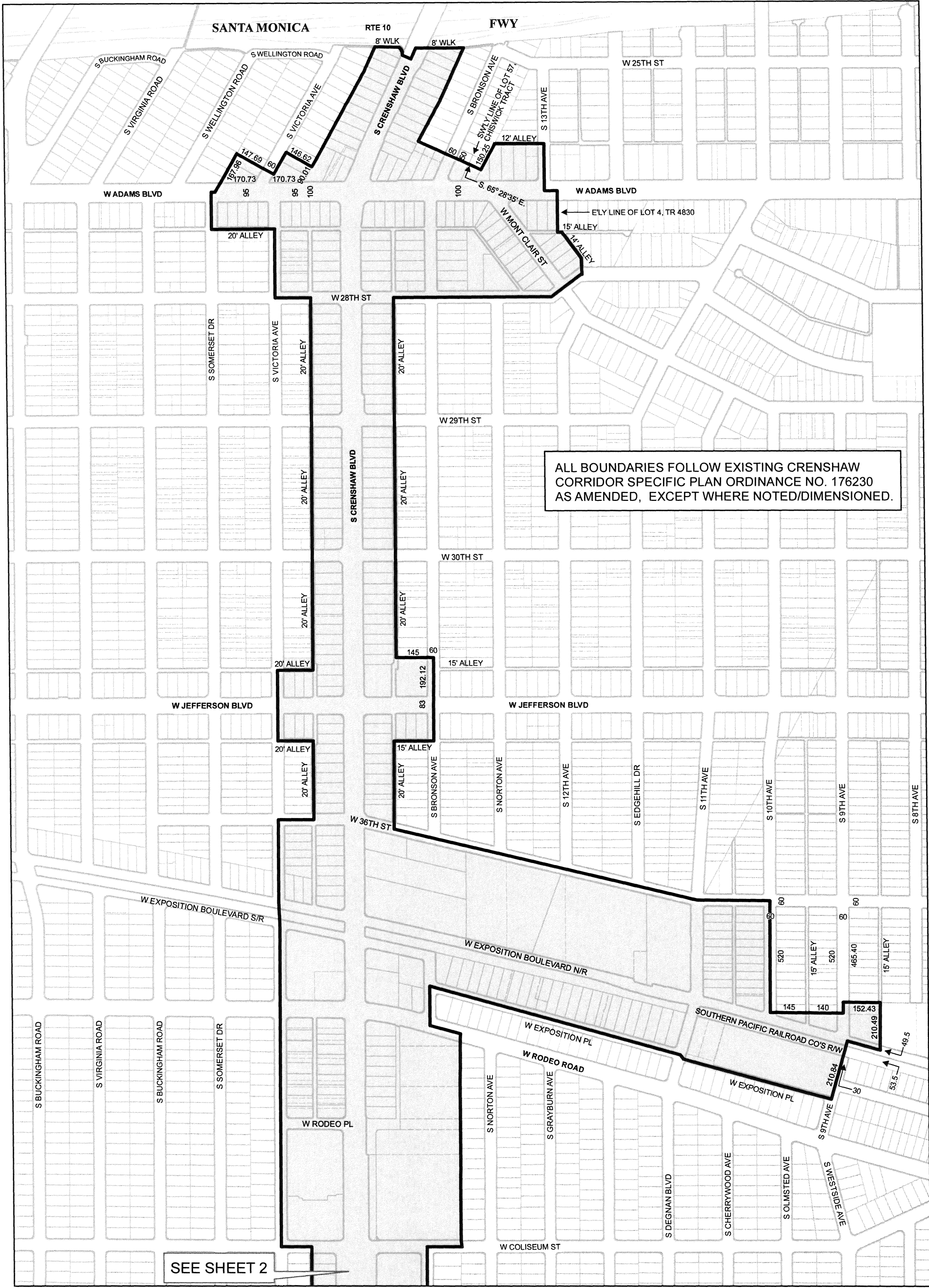


**ORDINANCE NO. 184795**

An ordinance amending Section 12.04 of the Los Angeles Municipal Code to amend the Crenshaw Corridor Specific Plan.

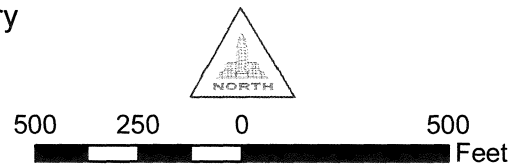
**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. Pursuant to Section 11.5.7.G of the Los Angeles Municipal Code, the City Council hereby amends the Crenshaw Corridor Specific Plan to read in whole as shown in the attached document. The boundaries for the Specific Plan, as amended, are shown in Maps attached below:



**CRENSHAW CORRIDOR SPECIFIC PLAN**

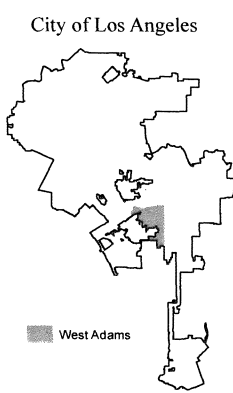
 Crenshaw Corridor Specific Plan Boundary



SHEET 1 OF 3

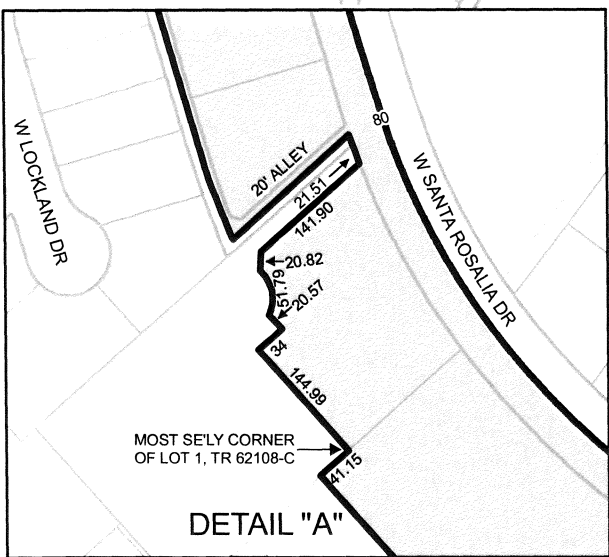
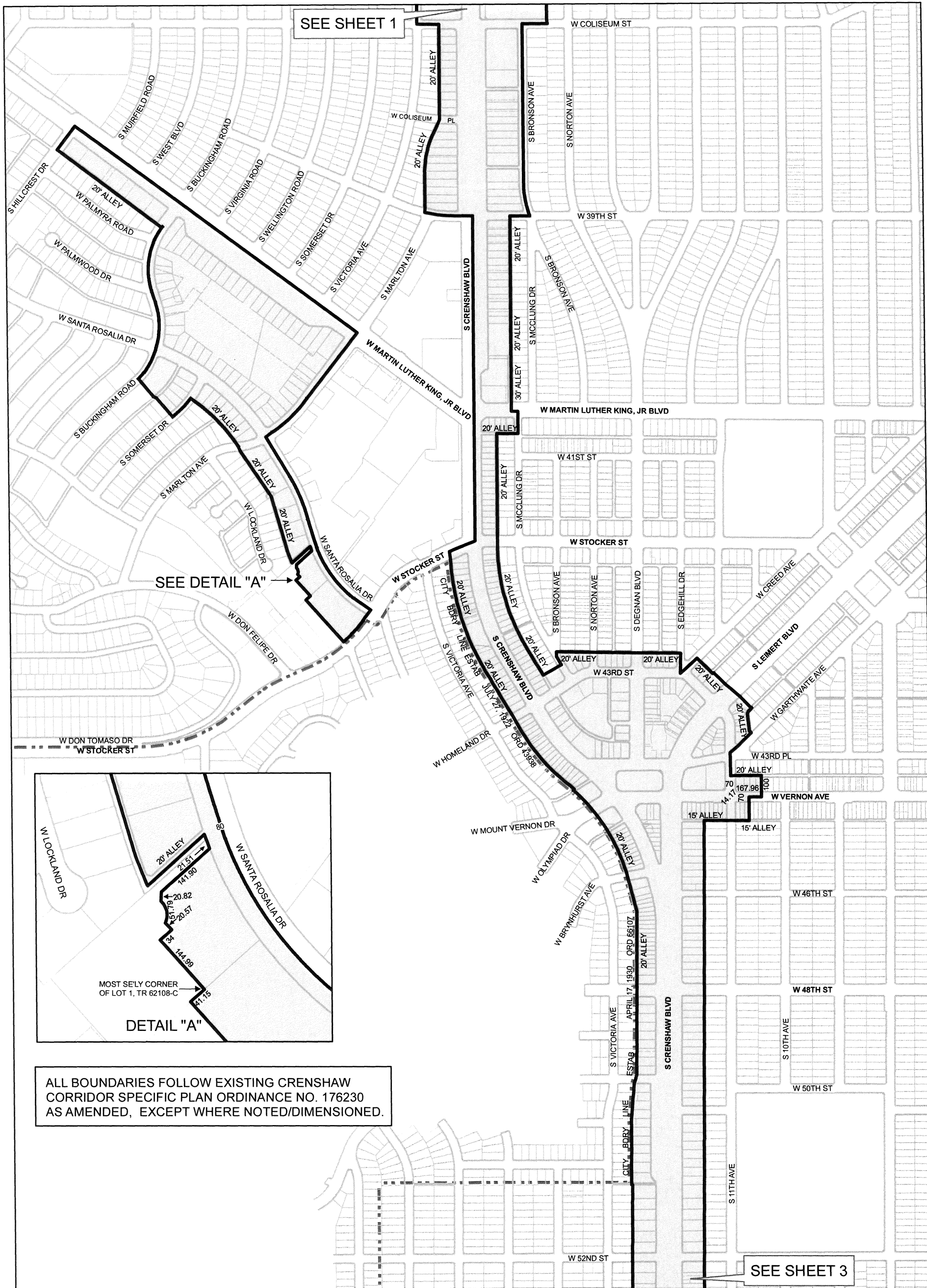
C.M. 117 B 185, 120 B 189, 120 B 185, 123 B 185      CPC-2006-5567-CPU

West Adams - Baldwin Hills - Leimert



Data Sources: Department of City Planning & Bureau of Engineering

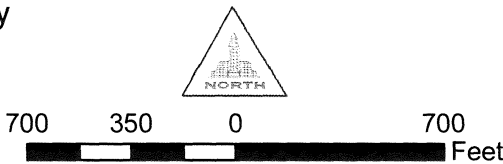
3/10/2016 CF/ST



ALL BOUNDARIES FOLLOW EXISTING CRENSHAW CORRIDOR SPECIFIC PLAN ORDINANCE NO. 176230 AS AMENDED, EXCEPT WHERE NOTED/DIMENSIONED.

