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ORDINANCE NO. 162509

An ordinance establishing a Specific Plan for the Oxford Triangle area of the Venice Community Plan Area.

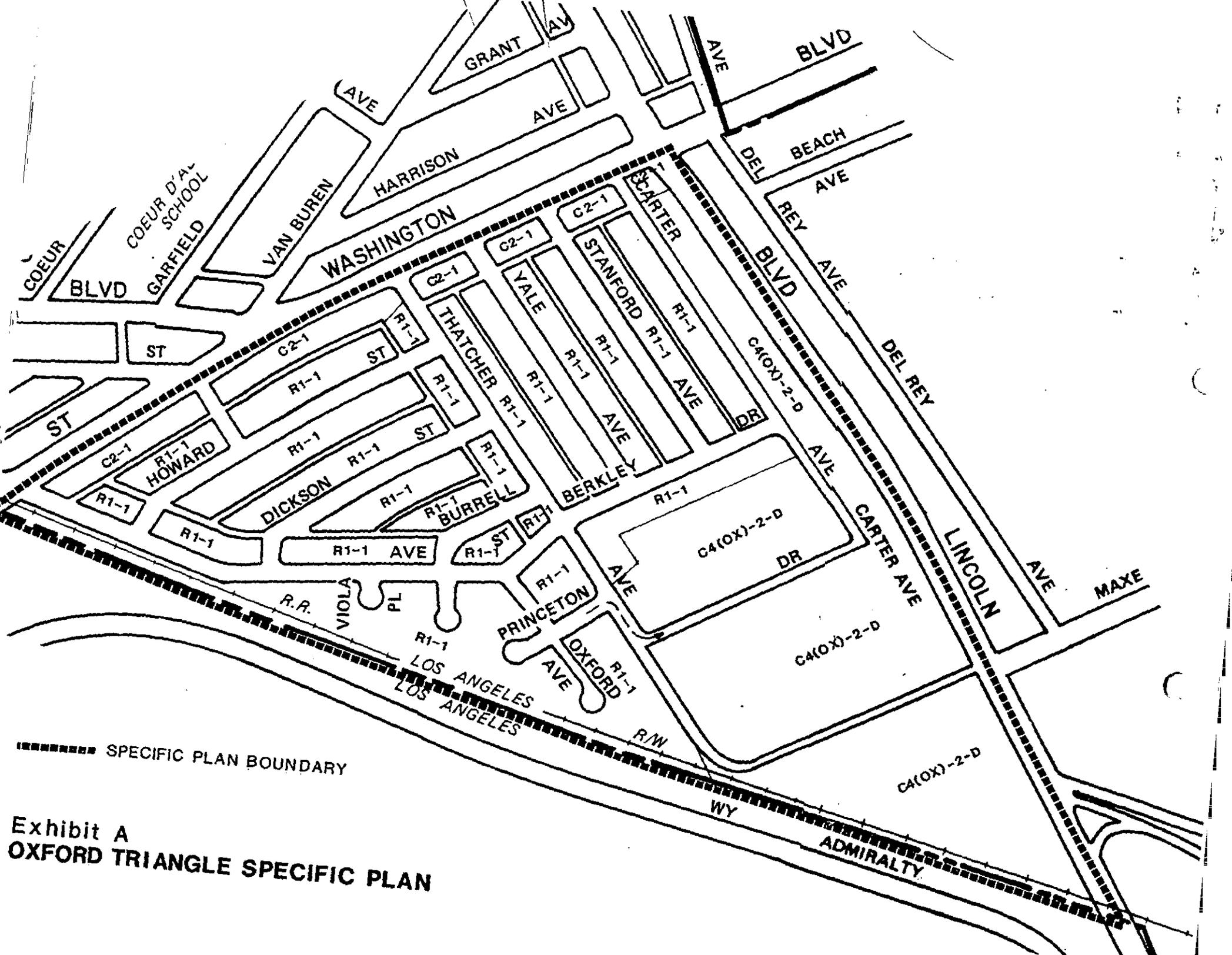
THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF THE OXFORD TRIANGLE SPECIFIC PLAN.

The City Council hereby establishes this Oxford Triangle Specific Plan applicable to that area of the City of Los Angeles shown within the heavy dashed lines on the following map (Figure 1).

