design manner:

- lintels
- columns, piers and pilasters
- cornices and entablatures
- paseos
- arcades and loggias
- balconies
- exterior staircases
- metal work, such as wrought iron lanterns and sign brackets
- awnings

Sec. 18. The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the north entrance to the Hall of Administration in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in said City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUL 14 1993.

City Clerk

By Raymond S. Crisp
Deputy

Approved JUL 23 1993

[Signature]
Mayor

Approved as to Form and Legality

JUN 23 1993
James K. Hahn, City Attorney

By [Signature]
CLAUDIA MCGEE HENRY
Senior Assistant City Attorney

File No. C.F. No. 89-0006

approval of this ordinance recommended
for the City Planning Commission

JUL 02 1993

See attached report
[Signature]
Director of Planning