# CRENSHAW CORRIDOR SPECIFIC PLAN

- Crenshaw Corridor Specific Plan Boundary
- City of LA Boundary



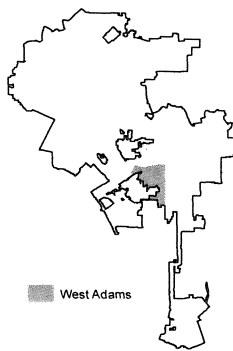
SHEET 2 OF 3

C.M. 108 B 185, 111 B 185, 114 B 181  
114 B 185, 117 B 181, 117 B 185

CPC-2006-5567-CPU

West Adams - Baldwin Hills - Leimert

City of Los Angeles



Data Sources: Department of City Planning & Bureau of Engineering







Sec. 2. 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 this ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 7 2017.

HOLLY L. WOLCOTT, City Clerk

By   
Deputy

Approved 3/8/17

  
Mayor

Approved as to Form and Legality

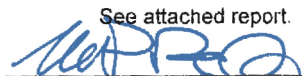
MICHAEL N. FEUER, City Attorney

By   
PARISSH A. KNOX  
Deputy City Attorney

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted . . . . .

Date 2/21/2017

February 21, 2017

See attached report.  
  
Vincent P. Bertoni, AICP  
Director of Planning

File No(s). 16-0597

## 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.184795 – Implementing Zoning Ordinances for the West Adams Community**

**Plan update adopted by City Council on June 29, 2016 – CPC-2006-5567-CPU** – a copy of which

is hereto attached, was finally adopted by the Los Angeles City Council on **March 7, 2017**, 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 **March 10, 2017** 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 **March 10, 2017** 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 **10th** day of **March 2017** at Los Angeles, California.

  
\_\_\_\_\_  
Juan Verano, Deputy City Clerk

**Ordinance Effective Date: April 19, 2017**

**Council File No. 16-0597**

CRENSHAW CORRIDOR  
SPECIFIC PLAN

City of Los Angeles

Ordinance No. 176,230  
Effective November 14, 2004

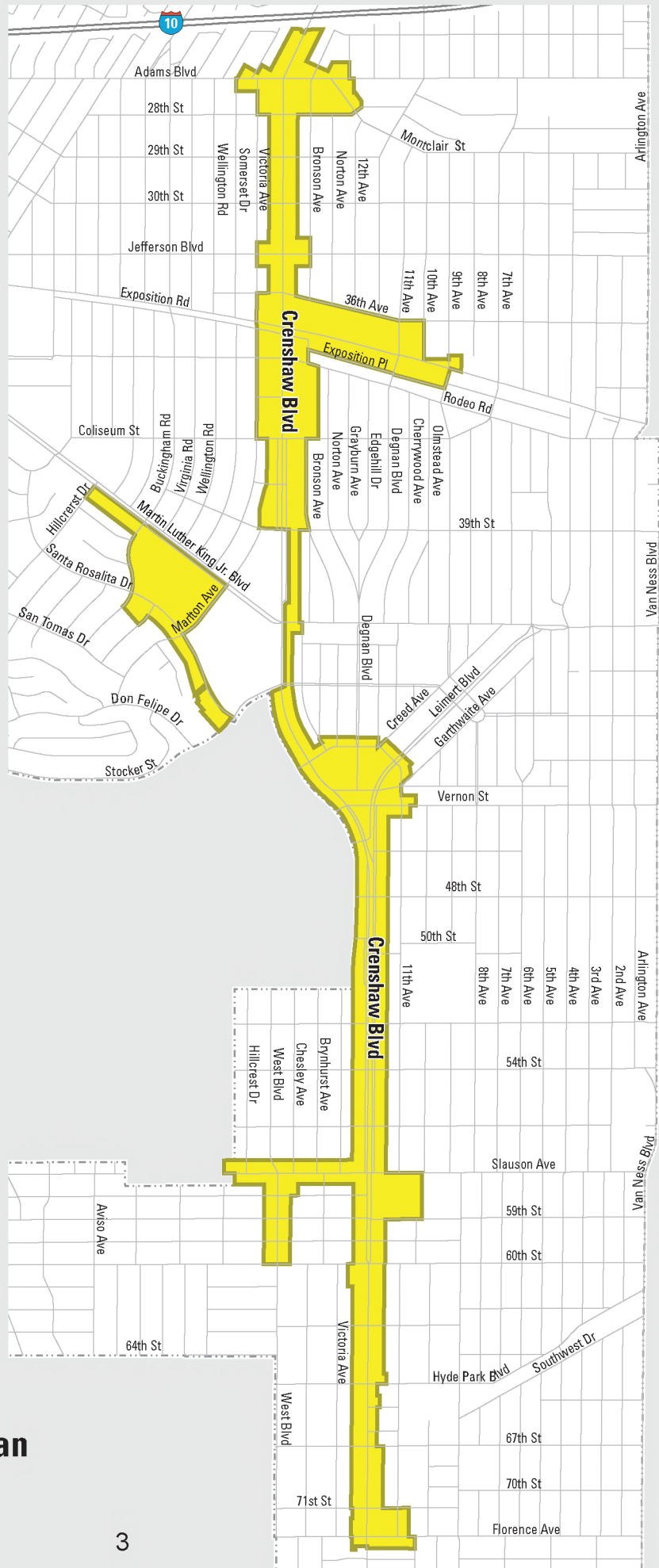
Specific Plan Amendment  
Amended by Ordinance No. 184795  
Effective April 19, 2017



## CRENSHAW CORRIDOR SPECIFIC PLAN



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Section 15.	Design Review Board
Section 16.	Severability
Appendix A	Design Manual
Appendix B	Cultural Overlay Uses for Leimert Park Village