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----- SPECIFIC PLAN BOUNDARY

Exhibit A
 OXFORD TRIANGLE SPECIFIC PLAN

1 SECTION 2. PURPOSES. The purposes of this Specific Plan are as
2 follows:

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4 A. To assure that the commercial uses and mixed-use developments within
5 the area identified as the Oxford Triangle proceed consistent with the
6 Venice Community Plan Amendment, adopted by the City Council on
7 November 25, 1986, which provides in part that:

8
9 1. Mixed use (commercial/residential) development should be
10 encouraged on all properties designated for Community Commerce
11 in the Oxford Triangle area. The encouragement of mixed use
12 development in this area should also be addressed in the
13 appropriate Local Coastal Plan when it is prepared.

14
15 2. All properties designated for "Community Commerce" in the
16 Oxford Triangle area shall be further designated as being in a
17 Height District limiting new development to a floor area ratio not
18 to exceed 1.5 times the buildable area of a lot. However, if a
19 mix of housing and commercial uses are developed on said
20 properties in the Oxford Triangle, a floor area ratio of no more
21 than three times the buildable area of a lot may be approved by
22 the City Planning Commission, including such environmental
23 review as may be required under the California Environmental
24 Quality Act provided that there may be an average floor area of
25 three times the buildable area over a development which includes
26 more than one lot under a transfer of development rights
27 program.

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- 1 B. To encourage Mixed Use Developments within the mixed-use community
2 commercial C4(OX)-2-D Zone to create a lively urban environment; to
3 maximize residential development potential in order to take advantage
4 of the accessibility offered by transportation facilities; to encourage
5 innovative design and integration of residential and commercial uses in
6 order to provide alternative housing styles and a mix of retail,
7 residential, commercial, and recreational uses. Consistent with the
8 complex urban character of the C4(OX)-2-D Zone, it is intended that
9 Plot Plan review of Mixed Use Developments emphasize the flexible
10 application of the provisions of this Ordinance governing design
11 standards, landscaping, signage, lighting and parking.
12
- 13 C. To promote compatible development which provides the community with
14 adequate housing in all income categories through incentive
15 mechanisms.
16
- 17 D. To provide guidelines and a process for review and approval of
18 exterior and site design, renovations, signs for buildings and
19 structures and other developments.
20
- 21 E. To promote orderly, attractive and harmonious development, minimize
22 environmental effects of development, stabilize land values and
23 investments and promote the general welfare by prohibiting buildings,
24 structures or uses which are inconsistent with the purposes or
25 standards of this Specific Plan or which are inappropriate to their
26 sites, surroundings, traffic circulation impacts or their environmental
27 setting.
28

- 1 F. To adequately buffer all existing single-family uses from new
2 commercial and residential development in the C4(OX)-2-D Zone.
3
- 4 G. To ensure mixed-use development takes place in accordance with the
5 Venice Community Plan Amendments for the Oxford Triangle by
6 implementing the Community Commerce land use adopted by the City
7 Council on November 25, 1986.
8
- 9 H. To assure that development proceeds in an orderly fashion and in
10 conformance with the General Plan of the City of Los Angeles.
11
- 12 I. To coordinate development in the Oxford Triangle area with
13 transportation improvements implemented by the Coastal
14 Transportation Corridor Specific Plan.
15
- 16 J. To protect the existing single-family residences from any
17 transportation oriented uses along the abandoned Pacific Electric
18 right-of-way between Washington Street and the Maxella Avenue
19 alignment.
20
- 21 K. To provide for proper changes in land use regarding properties
22 within the C4(OX)-2-D Zone by encouraging the elimination of
23 existing non-conforming uses consistent with the Los Angeles
24 Municipal Code.
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1 SECTION 3. RELATIONSHIP TO OTHER PROVISIONS OF
2 THE MUNICIPAL CODE OF THE CITY OF LOS ANGELES
3

4 A. The regulations of this Specific Plan are in addition to those set forth
5 in provisions of the Municipal Code of the City of Los Angeles and do
6 not convey any rights not otherwise granted under such other
7 provisions, except as specially provided herein.
8