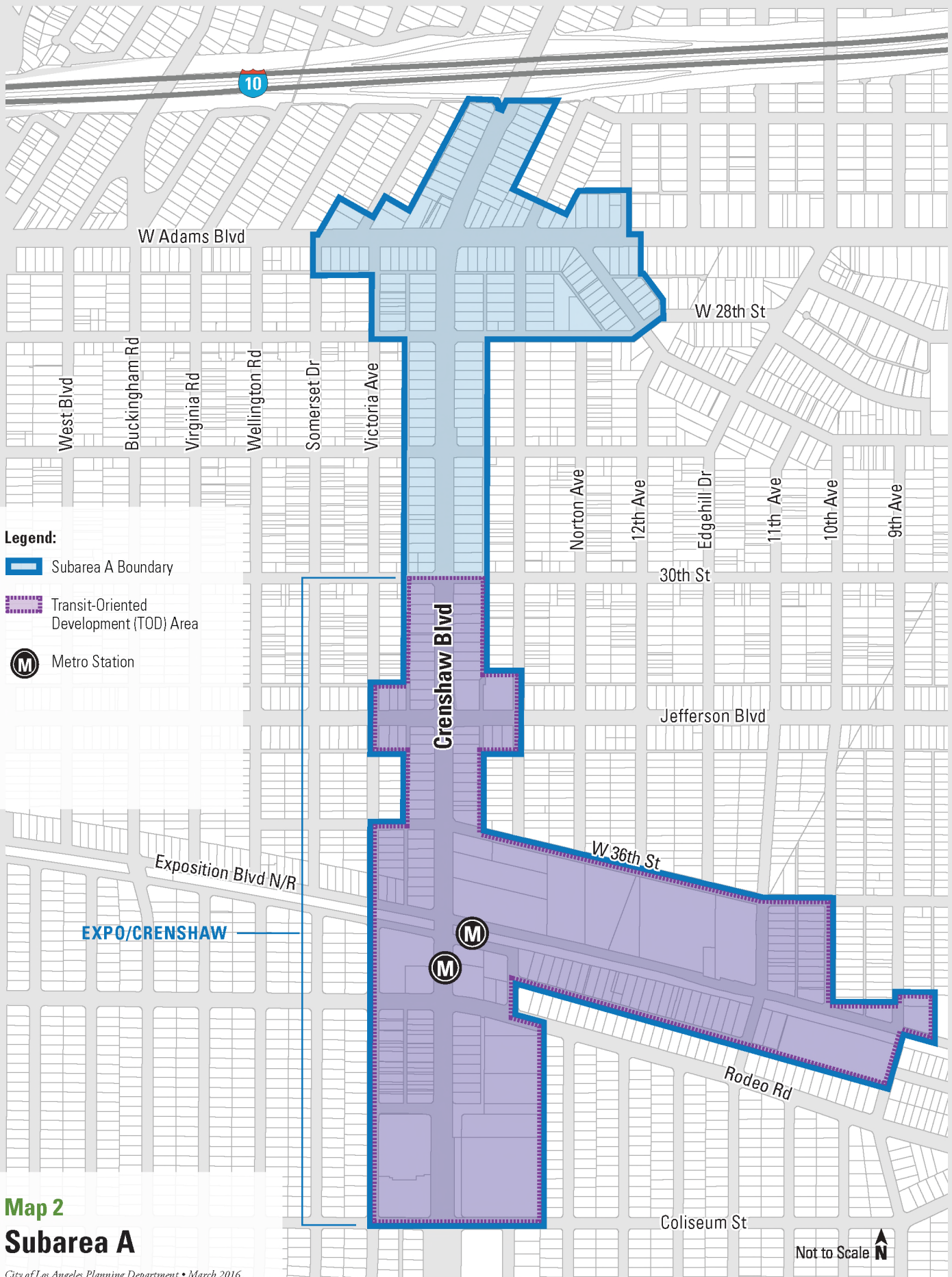
Not to Scale 

**Legend:**

-  Specific Plan Area Boundary
-  Community Plan Area Boundary

# Map 1 Crenshaw Corridor Specific Plan

City of Los Angeles Planning Department • July 2016

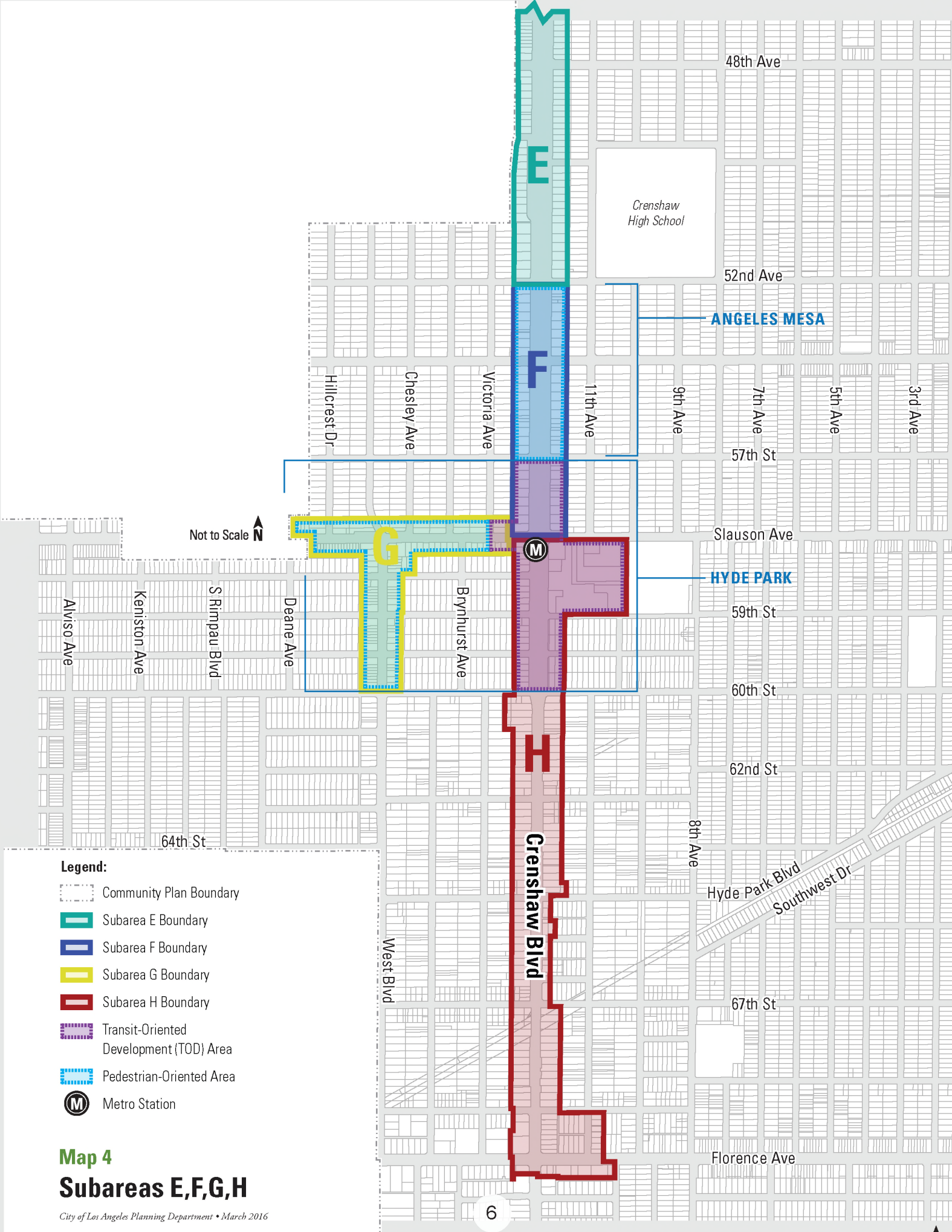


**Map 2**  
**Subarea A**

City of Los Angeles Planning Department • March 2016







48th Ave

52nd Ave

ANGELES MESA

Crenshaw High School

Hillcrest Dr

Chesley Ave

Victoria Ave

11th Ave

9th Ave

7th Ave

5th Ave

3rd Ave

57th St

Not to Scale

Slauson Ave

HYDE PARK

59th St

60th St

62nd St

Alviso Ave

Keniston Ave

S Rimpau Blvd

Deane Ave

Brynhurst Ave

64th St

8th Ave

Hyde Park Blvd

Southwest Dr

67th St

Florence Ave

Crenshaw Blvd

West Blvd

6

Not to Scale

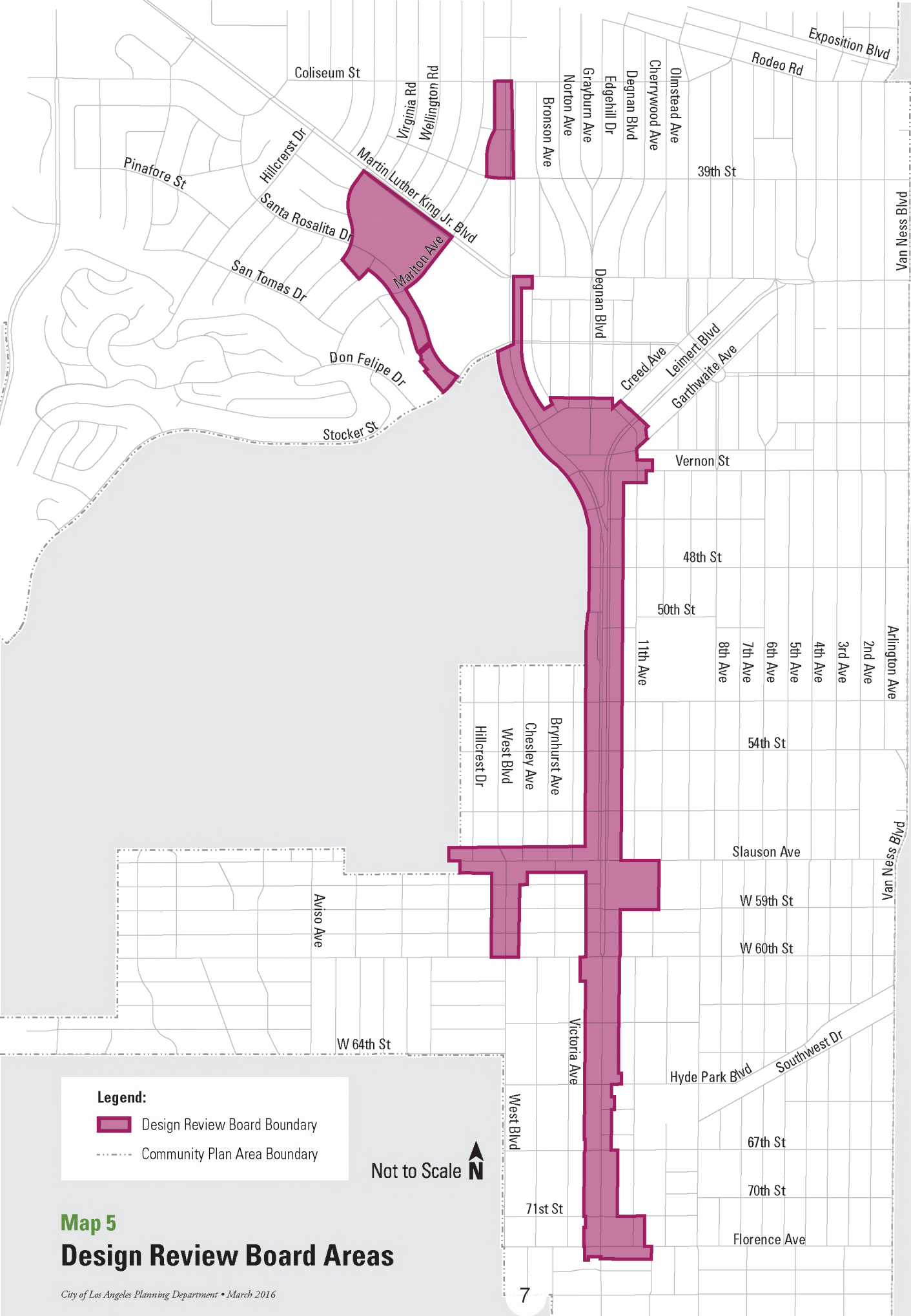
**Legend:**

- Community Plan Boundary
- Subarea E Boundary
- Subarea F Boundary
- Subarea G Boundary
- Subarea H Boundary
- Transit-Oriented Development (TOD) Area
- Pedestrian-Oriented Area
- Metro Station

**Map 4**  
**Subareas E, F, G, H**

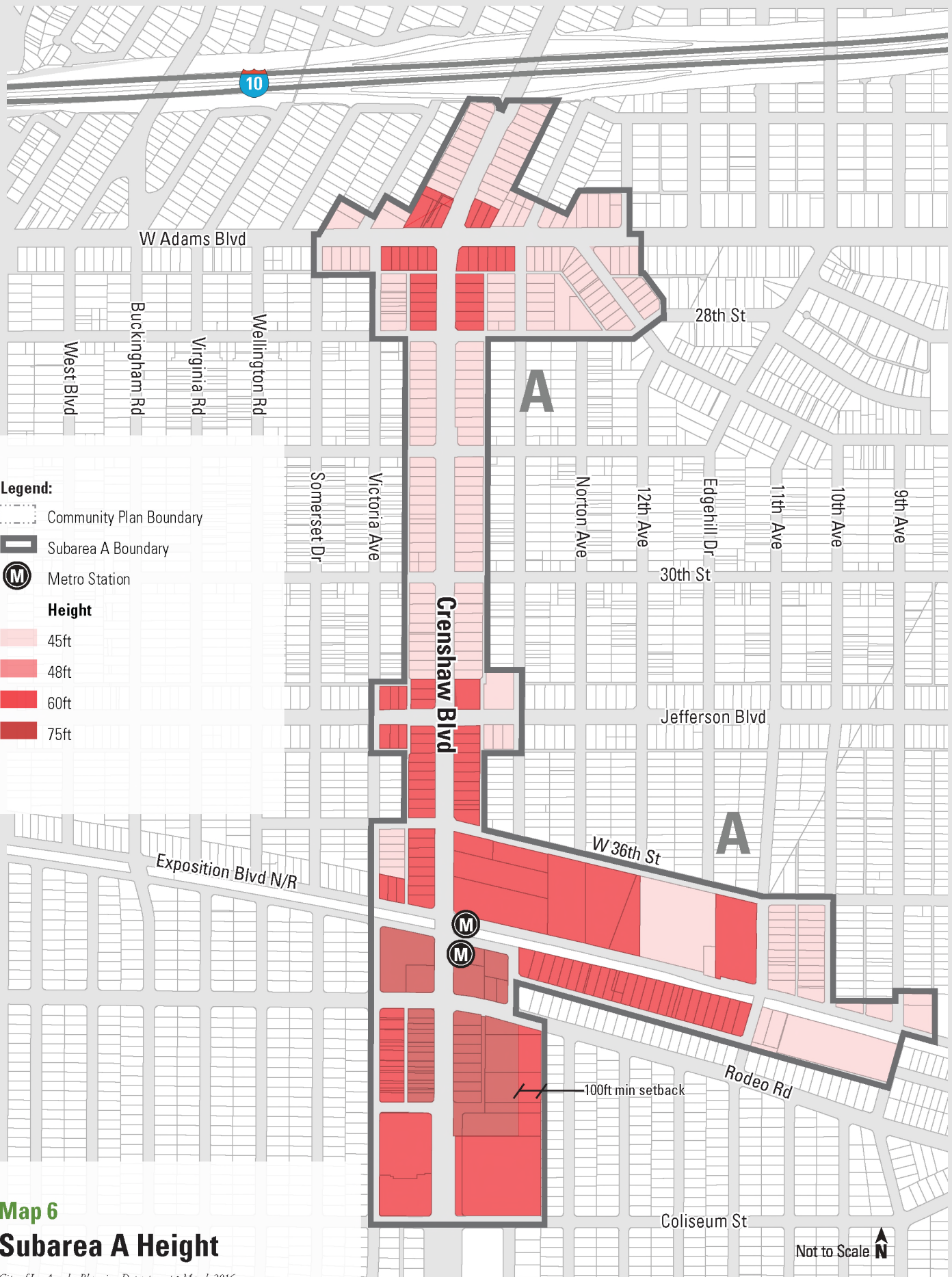
City of Los Angeles Planning Department • March 2016