9 B. Wherever this Specific Plan contains provisions which differ from, or
10 conflict with, provisions contained in Chapter 1 of the Los Angeles
11 Municipal Code, the Specific Plan shall prevail and supersede the
12 applicable provisions of that Code. Procedures for the granting of
13 exceptions to the requirements of this Specific Plan are established in
14 Section 11.5.7D of Chapter 1 of the Los Angeles Municipal Code. An
15 application for an exception from this Specific Plan pursuant to
16 Section 11.5.7D does not require any additional application pursuant
17 to the provisions of Section 12.24, 12.27 or 12.32 of the Los Angeles
18 Municipal Code.
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1 SECTION 4. DEFINITIONS
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3 Whenever the following terms are used in this Ordinance with the first
4 letter or letters capitalized, they shall have the meaning specified below
5 unless the context clearly indicates to the contrary. Whenever any other
6 term is used in this Ordinance, it shall have the meaning specified in
7 Section 12.03 of the Los Angeles Municipal Code, if defined therein.
8

9 Floor Area - The total square footage of a building's floor area as
10 provided in Sections 12.21.1A5 and 12.21.1B4 of the Los Angeles Municipal
11 Code.
12

13 Floor Area Ratio - The ratio between the total square footage of a
14 building's floor area and the buildable area of the lot.
15

16 Map - The Map contained in Figure 1 of Section 1 of this Ordinance.
17

18 Mixed Use Development - Any development within the Specific Plan Area
19 which contains in an initial phase or in any subsequent phase of
20 development combination of residential use and any use permitted in the
21 C4(OX)-2-D Zone.
22

23 Plot Plan - A document or documents which pictorially describe, by means
24 of professionally accepted architectural graphic techniques, the location,
25 appearance, configuration and dimensions of any proposed buildings,
26 structures and attendant site improvements including, but not limited to,
27 landscaping and signs, and any public or private easements.
28

1 SECTION 5. ZONE REGULATIONS
23 A. General Provisions
45 1. Change of Zone Within Specific Plan Area
6

7 Section 12.04 of the Los Angeles Municipal Code is hereby amended by
8 changing the zones and zone boundaries, and the height district and
9 district boundaries, shown upon a portion of the Zoning Map
10 incorporated therein and made a part of Article 2, Chapter 1 of the
11 Los Angeles Municipal Code, so that such portion of the Zoning Map
12 shall conform to the zoning on the Map set forth in Section 1 of this
13 ordinance.

- 14
- 15 2. Pursuant to Section 12.32L of the Los Angeles Municipal Code, the
16 following limitation is hereby imposed upon the use of that property
17 shown in the C4(OX)-2-D Zone in Section 1 hereof, which is subject
18 to the "D" Development Limitation Classification. That a building or
19 structure may be built to a floor area ratio not to exceed three times
20 the buildable area of the lot.

21
22 B. C4(OX)-2-D Community Commercial Zone
23

24 Notwithstanding any provision of Section 12.16 of the Los Angeles
25 Municipal Code to the contrary, within the Oxford Triangle Specific
26 Plan, every lot classified in the C4(OX)-2-D Zone shall conform to the
27 following:
28

1. Use

Subject to the applicable limitations, density allowances and provisions of this Ordinance, no building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained within the C4(OX)-2-D Zone, except for those uses permitted in the C4 Zone, including conditional uses enumerated in Section 12.24 of the Code when permitted pursuant to the provisions of such Section and those uses permitted in the R3 Zone. Notwithstanding the foregoing, the following uses shall be prohibited:

- a. Residential uses in excess of R3 provisions except by density allowance contained in this Specific Plan
- b. Adult Bookstore
- c. Adult Motel
- d. Automobile Repair
- e. Fraternity House
- f. Gasoline Station, except gasoline pumps within a wholly enclosed structure and accessory to another use
- g. Helicopter Landings
- h. Massage Parlor
- i. Rescue Mission
- j. Sorority House
- k. Recyclable Material Collection
- l. Shopping Center less than 45,000 square feet
- m. Car wash, except within a wholly enclosed structure

1 n. Restaurant with substantial drive-thru or take-out service

2 o. The following commercial uses when freestanding:

3 1. The sale or dispensing for consideration of alcoholic
4 beverages, or beer and wine, for consumption off-site of
5 the premises.

6 2. Dance Hall

7 3. Grocery Store

8 4. Video Arcade

9
10 2. Floor Area

11
12 a. The total floor area used for commercial uses within all the main
13 buildings on a lot shall not exceed a Floor Area Ratio of 1.5,
14 except as provided in Section 6 of this Ordinance.

15
16 b. The total floor area used for residential purposes shall not
17 exceed that permitted in the R3 Zone except as provided in
18 Section 6 of this Ordinance.

19
20 3. Height

21
22 All proposed buildings shall be designed so as not to cast shadows on
23 any single-family residential development adjacent and within the
24 Specific Plan Area between the hours of 10 a.m. and 4 p.m. at the
25 Summer Solstice, for more than one hour, as determined by the
26 Director of Planning as part of site plan review.