# Map 5 Design Review Board Areas





**Legend:**

Community Plan Boundary

Subarea A Boundary

Metro Station

**Height**

45ft

48ft

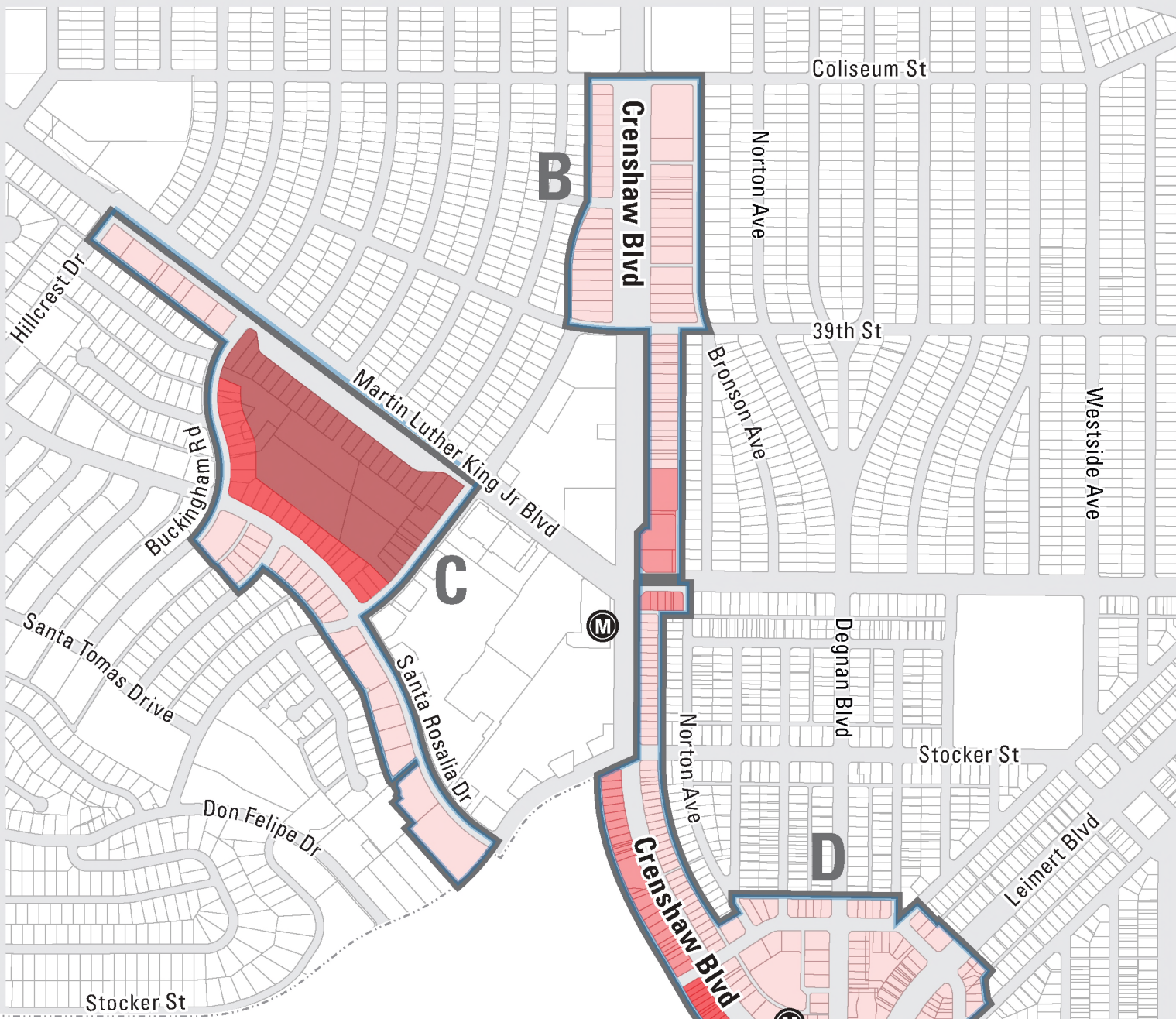
60ft

75ft

**Map 6**

**Subarea A Height**

*City of Los Angeles Planning Department • March 2016*



**Legend:**

Community Plan Boundary

Subarea Boundaries

Metro Station

**Height**

45ft

48ft

60ft


75ft


**Map 7**  
**Subareas B,C,D,E Height**

*City of Los Angeles Planning Department • March 2016*



**Legend:**

 Community Plan Boundary

 Subarea Boundaries

 Metro Station

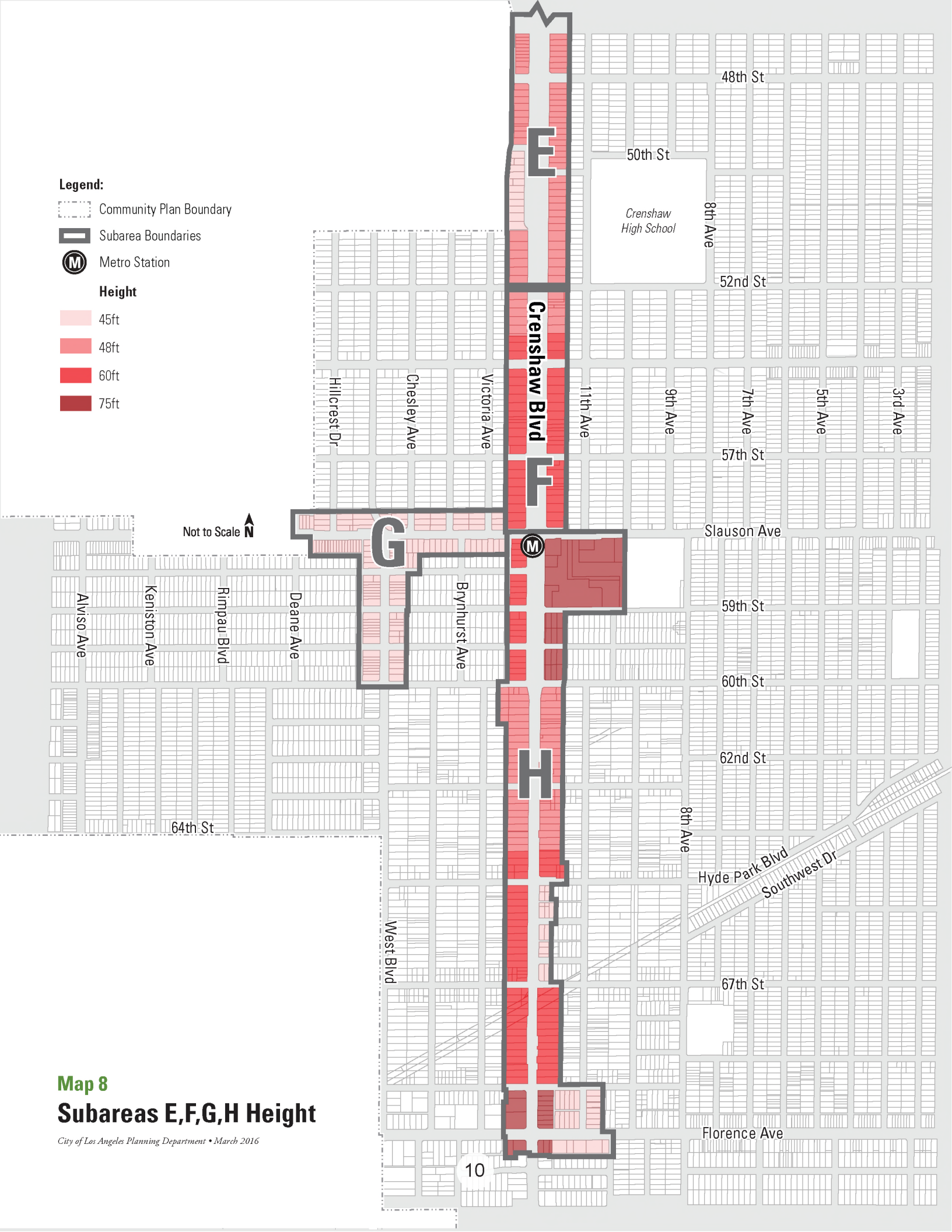
**Height**

 45ft

 48ft

 60ft

 75ft



Not to Scale 

**Map 8**  
**Subareas E,F,G,H Height**

City of Los Angeles Planning Department • March 2016



## CRENSHAW CORRIDOR SPECIFIC PLAN

### Section 1. ESTABLISHMENT OF THE CRENSHAW CORRIDOR SPECIFIC PLAN.

#### A. Authority and Scope

Pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC), the City Council hereby establishes the Crenshaw Corridor Specific Plan (Specific Plan), which shall be applicable to all lots located in whole or in part within that area of the City of Los Angeles shown by Map 1 in shaded areas (the Specific Plan area). This Specific Plan serves as both a policy and regulatory document for the development of the Specific Plan area.

#### B. Subareas

In order to regulate the use of property as provided in this Specific Plan, the Specific Plan is divided into the following eight subareas: Subareas A, B, C, D, E, F, G, and H. These Subareas are depicted with heavy lines in Maps 2-4. Portions of these Subareas are further described as follows:

1. **Pedestrian-Oriented Areas.** The following areas shall be known and intended as Pedestrian-Oriented Areas:
  - a. Those areas of Subarea D located between Stocker Street and Vernon Avenue as shown on Map 3. This area shall be known as the Leimert Park Village Pedestrian-Oriented Area.
  - b. Those areas of Subarea F located between 52nd Street and 57th Street as shown on Map 4. This area shall be known as the Angeles Mesa Pedestrian-Oriented Area.
  - c. Those areas of Subarea G located west of Victoria Avenue as shown on Map 4. This area shall be known as the Hyde Park Pedestrian-Oriented Area.
2. **Transit-Oriented Development (TOD) Areas.** The following areas shall be known and intended as Transit-Oriented Development (TOD) Areas:

- a. Those areas of Subarea A located between 30th Street and Coliseum Street as shown on Map 2. This area shall be known as the Expo/Crenshaw TOD Area.
- b. Those areas of Subareas B and D located between Dr. Martin Luther King, Jr. Boulevard and Stocker Street as shown on Map 3. This area shall be known as the Martin Luther King Jr. (MLK) TOD Area.
- c. Those areas of Subarea E located between Vernon Avenue and 46th Street as shown on Map 3. This area shall be known as the Leimert Park Village TOD Area.
- d. Those areas of Subareas F, G and H located between 57th Street and 60th Street as shown on Map 4. This area shall be known as the Hyde Park TOD Area.

## **Section 2.**

**PURPOSES.** The purposes of this Specific Plan are:

- A.** To provide standards for the Specific Plan area which will promote controlled development while encouraging and stimulating economic revitalization.
- B.** To assure a balance of commercial land uses in the Specific Plan area that will address the needs of the surrounding communities and greater regional area.
- C.** To promote a compatible and harmonious relationship between residential and commercial development where commercial areas are contiguous to residential neighborhoods.
- D.** To preserve and enhance community character and aesthetics by establishing coordinated and comprehensive standards for signs, buffering and setbacks, building and wall height, open space and lot coverage, parking and landscaping, as well as facade treatment and the conservation and preservation of existing resources, designated historic or otherwise, that shape the identity of the Crenshaw Corridor.
- E.** To promote a high level of pedestrian activity in areas identified as Pedestrian-Oriented Areas and TOD Areas by promoting neighborhood serving uses, which encourage pedestrian activity and promote reduced traffic generation.

- F. To promote an attractive pedestrian environment in the areas designated as Pedestrian-Oriented Areas and TOD Areas by regulating the design and placement of buildings and structures which accommodate outdoor dining and other ground level retail activity.
- G. To promote the continued revitalization of the historic Leimert Park Village as a pedestrian-oriented cultural destination consistent with the guiding principles for design, preservation and development as outlined in the West Adams-Baldwin Hills-Leimert Community Plan (Community Plan).
- H. To encourage the creation of pedestrian-friendly TOD Areas consistent with the goals and policies of the Community Plan that promote health and sustainability by encouraging a mix of uses providing jobs, housing, goods and services, as well as access to open space, all within walking distance of the Mid-City/Exposition and Crenshaw/LAX Light Rail Transit Corridor stations.

**Section 3.**

**RELATIONSHIP TO OTHER PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE.**

- A. The regulations of the Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code (hereinafter, "Code" or "LAMC"), as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC and other relevant ordinances except as specifically provided herein.
- B. Wherever this Specific Plan contains provisions establishing regulations (including, but not limited to, floor area ratios (FAR), uses, heights, parking, setbacks, and sign requirements) different from, more restrictive, or more permissive than would be allowed pursuant to Chapter 1 of the LAMC and the provisions of other portions of the LAMC specifically referenced below, this Specific Plan shall prevail and supersede the applicable regulations of the LAMC unless expressly overridden by the LAMC. As provided in Section 5, the procedures for granting Project Permit Compliance review, adjustments, modifications, exceptions, or interpretations to the requirements of this Specific Plan, are set forth in LAMC Section 11.5.7. The procedures for granting an Administrative Clearance are provided in this Specific Plan.

## Section 4.

### DEFINITIONS.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section, which definitions shall supersede the definitions in the LAMC. Words and phrases not defined herein shall be construed as defined in LAMC Sections 12.03, 13.07.C, 13.09, 14.4.2, and 12.20.3.B.

**Administrative Clearance.** A ministerial approval as authorized under Section 5.D.

**Architectural Feature.** An aesthetic element of a building's design that is integral to the overall style of architecture, but is not considered habitable, or otherwise counted as part of a building's floor area.

**Architectural Ledge Sign.** A sign with individual channel letters or a prefabricated image, attached to a horizontal projection forming a narrow shelf on a wall or architectural canopy projection.

**Automobile-Related Use.** A car wash (including, automobile laundries or wash racks) or any of the following uses, as defined in LAMC Section 12.03, automotive use, automobile dismantling yard, automobile and trailer sales area, automotive repair, and automotive fueling and service station. This use does not include retail automobile parts sales.

**Awning Sign.** A sign displayed on the valance of a canopy that projects over a deck, door, or window of a building.

**Building Frontage.** Any exterior building wall that faces or is within 45 degrees of parallel to an adjacent street, right-of-way, or public park, plaza, courtyard, or open space, which is accessible to the public.

**Building Identification Sign.** A type of Identification Sign that is limited to the name or company logo of the building, the use that encompasses the largest amount of floor area of a building, or any other message allowed on an on-site sign.

**Business Identification Sign.** A type of Identification Sign that is located on the ground floor of a business.

**CEQA.** The California Environmental Quality Act, Public Resources Code Sections 21000, *et seq.*



**Commercial Uses.** Those uses as first permitted in the CR, C1, C1.5, C2, C4, or C5 zones, including Community Facilities, guest rooms and hotels.

**Community Facilities.** Any use whose primary purpose is to provide government, non-profit, or not-for-profit assistance to the general public. Examples include government offices and services or privately funded services or charities that are provided to the public at a free, subsidized or reduced rate, child care centers, job assistance centers, business assistance centers, libraries, schools, adult day care, Health Centers, 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. Public parking structures are Community Facilities when they include another Community Facility use, such as a child care or community meeting rooms. Community Facilities include any related administrative offices.

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

**Eligible Historic Resource.** A building, structure, object, site, landscape, natural feature, or historic district identified as eligible for listing either individually or as a contributor to a district under a local, state, and/or federal designation program through SurveyLA (the Los Angeles Historic Resources Survey), or another historical resource survey completed by a person meeting the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and accepted as complete by the Director, in consultation with the Office of Historic Resources. This term does not include a non-contributor to an eligible historic district.

**Free-Standing Fast-Food Establishment.** A type of fast-food establishment, as defined in LAMC Section 16.05.B.3, that is comprised of a building designed for restaurant use by a single tenant, or multiple tenants that share the same kitchen, and which stands alone on its own lot or is free-standing within a shopping center.

**Full-Service Grocery Store.** A store of 10,000 square feet or more of floor area which offers for sale a selection of packaged, fresh food and household items including, meats, produce, dairy

products, paper goods, dry goods, frozen goods, sundries and other similar products.

**Ground Floor.** Ground floor is the lowest story within the building which is accessible to the street, the floor level which is within three feet above or below curb level, which has frontage on or is primarily facing any pedestrian-oriented street, and which is at least 20 feet in depth or the total depth of the building, whichever is less.

**Health Center.** A facility that provides health care and is certified by the United States Department of Health and Human Services, Health Resources and Services Administration (HRSA) as a Federally Qualified Health Center (FQHC), or FQHC look-alike as defined by HRSA.

**Identification Sign.** A sign that may display a company logo, generic type of business, or the name of a business, or any other message allowed on an on-site sign.

**Marquee Sign.** A sign displayed on a roof-like structure that projects over the entrance to a building or structure.

**Mixed-Use Project.** A Project which combines one or more Commercial Uses or Hybrid Industrial Uses and multiple dwelling units in a single building or in a Unified Development, as defined in LAMC Section 13.09.B.3.

**Monument Sign.** A freestanding sign that is erected directly upon the existing or artificially created grade, or that is raised no more than 12 inches from the existing or artificially created grade to the bottom of the sign, and that has a horizontal dimension equal to or greater than its vertical dimension.

**Motel.** A business primarily designed for the accommodation of motorists and which provides lodging with limited amenities and features on-site parking that is directly accessible and often visible from each unit. This term does not include hotels as defined in LAMC Section 12.03.

**Off-Site Alcohol Sales.** Any establishment licensed by the Department of Alcoholic Beverage Control to sell or otherwise dispense alcoholic beverages for consumption off-site of the premises.

**Pedestrian Amenities.** Any public or private improvement that facilitates direct, safe, attractive, accessible and enjoyable walking.

This phrase includes outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located within three feet of the street level, and that are accessible to and available for use by the public.

**Pedestrian-Oriented Area.** Commercially-zoned areas with Pedestrian Amenities that encourage people to regularly walk, shop, dine, and recreate locally.

**Pedestrian Sign.** A small Projecting Sign, as defined in LAMC Section 14.4.2, which is attached to a wall or to the underside of an awning, marquee, or canopy with one or two sign faces perpendicular to the face of the building or structure to which it is affixed.

**Project.** Any activity that requires the issuance of any of the following permits from the Department of Building and Safety: certificate of occupancy, building, grading, foundation, change of use, or sign. Project also includes any activity that requires the issuance of a demolition permit for a property with an Eligible Historic Resource.

This term does not include construction that consists solely of interior remodeling, rehabilitation, or repair work unless the work would do any of the following: increase the floor area, increase the required number of parking spaces, or result in an increase in trips, as calculated by the LADOT Traffic Study Policies and Procedures.

**Projecting Sign (Blade Sign).** An Identification Sign, other than a wall sign, that is attached to a building and projects outward from the building with one or more sign faces approximately perpendicular to the face of the building.

**Sit-Down Restaurant.** For purposes of defining the phrase “Sit-Down Restaurant” in the LAMC Section 13.07.C definition of ‘Neighborhood Retail’, a use which dispenses food for consumption on the premises or through incidental take-out service, and which has the following characteristics: a varied menu; table service with orders taken either at the table or the counter; and food served to tables using dishes and glasses.

**Transit-Oriented Development (TOD) Area.** A pedestrian-friendly, multi-modal area where a mix of uses providing jobs, housing, goods and services, as well as access to open space has been integrated through transit planning, development, urban

design, streetscape improvements and reinvestment that facilitates access and connectivity to and from a fixed guideway station.