1 In accordance with City-wide Ordinance No. 161,684, commonly
 2 referred to as the "Neighborhood Protection Ordinance," which became
 3 effective November 3, 1986, the height of buildings on a C4(OX)-2-D
 4 zoned lot within the area designated as the Oxford Triangle shall not
 5 exceed the height limits set forth below when located within the
 6 distances specified from a lot classified in the R1 zone:

<u>Distance</u>	<u>Height</u>
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100 to 199 feet	61 feet

12
 13 4. Existing Non-Conforming Uses

14
 15 The existing non-conforming industrial uses currently located in the
 16 C4 (OX)-2-D Zone shall be eliminated according to the provisions set
 17 forth in Section 12.23A, B, and C of the Los Angeles Municipal Code.

18
 19 5. Yards

20
 21 Yard restrictions for new commercial and residential uses within the
 22 C4(OX)-2-D Zone shall be the same as those specified in Section
 23 12.16C of the Los Angeles Municipal Code.

1
2 C. Buffer
3

4 Subject to the applicable limitations and provisions of this Ordinance,
5 the rights and requirements of underlying zones in the area
6 designated as Buffer within the Specific Plan area shall be limited as
7 follows: Abandoned Pacific Electric right-of-way between the Maxella
8 Avenue alignment and Washington Street is intended to serve as a
9 buffer between this residential community and Marina Del Rey to the
10 south. Any development taking place on lots within the abandoned
11 right-of-way shall be subject to the authority of the City Planning
12 Commission, as set forth in Section 8 of this Ordinance, to determine
13 the appropriate use of the property and to approve such use by
14 discretionary action if it finds that such use is proper in relation to
15 adjacent uses, desirable to the public welfare, and consistent with the
16 elements and objectives of the General Plan.

1 SECTION 6. DENSITY ALLOWANCE PROVISIONS

2
3 A. Density Allowance for Mixed Use Developments

4
5 1. Increased density, Floor Area and Height

6
7 Notwithstanding any provision of this Ordinance, the City Planning
8 Commission or the City Council on appeal shall have the authority to
9 (1) grant a density and intensity allowance on the C4(OX)-2-D
10 property listed in Section 5 of this Ordinance up to three times the
11 buildable area of a lot, (2) grant unlimited height, and (3) permit
12 other incentives for developments that:

- 13
14 a. Provide residential units in the C4(OX)-2-D Zone as a Mixed Use
15 Development in the same structure or commercial facility; OR
16
17 b. Provide residential units on adjacent parcels in the C4(OX)-2-D
18 as part of an integrated and phased mixed use project. A
19 covenant shall be recorded in the Office of the County Recorder
20 of Los Angeles County, California, binding all owners, heirs and
21 assigns to maintain the dwelling units for the duration of the
22 associated commercial development.

23
24 2. Combined Parking Standards

25
26 For Mixed Use Developments within the Specific Plan Area,
27 determination of parking requirements shall be made by first
28

1 determining the required number of parking spaces for each
 2 individual use within such Mixed Use Developments based upon a
 3 standard of 3 spaces per 1000 square feet for developments that are
 4 commercial, and standards that would otherwise be required by the
 5 Los Angeles Municipal Code for uses not covered by this Ordinance.
 6 The total number of parking spaces for a given time of day is
 7 calculated by applying the formulas listed below. The resulting
 8 parking requirements for such Mixed Use Developments shall be the
 9 greatest number of parking spaces resulting from the application of
 10 each of the formulas for the critical peak-hour periods of 10:00 a.m.,
 11 12:00 noon, and 7:00 p.m. Other uses not accounted for in the
 12 formulas below may be added at the approval of the Director of
 13 Planning.

14
 15 10:00 A.M. 100% Office + 100% Residential + 40% Hotel Guest + 20% Hotel
 16 Restaurant + 40% Hotel Meeting Room + 50% retail + 20%
 17 Other Restaurant + 10% Theatre + 10% Church/Auditorium,
 18 etc.

19
 20 12:00 Noon 92% Office + 100% Residential + 30% Hotel Guest + 100% Hotel
 21 Restaurant + 75% Hotel Meeting Room + 100% Retail + 65%
 22 Other Restaurant + 10% Theatre + 10% Church/Auditorium,
 23 etc.