## **Section 5.**

### **REVIEW PROCEDURES.**

- A. Authority.** No permit shall be issued by the Department of Building and Safety for any Project unless the Project has been reviewed and approved in accordance with this Section 5.
- B. Project Permit Compliance Review.** A Specific Plan Project Permit Compliance Review, in accordance with LAMC Section 11.5.7.C, shall be required for all Projects, with the exception of Projects approved by an Administrative Clearance. Projects that do not comply with the Specific Plan shall be reviewed in accordance with LAMC Section 11.5.7.E, F, or G. Modifications shall be reviewed in accordance with LAMC Section 11.5.7.D and interpretations under LAMC Section 11.5.7.H.
1. For all Projects that do not require Design Review under Subsection 5.C, in addition to any other findings required in LAMC Section 11.5.7.C.2, the Director (or the Planning Commission on appeal), shall find in writing that the Project substantially complies with the Crenshaw Corridor Specific Plan Design Manual (Appendix A).
- C. Design Review.** Design Review in accordance with LAMC Section 16.50 shall be required for all Projects within those areas shown in the shaded areas on Map 5, with the exception of Projects approved by Administrative Clearance.
1. Design Review Criteria. The criteria for the recommendation of the Design Review Board and the action of the Director shall be the following:
    - (a) Projects shall conform to all of the provisions of the Specific Plan.
    - (b) Projects shall substantially comply with the Crenshaw Corridor Specific Plan Design Manual (Appendix A).
- D. Administrative Clearance.** The following Projects qualify for an Administrative Clearance, and shall not require a Project Permit Compliance Review or Design Review, so long as they comply with applicable requirements of this Specific Plan, the



LAMC, and the applicable Design Requirements in Section IV of the Crenshaw Corridor Specific Plan Design Manual in Appendix A:

1. A use of land or change of use.
2. A wall sign.
3. A window sign.
4. A Pedestrian Sign.
5. An Awning Sign.
6. A minor façade repair.
7. A storefront rehabilitation.

Approval of a Project with an Administrative Clearance under this Subsection D is not subject to any appeal and is not a discretionary approval for purposes of CEQA Guidelines Section 15060(c)(1).

**E. Eligible Historic Resources.** A Project that involves an Eligible Historic Resource shall comply with the following review procedures.

1. **Projects.** Not including demolitions of Eligible Historic Resources, no permits shall be issued by the Department of Building and Safety for any Projects involving Eligible Historic Resources unless one of the following has occurred:
  - (a) The Director, in consultation with the Office of Historic Resources, has determined, based upon substantial evidence, that the Eligible Historic Resource is not an “historical resource,” as defined by Public Resources Code Section 21084.1;
  - (b) The Director, in consultation with the Office of Historic Resources, has determined, based upon substantial evidence, that the Project is consistent with the Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; or
  - (c) Environmental review in compliance with CEQA has been completed for the Project.
2. **Demolitions.** No demolition permit shall be issued by

the Department of Building and Safety for an Eligible Historic Resource unless either of the following occurs:

- (a) The Director, in consultation with the Office of Historic Resources, has determined, based upon substantial evidence, the Eligible Historic Resource is not a historical resource, as defined by Public Resources Code Section 21084.1; or
- (b) Environmental review in compliance with CEQA has been completed on the demolition, as well as all other components of the Project, if any.

3. **Exemption.** A Project involving an Eligible Historic Resource that requires only a demolition permit is otherwise exempt from a Project Permit Compliance Review or Design Review.
4. **CEQA Review for Eligible Historic Resources.** In complying with this Subsection E, if at any time the Director, in consultation with the Office of Historic Resources, determines the Eligible Historic Resource is not a “historical resource” as defined by Public Resources Code Section 21084.1, issuance of the demolition permit shall be a ministerial approval for purposes of CEQA Guidelines, Section 15268. If the Director, in consultation with the Office of Historic Resources, determines the Eligible Historic Resource is a “historical resource” as defined by Public Resource Code Section 21084.1, approval of the demolition permit shall be a discretionary approval for purposes of CEQA Guidelines Section 15060(c)(1). In reviewing and approving a Project with a historical resource, the Director and the Office of Historic Resources shall take such steps within the scope of their powers and duties as they determine are necessary for the preservation of the historical resource, including but not limited to, consulting with the applicant on voluntary options for preservation or initiating a formal designation process.
5. **Appeals.** No determination of the Director in this Subsection E is independently appealable unless an appeal of an entitlement or CEQA determination is otherwise available through the Specific Plan, the LAMC,

or CEQA.

**F. Abatement Order Exemption.** The correction of emergency or hazardous conditions where the Department of Building and Safety, Housing and Community Investment Department, or other enforcement agency has determined that emergency or hazardous conditions currently exist and the emergency or hazardous conditions must be corrected in the interest of the public health, safety and welfare is exempt from this Specific Plan. When feasible, the Department of Building and Safety, Housing and Community Investment Department, or other enforcement agency should consult with the Director on how to correct the hazardous condition, consistent with the purposes of the Specific Plan.

## **Section 6.**

### **LAND USES.**

#### **A. Prohibited Uses.**

1. The following uses shall be prohibited in all Subareas:
  - (a) Gun and/or pawn shops, including commercial inventory storage of guns or pawned items to be sold, rented or otherwise relocated for sale.
  - (b) Indoor and outdoor swap meets.
  - (c) Commercial storage building for household goods (e.g., Public Self-Storage).
  - (d) Motels.
  - (e) Bars not attached to dining, dancing and/or entertainment related uses.
  - (f) Recycling collection or buyback centers, and mobile recycling centers, as these terms are defined in LAMC Section 12.03. This prohibition does not include those facilities that are lawfully permitted under state law.
2. The following uses shall be prohibited in Subareas D, F, and G:

(a) Drive-through fast-food establishments.

(b) Automobile-Related Uses.

**B. Limited Uses.**

1. The following uses shall be limited within the Specific Plan area as provided below:

(a) Off-Site Alcohol Sales. In addition to compliance with the South Los Angeles Alcohol Sales Specific Plan, in all Subareas, the establishment of any new Off-Site Alcohol Sales use shall be limited to a maximum of one such use for every ½ mile (2640 foot) radius area, except for the following:

i. Full-Service Grocery Stores.

ii. Convenience Food Stores and other Off-Site Alcohol Sales establishments that maintain the following dedicated sales floor area percentages, enforceable by a covenant prepared and recorded in a form and manner approved by the City:

a. No more than 5 percent devoted to alcoholic beverage products; and

b. More than 20 percent devoted to the sale of fresh produce, meat, cheese or other perishable food.

Sales floor area, includes, but is not limited to, shelving, refrigerators, and display cases.

(b) Automobile-Related Use.

i. In all Subareas, where not prohibited, an Automobile-Related Use shall be limited to a maximum of one such use within a ½ mile (2640 foot) radius area, except:

a. Where the use is incidental to an existing use of new car sales; or



- b. Where multiple Automobile-Related Uses or accessory Automobile-Related Uses are combined within the same lot of an existing Automobile-Related Use.

(c) Free-Standing Fast-Food Establishments.

- i. In all Subareas, Free-Standing Fast-Food Establishments shall be limited to a maximum of one establishment within a ½ mile (2640 foot) radius area, except for the expansion or replacement of an existing Free-Standing Fast-Food Establishment.

**C. Use Limitations in Pedestrian-Oriented and TOD Areas.**

1. In Subareas F and G, in Pedestrian-Oriented Areas, Ground Floor uses shall be limited to neighborhood retail or neighborhood services, as those terms are defined by LAMC Section 13.07.C.
2. In Subarea D, in the Pedestrian-Oriented Area, Ground Floor uses shall be limited to neighborhood retail or neighborhood services, as those terms are defined by LAMC Section 13.07.C, or to the Cultural Overlay uses allowed in Appendix B.
3. In Subareas D, F and G, in TOD Areas, Ground Floor uses shall be limited to neighborhood retail or neighborhood services, as those terms are defined by LAMC Section 13.07.C.
4. In Subareas D, for properties south of 43rd Street that do not front Crenshaw Boulevard, residential uses shall be limited to live/work units, as defined in LAMC Section 12.03.
5. No building permit or change of use permit shall be issued for any Project subject to this Section 6 until a covenant committing the property owner to maintain the above-described use limitations is recorded in a manner approved by the City. The form of the covenant to be recorded shall be reviewed and approved by Planning at the time of approval of the administrative clearance or project permit compliance.

**D. Nonconforming Building and Uses.** All nonconforming uses, buildings, and structures, including signs, shall comply with LAMC Section 12.23.

**Section 7.**

**DEVELOPMENT STANDARDS FOR PEDESTRIAN-ORIENTED AND TOD AREAS.** In Subareas D, F, and G, all Projects in Pedestrian-Oriented and TOD Areas shall comply with the following development standards in addition to others required in this Specific Plan:

- A.** All Projects shall comply with the development standards in Subsections 1 and 7 of LAMC Section 13.07.E. For purposes of this Specific Plan, "Pedestrian-Oriented Streets," as used in LAMC Section 13.07.E shall mean all streets in Subarea D, F, and G.
- B.** All Projects shall have a pedestrian entrance along the street frontage of the building, even when other public entrances are provided. The pedestrian entrances on street frontage shall be kept open during business hours.

**Section 8.**

**MIXED-USE PROJECTS.** In Subareas D, F, and G, Mixed-Use Projects shall be developed in accordance with the following:

- A.** The Projects shall contain some combination of the neighborhood services/neighborhood retail uses required in Section 6.C on the Ground Floor with residential uses on the floors above.
- B.** Parking shall not be permitted between the building and the street.
- C.** The Project shall be exempt from LAMC Section 12.22.A.23 (Mini-Shopping Centers and Commercial Corner Developments).