24
 25 7:00 P.M. 5% Office + 100% Residential + 100% Hotel Guest + 100% Hotel
 26 Restaurant + 100% Hotel Meeting Room + 80% Retail + 100%

1 Other Restaurant + 100% Theatre + 20% Church/Auditorium,
2 etc.

3 B. Density Allowance For Providing Low and Moderate-Income Housing and
4 Housing for the Elderly

5
6 Notwithstanding any provision of this Article, the City Planning
7 Commission or the City Council, on appeal, shall have the authority
8 (1) to grant a density allowance of at least 25 percent of the number
9 of market rate units over the maximum allowable density allowed by
10 zones and bonuses in this Ordinance not to exceed an FAR of 3 to 1
11 or (2) to provide other incentives for developments that:

- 12
13 1. construct at least 25 percent of the total dwelling units in a
14 housing development consisting of five or more dwelling
15 units for persons and families of low- and moderate-
16 income, as defined in Section 50093 of the Health and Safety
17 Code, or
18
19 2. construct at least 10 percent of the total units in a housing
20 development of five or more units for lower income
21 households as defined in Section 50079.5 of the Health and
22 Safety Code, or housing for the elderly as defined in
23 Section 50067 of the Health and Safety Code.

24
25 Such sales and/or rental units shall continue to be offered exclusively
26 to eligible persons of low- or low and moderate income or elderly
27 tenants for a minimum period of 25 years in accordance with
28

1 regulations and procedures administered by the Community
2 Development Department.

3
4 In the case of rental housing units, the Housing Authority of the
5 City of Los Angeles shall have the right to lease affordable rental
6 housing to be rented pursuant to this ordinance. Said right shall be
7 assignable by the Housing Authority to prospective tenants
8 determined by the Authority to be eligible for housing. Should an
9 assignee not meet the tenant selection criteria of the lessor, or upon
10 subsequent termination of the tenancy, the right shall revert to the
11 Housing Authority for subsequent assignment to an eligible tenant.

12
13 C. Alternative Incentives

14
15 One or more of the following alternative incentives may be considered
16 in lieu of or in addition to a density allowance in cases where either
17 the applicant requests an alternative incentive or the City Planning
18 Commission or City Council, on appeal, finds that an alternative
19 would result in a positive impact on surrounding properties or on the
20 City as a whole.

- 21
22 1. Priority Processing.
23 2. Waiver or Reduction of Other Fees.
24 3. In-Lieu Transportation Fees (as defined in Coastal Ordinance
25 No. 160394).
26 4. Combined Parking Standards.
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5. No Covered Parking Requirement.
6. Reduced Open Space Requirements.
7. Reduced Landscaping Requirements.
8. Transfer of Development Rights, as specified in Section 7 of this Ordinance.
9. Land dedicated to public use by a project may be included as buildable area for the purposes of calculating the floor area ratio.
10. Other Incentives Suggested by Applicant, except reduced parking is not an incentive unless otherwise provided by the Los Angeles Municipal Code.

1 SECTION 7. CONDITIONS OF DENSITY ALLOWANCE APPROVAL

2
3 A. Procedure

4
5 In order to provide for the safety and general well being of the
6 Venice Community, the Conditional Use process, as specified in
7 Section 12.24B.3 of the Los Angeles Municipal Code shall be
8 required for all density allowance of this Specific Plan in the
9 C4(OX)-2-D Zone.

10
11 The City Planning Commission, or the City Council on appeal,
12 shall make the findings as set forth in Section 12.24B.3 of the
13 Los Angeles Municipal Code and shall also consider the following
14 guidelines:

- 15
16 1. No such application shall be accepted for density allowance
17 for a mixed use development, as defined in subsection 6A,
18 that does not provide housing at 15 percent of the total
19 footage built or a minimum of 200,000 square feet,
20 whichever is greater.
- 21
22 2. The plot plan contains uses which may be located in a
23 single building or in separate buildings, provided that all
24 parcels within a project shall be contiguous. Parcels
25 separated by a walkway, easement or street shall be
26 considered contiguous for the purpose of this Ordinance.
- 27
28

1 EXCEPTION: Residential uses developed in conjunction with
2 the C4(OX)-2-D Mixed Use Zone may be clustered within
3 the C4(OX)-2-D zoned portion of the block adjacent to
4 existing residential development bounded by Berkley Drive,
5 Thatcher Avenue, Princeton Drive, and Carter Avenue, as
6 well as the C4(OX)-2-D portion fronting Thatcher Avenue
7 within the block generally bounded by Princeton Drive,
8 Lincoln Boulevard, Maxella Avenue, and Thatcher Avenue.
9