**Section 9.**

**FLOOR AREA RATIOS AND HEIGHT.**

- A.** In all Subareas, lots zoned commercial or industrial shall be permitted a maximum floor area ratio (FAR) of 1.5:1, except as follows:
  - 1. In Subareas A and C, on a lot designated Height District 2, the maximum FAR shall be:

- a. 3:1 for Mixed-Use Projects;
  - b. 2:1 for all other Projects.
- 2. In Subareas E, F, and H, on a lot designated Height District 2 that does not directly abut a lot zoned R2 or a more restrictive zone, the maximum FAR shall be:
  - a. 3:1 for Mixed-Use Projects;
  - b. 2:1 for all other Projects.
- 3. In Subarea B and D, on a lot designated Height District 2, the maximum FAR shall be:
  - a. 2:1 for Mixed-Use Projects.
- 4. In Subareas E, F, and H, on a lot designated Height District 2 that directly abuts a lot zoned R2 or a more restrictive zone, the maximum FAR shall be:
  - a. 2:1 for Mixed-Use Projects.
- B.** In all Subareas, lots zoned residential shall be permitted a maximum FAR of 3:1.
- C.** Notwithstanding Subsection 9.A, the 3:1 maximum FAR affordable housing incentive listed in LAMC Section 12.22.A.25 (f)(4)(ii) regarding Projects located in Height District No. 1 shall also apply to Projects located in Height District No. 2.
- D.** For a Project with any residential uses in a TOD area, that includes the number of restricted affordable units sufficient to qualify for a 35 percent density bonus, pursuant to Section 12.22.A.25, the maximum permitted FAR may be increased by one square foot of floor area for each square foot of podium parking area relocated to subterranean levels on-site, or within an off-site shared parking structure or facility, up to a maximum of an additional 1.0 FAR. Prior to building permits being issued, a covenant committing the property owner to provide the required parking shall be prepared and recorded in a form and manner approved by the City,.
- E.** For a Project with no residential uses in a TOD area, the maximum permitted FAR may be increased by one square foot

of floor area for each square foot of podium parking area relocated to subterranean levels on-site, or within an off-site shared parking structure or facility, up to a maximum of an additional 1.0 FAR. Prior to building permits being issued, a covenant committing the property owner to provide the required parking shall be prepared and recorded in a form and manner approved by the City.

- F. The maximum permitted building height shall be as indicated on Maps 6, 7, and 8. Architectural Features may exceed the maximum permitted building height up to twenty percent (20%).

## **Section 10.**

### **BUILDING SETBACKS AND OPEN SPACE AREAS.**

**A. Pedestrian-Oriented Areas (Non-Mixed-Use).** Except Mixed-Use Projects, in Subareas D, F, and G, Projects involving new construction in Pedestrian-Oriented Areas shall build to the following setback requirements:

1. For Projects that do not include Pedestrian Amenities along the Building Frontage, a zero foot setback of the first floor, along any lot line that abuts a public street.
2. For Projects that include Pedestrian Amenities along the Building Frontage, a setback not to exceed five feet of the first floor, along any lot line that abuts a public street.

**B. Pedestrian-Oriented Areas (Mixed-Use).** In Subareas D, F, and G, Mixed-Use Projects involving new construction in Pedestrian-Oriented Areas, shall build to the following setback and massing requirements:

1. If no Pedestrian Amenities are provided along the Building Frontage, a five foot setback, up to 15 feet of height, or the height of the first floor, whichever is greater, along any lot line that abuts a public street.
2. If Pedestrian Amenities are provided, up to a 15 foot setback, up to 15 feet of height, or the height of the first floor, whichever is greater, along any portion of a lot line that abuts the amenity.
3. The Building Frontage shall extend at least 65 percent of the length of the front lot line.

**C. TOD Areas.** In all TOD areas, the setbacks and open space areas for Projects involving new construction shall be developed in accordance with the underlying zone district and any applicable provisions identified in Appendix A (Design Manual).

**D. Transition from Residential to Non-Residential.** In all Subareas, Projects involving new construction on land zoned commercial or industrial that directly abuts or is directly across a street or alley from land zoned residential shall comply with the following, and not LAMC Section 12.21.1.A.10:

1. Where the rear or side yard property line is contiguous with that of a residential lot, or separated by an alley, the entire building shall be setback or individual floors "stepped back" one foot for every one foot in height as measured 15 feet above grade at the residential property line.
2. Projects located opposite the front yard of residentially zoned land along local streets shall not exceed 30 feet in height for the first 50 feet of lot depth as measured from the commercial or industrial property line opposite the residentially zoned land.
3. In all instances, when the highest natural elevation of a residentially zoned property exceeds the grade of an adjacent commercial or industrially zoned property by more than five feet, the new commercial or industrial building may exceed the height specified at the property line by the number of feet represented by the difference in grade.

**E.** All other setback, yard, stepback, and area requirements not provided in this Section 10 shall be as required in the underlying zone.

## **Section 11.**

### **SIGNS.**

In all Subareas, the regulations in LAMC Chapter 1, Article 4.4, shall apply except to the extent they are inconsistent with this Section 11. The regulations in Section 11 shall apply to all Subareas, except Subsection 11.J, which shall only apply to Subarea C on lots designated Regional Center Commercial within the Community Plan.

**A. Prohibited Signs.** The following are prohibited in the Specific Plan area:



1. All signs prohibited in LAMC Section 14.4.4.B.
2. Pole signs and roof signs.
3. Illuminated Architectural Canopy Signs.
4. In Subarea D, Monument Signs.

**B. General Considerations.**

1. All signs shall be maintained in good repair.
2. Wall, Projecting, Architectural Ledge, and Building Identification signs shall be constructed of individual channel letters or logos.
3. Logos, trademarks, insignias and similar emblems shall be considered as signs and included when calculating the overall sign area.
4. Any ideological, political, or other noncommercial message may be displayed on any sign permitted under this Specific Plan.
5. The individual letters on any Pedestrian Sign shall not exceed six inches in height.
6. Applications for Building Identification Signs on multi-tenant buildings shall be authorized by the property owner or the owner's authorized agent.

**C. Number of Signs.**

1. No more than one wall sign, or other type of Business Identification Sign shall be constructed, placed, or maintained per Building Frontage for each business.
  - (a) Signs that are not visible from the right-of-way or adjacent properties (e.g. enclosed within a mall or courtyard building) shall not be subject to this limitation.
2. One additional Business Identification Sign may be placed on a window of a business pursuant to Subsection 11.I below.

3. One Pedestrian Sign and one Awning Sign shall be allowed for each tenant space that has primary access to a public sidewalk or other right-of-way, which may or may not be used for a Business Identification Sign.
4. Theaters may have additional wall signs, not to exceed a total of 100 square feet in sign area. Theaters may also have Marquee Signs meeting the requirements of LAMC Section 91.6213.
5. A tenant space with their primary access to a sidewalk or other right-of-way located on a street corner may have one wall sign, one Awning Sign and one Pedestrian Sign on each exterior wall of a business that abuts a street.
  - (a) Alternatively, corner buildings may provide one combined wall or other Business Identification Sign instead of one per street. This sign shall be located on the corner of the building visible from both streets and shall not exceed two-thirds the maximum sign area permitted under Subsection 11.D.9 below.
6. Ground floor occupancies which have an entrance on an alley or rear parking lot may have one additional wall sign on the exterior wall that abuts the alley or parking lot.
7. One Building Identification Sign shall be permitted for each Building Frontage for buildings two stories in height or greater.

#### **D. Sign Area.**

1. The wall sign of each business is permitted to be 20 square feet for the first 25 linear feet of Building Frontage, plus two square feet for every linear foot of frontage over 25 feet to the maximum sign area allowed pursuant to Subsection 11.D.9 below.
2. The Marquee Sign of a theater shall be permitted three and a half square feet of sign area for each linear foot of Building Frontage.
3. The one additional wall sign that is permitted for ground floor occupancies with an entrance on an alley, or rear parking lot as set forth in Subsection C.6, shall not

exceed one square foot for each linear foot of building wall to the maximum sign area allowed pursuant to Subsection 11.D.9 below. This wall sign shall be directly associated with that business, and must face the alley or parking lot.

4. A Monument Sign, as defined in LAMC Section 14.4.2, shall not exceed 48 square feet or a height of six feet.
5. A Pedestrian Sign shall not exceed four square feet or a vertical or horizontal dimension of 30 inches.
6. Each Building Identification Sign shall not exceed one percent of the building wall area on which it is placed.
7. Signs located on a window shall be limited to no more than ten percent of the window area.
8. Projecting (Blade) and Architectural Ledge Signs shall be limited to 15 square feet for the first 25 linear feet of Building Frontage, plus one square foot for every linear foot of establishment frontage over 25 feet to a maximum sign area of 48 square feet.
9. Except as expressly allowed in this Section D, no sign shall exceed a maximum of 75 square feet with letters not to exceed 30 inches in height.

**E. Height.** The height to the top of any sign shall be limited to a maximum of 25 feet above the elevation of the sidewalk or edge of the roadway, whichever is nearest the sign, except as follows:

1. A Building Identification Sign may exceed the height limitation above provided all of the following:
  - a. The sign is on an Architectural Feature original to the building and designed specifically to accommodate signage, such as a tower or finial element;
  - b. The building was constructed prior to November 14, 2004;
  - c. The sign is not a pole sign or billboard;

- d. The new sign shall be designed to integrate with the Architectural Feature, including consistency of size, and location in relation to the architectural style and type of the building.
  - e. All other signage on the Architectural Feature that is not original to the building or an Eligible Historic Resource shall be removed or replaced.
2. Existing horizontal extending and vertical projecting Marquee Signs may be repaired and or replaced pursuant to Subsection 11.E.1.

**F. Projection Limits.**

1. No wall sign shall project more than 12 inches from the face of the building to which it is attached.
2. Projecting Signs shall project no more than 30 inches from the building wall to which it is opposite or attached.
3. Architectural Ledge Signs shall be placed atop the architectural canopy feature and located flush with the outer face of said feature.

**G. Location.**

1. Architectural Ledge Signs shall be a minimum of eight feet and six inches from grade.
2. Awning Signs shall be subject to the following placement conditions:
  - a. A maximum height along the cornice line of 25 feet from grade.
  - b. One sign on the valance of an awning may be permitted in addition to other permitted signs.
  - c. The length of such sign shall not exceed 25 percent of the length of the single awning up to a maximum of 10 square feet.

- d. Signs on continuous awnings shall be placed centered on the portion of the awning which corresponds to the individual storefront.
3. A Monument Sign shall be located a maximum of six feet in height and located in a planter or a landscaped area.
4. A Pedestrian Sign shall be located a minimum of eight feet and six inches from grade and a maximum of 15 feet from grade. Pedestrians Signs shall also be a minimum of 15 feet apart.
5. A Projecting Sign shall be located a minimum of eight feet and six inches from grade.
6. A Building Identification Sign shall be placed at the parapet, eave or Architectural Feature, as described in Subsection E.1.a.
7. No Building Identification Sign shall be illuminated when directly across the street from a residential use.