10 3. The plot plan proposes uses, despite their degree of
11 contiguity, as being under single ownership or owned by a
12 partnership with a common general partner.
13

14 4. For each dwelling in the mixed use development, there must
15 be provided at least 10 square feet of indoor recreation
16 space and at least 50 square feet of common open space.
17 This space shall be available and accessible to residents of
18 the development. Common open space may be located on
19 the ground, on terraces, or on roof tops, and shall be
20 landscaped or developed for active or passive recreation.
21 It may include roofed recreation areas or summer houses
22 enclosed on more than one side, unenclosed porches and
23 swimming pools and other water features. Common open
24 space shall not include land used for required yards,
25 private streets, driveways, parking, loading or service
26 areas, but may include walkways.
27
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- 1 5. Priority consideration shall be given to locating residential
2 uses constructed as part of the C4(OX)-2-D Zone adjacent
3 to existing neighborhoods. The housing must be designed
4 to be compatible with surrounding uses. The minimum
5 residential development that is part of a mixed use project
6 shall be required to be developed either concurrent with
7 the first phase of total development, or before any
8 commercial uses are constructed in excess of 1.5 times the
9 site area.
- 10
- 11 6. The proposed Project includes conditions to reduce any
12 adverse impact on on-street parking.
- 13
- 14 7. The proposed Project includes conditions to reduce adverse
15 impacts on traffic as set forth in the Coastal Transportation
16 Corridor Specific Plan Ordinance No. 160394.
- 17
- 18 8. The proposed Project will not be materially detrimental to
19 the character of the development in the immediate
20 neighborhood.
- 21
- 22 9. Existing single-family residential uses shall be reasonably
23 buffered from adjacent commercial uses, including parking
24 structures, where such uses contain sources of noise,
25 lighting, odor or other nuisance or hazard not compatible
26 with such residential development.
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1 10. For properties zoned C4(OX)-2-D, under a development
2 proposal utilizing the transfer of development rights
3 incentive, in no case shall commercial density be
4 transferred to a location adjacent to existing single-family
5 residential uses. Furthermore, transfer of residential
6 densities shall be encouraged in proximity to existing
7 single-family residential neighborhoods, said new residential
8 development shall be compatible in terms of height and
9 privacy provisions for existing homes, and shall provide for
10 noise attenuation where noise may impact existing
11 residences.

12 B. Fees

13
14 The application and appeal fee for a Density Allowance
15 Application shall be the same as that for a Conditional Use by
16 Commission 12.24B as set forth in Section 19.01C of the Los
17 Angeles Municipal Code.
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1 SECTION 8. DEVELOPMENT OF ABANDONED RIGHT-OF-WAY
23 A. Procedure
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5 In order to provide for the safety and general well being of the Venice
6 Community, and particularly the single-family residences in this Specific
7 Plan area, the Conditional Use process, as specified in Section 12.24B.3 of
8 the Los Angeles Municipal Code shall be required for all development
9 within the abandoned railroad right-of-way between Washington Street and
10 the Maxella Avenue alignment.
11

12 Upon the filing of an application, the City Planning Commission or its
13 designee shall conduct a public hearing and determine the appropriate use
14 of the property; and shall approve such use by discretionary action if it
15 finds that such use is proper in relation to adjacent uses, desirable to the
16 public welfare, and consistent with the elements and objectives of the
17 General Plan. In granting such use, the City Planning Commission, or the
18 City Council or appeal, shall impose conditions on the same basis as would
19 in granting a conditional use approval pursuant to Section 12.24B of the
20 Los Angeles Municipal Code.
21

22 Procedures for such hearing, including condition of approval, notice and
23 time limits shall be set forth for Conditional Uses in Section 12.24B.3 of
24 the Los Angeles Municipal Code.
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1 The City Planning Commission, or the City Council or appeal, shall make
2 the findings as set forth in Section 12.24B.3 of the Los Angeles Municipal
3 Code and shall consider the following guidelines:

- 4
- 5 1. The plot plan for the right-of-way contains uses compatible with
6 the adjoining single-family uses.
 - 7
 - 8 2. No transportation uses adjacent to the single-family uses and on
9 any portion of the railroad right-of-way between Washington
10 Street and the intersecting Maxella Avenue alignment will be
11 permitted.
 - 12
 - 13 3. The railroad right-of-way, as a buffer, provides for noise
14 attenuation where any use contains sources of noise not
15 compatible with existing residential uses. Buffer mechanisms
16 might include performance standards pertaining to noise levels
17 and additional landscaping with berms and acoustical walls.

18

19 B. Fees

20

21 The application and appeal fee for a development within the abandoned
22 railroad right-of-way shall be the same as that for a Conditional Use by
23 Commission 12.24B as set forth in Section 19.01C of the Los Angeles
24 Municipal Code.

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1 SECTION 9. STANDARDS FOR DEVELOPMENT

2
3 A. Building Standards

4
5 1. All proposed buildings or structures shall conform to all
6 applicable provisions contained within this Specific Plan.

7
8 2. The design of all proposed buildings or structures shall be
9 applied with equal consideration to all elevations visible from
10 adjacent major public streets, plazas, pedestrian walkways, or
11 single-family homes within the Specific Plan area.

12
13 3. Colors and types of exterior building materials and the facade of
14 any parking structure shall be designed so that they reasonably
15 complement the exterior of adjoining structures, provided those
16 adjoining structures conform to the uses allowed by the C4
17 (OX)-2-D Zone.

18
19 4. All proposed buildings or structures shall be designed to
20 minimize adverse effects of reflective glare upon vehicular traffic
21 on major public streets and residential structures adjacent to the
22 development and/or within the Specific Plan area.

23
24 5. The facade or landscaping of any parking structure shall be
25 designed in a manner which substantially screens automobiles
26 contained therein when viewed from adjacent major public
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1 streets, plazas, pedestrian walkways or single-family homes
2 within the Specific Plan area.

3
4 6. All proposed buildings or structures shall be designed in such a
5 fashion so that all ventilation, heating or air conditioning ducts,
6 tubes, equipment, or other related appurtenances are adequately
7 screened when viewed from adjacent major public streets, plazas,
8 pedestrian walkways or single-family homes within the Specific
9 Plan area, unless such appurtenances have been employed as an
10 integral and harmonious component in the design.

11
12 7. The proposed buildings which face the single-family residential
13 neighborhood shall be designed to preserve the privacy of the
14 residential neighborhood.

15
16 B. Landscape, Sign and Buffering Standards

17
18 1. All open areas (including any roof of any subterranean parking
19 building or structure) not utilized for buildings, driveways,
20 parking areas, recreational facilities or walks shall be
21 landscaped.

22
23 2. All proposed signs shall be architecturally compatible with
24 adjacent structures given their proposed location, size and
25 purpose. Neither rooftop signs nor billboards will be permitted
26 in the C4(OX)-2-D Zone.

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- 1 3. Existing single-family residences shall be reasonably buffered
2 from adjacent commercial uses including parking structures where
3 such uses contain sources of noise, lighting, odor, or other
4 nuisance or hazard not compatible with such residential uses.
5 Such buffer mechanisms might include performance standards
6 pertaining to noise levels and additional landscaping and tree
7 provisions.

8
9 C. Transportation and Traffic Standards

- 10
11 1. Vehicular access to the proposed buildings or structures will not
12 be permitted to or from Lincoln Boulevard unless acceleration
13 and deceleration lanes are dedicated or provided on-site if
14 required.
- 15
16 2. Driveway plans shall be approved by the Department of
17 Transportation and the Bureau of Engineering.
- 18
19 3. The proposed development shall comply with the provisions of
20 the Coastal Transportation Corridor Specific Plan in effect as of
21 the date of approval of the Plot Plan by the Director of
22 Planning.
- 23
24 4. To the extent feasible as determined by the Director of
25 Planning, access restrictions be implemented such that vehicular
26 and pedestrian traffic will not be permitted from buildings and
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1 development within the C4(OX)-2-D Zone to the existing
2 single-family areas.

3
4 An acoustical study of the railroad right-of-way shall be
5 required in conjunction with plot plan and/or conditional use
6 approval process for the buffer between Washington Street and
7 the Maxella Avenue alignment.
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1 SECTION 10. PLOT PLAN REVIEW

2
3 A. Jurisdiction

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5 No building permit shall be issued for any building, structure or
6 other development of property in the C4(OX)-2-D Zone which does
7 not propose to utilize density allowance provisions as set forth in
8 Section 6 of this Ordinance unless plans, elevations and/or other
9 graphic representations of the development have been reviewed and
10 approved by the Director of Planning.

11
12 B. Procedure

13
14 All applications for plot plan review approval shall be submitted to
15 the Office of General Planning in the Planning Department.
16 Applications shall be deemed complete only if the following are
17 included with the application:

18
19 (i) Site plan (including illustration of shadow impacts on in
20 conformance with Section 5.B.3, if applicable).

21
22 (ii) Landscape plan,

23
24 (iii) Floor plan,
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- 1 (iv) Elevations (including adjacent buildings or structures),
- 2
- 3 (v) Sign plan, and
- 4
- 5 (vi) Samples of exterior building materials and/or sign
- 6 construction materials.
- 7

8 The Plot Plan approval process set forth herein shall be in addition
9 to, and not in lieu of, any subdivision proceeding, including public
10 hearings as required therein, involving the property for which a Plot
11 Plan approval is requested.

12

13 If the provisions of the Coastal Transportation Corridor Specific Plan,
14 Ordinance No. 160934, require a traffic study, such study shall be
15 performed as part of the plot plan review process.

16

17 Upon the filing of a Plot Plan, the Director of Planning shall, within
18 30 days of such filing, approve the Plot Plan if such Plot Plan
19 complies with the standards stated in Section 9 of this Ordinance. If
20 the Director of Planning fails to act on a request for Plot Plan
21 approval within the time limit specified in this subsection B, the Plot
22 Plan shall be deemed approved. Any prior findings or determination
23 of compliance, conformity or consistency with any of the above-listed
24 standards, or portions thereof, made by the City in connection with
25 the approval of a subdivision which includes the property for which

1 C. Conditions of Approval

2
3 In approving a Plot Plan, the Director of Planning may impose
4 reasonable conditions deemed necessary to insure that the Plot Plan
5 will be in accord with the design standards set forth in Sections 9
6 and 10 of this Ordinance and may make such specific plan zone
7 boundary interpretations or adjustments as may be necessary when
8 such zone boundary interpretations or adjustments meet the overall
9 intent of the Specific Plan regarding location of land uses; and/or to
10 ensure that the affected zone boundaries precisely coincide with
11 street, alley or lot lines.

12
13 D. Fees

14
15 Fees for filing of any required Plot Plans shall be the same as those
16 for approval of an application required for a landscaping plan, as
17 established in Section 19.011 of the Code.

18
19 E. Application to Existing Buildings or Structures

20
21 Notwithstanding anything herein to the contrary, the requirements of
22 Sections 9 and 10 shall not be applicable to repairs or alterations,
23 including structural alterations, which do not involve an addition to
24 or enlargement of buildings or structures which existed within the
25 Plot Plan approval is requested, shall be binding on such Plot Plan
26 approval, and vice versa.

27

28

1 Specific Plan area upon the effective date of this Ordinance. No condition
2 may be imposed on a Plot Plan approval for any new building or structure
3 within the Specific Plan Area where such condition would require any such
4 existing building or structure to meet the requirements set forth in Section
5 9 or 10 of this Ordinance. No condition may be imposed on a Plot Plan
6 approval for any addition to or enlargement of any such existing building
7 or structure where the use thereof conforms to the regulations of the Zone
8 in which it is located and where such condition would require any such
9 existing building or structure to meet the requirements set forth in
10 Sections 9 and 10 of this Ordinance.

11
12 F. The plot plan review process shall be included as a part of any
13 coastal development permit approval process, so that a public hearing
14 is held where the residents of the neighborhood may testify.

1 SECTION 11. SEVERABILITY

2
3 If any provision of this Ordinance or the application thereof, to any
4 person, property or circumstances, is held invalid, the remainder of this
5 Ordinance, or the application of such provisions to other persons,
6 property or circumstances, shall not be affected thereby.

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Sec. ¹².....The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUN 19 1987

ELIAS MARTINEZ, City Clerk,

By Edward W. Anderson,
Deputy.

Approved JUN 24 1987

Tom Bradley,
Mayor.

Approved as to Form and Legality

JUNE 19, 1987
JAMES K. HAHN, City Attorney,

D 354969
6/30

By Gary R. Netzer
GARY R. NETZER
Senior Assistant City Attorney

File No. 86-0736

City Clerk Form 23

and to Sec. 97.8 of the City Charter,
approval of this ordinance recommended
for the City Planning Commission

JUN 19 1987

See attached report
Kenneth C. Topping
Director of Planning