#### **H. Temporary Signs.**

1. Temporary signs are permitted to be erected and maintained pursuant to LAMC Sections 14.4.16 and 91.6216, except that these signs may not be installed on any single building for a cumulative period in excess of 60 days per calendar year.
  - (a) Temporary banners shall be limited to a maximum of one banner per event, per calendar year.

#### **I. Window Signs.** Window signs shall be limited as follows:

1. The address, phone number, hours of operation and commercial services are permitted to be displayed only once, on a door or window.
2. The maximum size for the numerals within the address shall be six inches in height.
3. The maximum size for the numerals and letters within the phone number, hours of operation and services shall be two inches in height.



4. Window signs shall consist of individual letters and numerals without the use of any background.
5. When there is no other Business Identification Sign on the Building Frontage, a Business Identification Sign located on the window may be up to 20 square feet.
6. One "Open/Closed" sign is permitted. This sign shall not exceed two square feet and the letters shall not exceed 12 inches in height.
7. In addition to the Business Identification Sign, the business name may be repeated. The maximum size of the letters shall not exceed six inches in height. The total area of these signs shall not exceed 5 percent of the total window area.

**J. Campus Signage.** Projects with a floor area of 50,000 square feet or more shall comply with LAMC Chapter 1, Article 4.4 and all of the following:

1. A sign program fully delineating the size, number, location, color, material finish for all exterior signage (including identity, retail, parking, etc.) shall be submitted and reviewed by the Design Review Board to make a recommendation prior to the Director of Planning issuing an approval. Notwithstanding the above, the Design Review Board and the Director shall not consider the content of the sign(s) in their review or recommendation and approval. Content shall include color unless it is solely related to the structure of the sign (framing, support brackets, edging).
2. The Design Review Board shall recommend approval of, and the Director of Planning shall approve, all sign programs that comply with Design Guideline 14 of the Crenshaw Corridor Specific Plan Design Manual.

**Section 12. PARKING.**

**A. Requirements.** Notwithstanding any provisions of LAMC Section 12.21 A.4(c) to the contrary, in Subarea D, parking shall be as follows:

1. For restaurants without outdoor eating areas with total (gross) square footage greater than 1000 square feet, one parking

space shall be required for each 150 square feet of total floor area.

2. For restaurants without outdoor eating areas with total (gross) square footage less than 1000 square feet, one parking space shall be required for each 250 square feet of total floor area.
  3. For restaurants with outdoor eating areas provided, one parking space shall be required for each 350 square feet of total floor area, including the outdoor eating areas.
  4. Pedestrian Amenities developed within setbacks indicated in Section 10 above, shall not be counted as floor area for the purpose of determining the number of required parking spaces.
  5. For adaptive rehabilitation or reuse of existing theaters and for actor equity theaters, at least one parking space shall be required for every ten seats. Where there are no fixed seats, there shall be at least one parking space for each 50 square feet of floor area (exclusive of stage area).
- B.** A Project in a TOD area, shall be allowed a 50 percent reduction to the number of spaces required by the LAMC. Additionally, the maximum parking spaces permitted shall not exceed 90 percent of the number of spaces required by the LAMC.
- C.** In all Subareas, a Full-Service Grocery Store shall be allowed to reduce the required parking by 25 percent for the square footage devoted to the Full-Service Grocery Store use in addition to other parking reductions.
- D.** Within Subarea D, no additional parking shall be required for any change of use within a building existing as of the effective date of the last amendment to the Specific Plan, provided the new use is a permitted use within the Specific Plan and any existing on-site parking is maintained or reduced in accordance with this Section.
- E.** Notwithstanding any provision in this Section 12, no parking is required that is inconsistent with State law that expressly mandates a parking incentive or parking reduction.
- F.** In Subareas D, F, and G, for new construction Projects, no on-site parking shall be located in front of building(s) in mini-shopping centers.

**Section 13. UNDERGROUND UTILITIES.**

To the extent physically feasible, all new utility lines that directly service a Project shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service, as determined appropriate by the Department of Water and Power.

**Section 14. RIGHT-OF-WAY IMPROVEMENTS AND STREETScape PLANS.**

**A. Streetscape Requirements.** When right-of-way improvements are required of any Project in the Specific Plan area, pursuant to LAMC Section 12.37, LAMC Chapter 1, Articles 2 or 7, or other City ordinance, for a right-of-way with a streetscape plan, the improvements shall be consistent with the streetscape plan unless the LADOT General Manager or the City Engineer finds either of the following:

1. Consistency with the streetscape plan is not feasible or practical;
2. The cost of making the improvement consistent with the streetscape plan is greatly in excess of the cost to other property owners who are required to make improvements consistent with the streetscape plan in the streetscape plan area.

**B. Non-Conforming Improvements.** Notwithstanding anything to the contrary in LAMC Section 12.37.A.3 or other adopted City ordinance, improvement requirements shall not be waived or excused for a Project on the basis that the existing improvements currently meet existing City standards and requirements, unless the improvement also conforms to any streetscape plan for the right-of-way. If existing improvements do not conform to the streetscape plan, they will need to be improved to meet the streetscape plan standards unless the City Engineer or General Manager make the findings in Subsection A, above, or the improvement requirement is otherwise successfully appealed under Section E, below.

**C. Streetscape Plan.** For purposes of this Section, “streetscape plan” shall refer to a plan that has been approved by the Board of Public Works, or the City Planning Commission, or the City Council and is consistent with the West Adams-Baldwin Hills-Leimert Community Plan and the Circulation Element of the General Plan, and the Transportation Demand Management and Trip Reduction

Measures of LAMC 12.26 (as determined by LADOT), and is necessary or desirable to improve the aesthetic character of the street and encourage the use of transit and active transportation.

- D. Consistency Determination.** Consistency with the streetscape plan shall be determined by the LADOT General Manager, after consultation with the Director of Planning and the City Engineer.
- E. Appeal.** An applicant may appeal any streetscape improvement requirement in Sections A and B, including the findings under Subsections A.1. or A.2., through any appeal process that would be available for the imposition of the underlying right-of-way improvement requirement. For example, if the underlying improvement is being imposed under LAMC Section 12.37, the requirement to improve the right-of-way consistent with the streetscape plan, may be appealed under LAMC Section 12.37.I. If the underlying improvement is being imposed under LAMC Section 17.08 on a parcel map, the requirement to improve the right-of-way consistent with the streetscape plan, may be appealed under LAMC 17.54.
- F. Subsequent Ordinance.** If after the latest update to this Specific Plan the City Council adopts an ordinance to regulate streetscape plan improvements and the ordinance is applicable to the Specific Plan Area, this Section 14 shall be of no further force and effect.

## **Section 15. DESIGN REVIEW BOARD.**

- A. Crenshaw Corridor Specific Plan Design Review Board.** There shall be a Crenshaw Corridor Specific Plan Design Review Board (Design Review Board).
- B. Members and Composition.** Except as otherwise provided below, the provisions of LAMC Section 16.50.D. shall control:
  - 1. Number of Members.** The Design Review Board shall consist of five voting members.
  - 2. Composition of Membership.** In addition to the requirements of LAMC Section 16.50 D.3(c), the Board shall contain at least two members appointed from any of the membership categories that have demonstrated a knowledge of, and interest in, the culture, buildings, structures, historic architecture, history and features of the area encompassed by this Specific Plan and, to the extent feasible, shall have experience in historic preservation.

**Section 16. SEVERABILITY.**

If any provision of this Specific Plan or the application thereof to any person, property, or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Specific Plan or the application of those provisions to other persons, property, or circumstances which can be implemented without the invalid provisions and to this end, the provisions of this Specific Plan are declared to be severable.



## APPENDIX A

### CRENSHAW CORRIDOR SPECIFIC PLAN DESIGN MANUAL

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## INTRODUCTION

The Crenshaw Corridor Specific Plan (Specific Plan) was established to ensure that land uses and developments in the Crenshaw Corridor occur in a manner which improves the functional and aesthetic quality of the Crenshaw Corridor while enhancing and complimenting the surrounding community. The intent of the Specific Plan is to allow the Crenshaw Corridor to function as a vibrant commercial area while providing opportunities for guided development by regulating use, building height and scale, landscaping, parking, type and placement of signs, and site design.

This Design Manual was developed to meet the purpose of the Crenshaw Corridor Specific Plan by providing direction on methods to improve the appearance of commercial and industrial development, commercial developments in TODs, and residential developments of five units or more. The intent of these guidelines and standards in the Design Manual is to provide direction for the design of the Crenshaw Corridor, so that new development and alterations to existing structures make an aesthetic contribution to the built environment, provide public amenities, and enhance neighborhood identity.

Where graphics are used to illustrate design concepts, they should be viewed as illustrations of the guidelines or standards to depict their meaning and intent, and are not meant to convey exact design requirements. Amendments to the Design Manual are subject to approval by the City Planning Commission pursuant to the procedures in LAMC Section 13.08(D).

These design guidelines are in addition to any other applicable design guidelines, including but not limited to the Commercial and Residential Citywide Design Guidelines, and the Small Lot Subdivision Design Guidelines. Where there is an inconsistency between any provision of this Design Manual and other City design guidelines, the Design Manual controls. Where there is an inconsistency with the Specific Plan, the LAMC, or any other ordinance, the ordinance controls.

The Design Manual includes both design requirements and guidelines. Design requirements typically use the word "shall", an active verb (such as, "provide" or "install"), or a clear directive ("are not permitted," "are required," or "is"). Guidelines typically use the word "should" or "consider." Projects must comply with design requirements and are strongly encouraged to comply with guidelines. In the spirit of affording maximum creativity, projects that do not adhere to the letter of every provision in the Design Manual, but none-the-less demonstrate a clear alternative approach which is superior to and achieves all the prominent objectives of the Design Manual, will be recognized as a valid alternative if found to be in substantial compliance as described below. Section 5 of the Specific Plan, as well as Design Review under LAMC Section

16.50, require substantial compliance with the Design Manual. For design requirements, the Director or appellate body may find substantial compliance with the Design Manual, and the Design Review Board may recommend substantial compliance, when the Project complies with all applicable design requirements. For guidelines, the Director may find substantial compliance, and the Design Review Board may recommend substantial compliance, when the Project meets the intent of the Design Manual and the Specific Plan to enhance the functional and aesthetic quality of the plan area and the surrounding community, including through the use of the methods identified in the Design Manual, where feasible, or through the use of alternative methods meant to accomplish the same purpose.

All Projects seeking an Administrative Clearance in Section 5 of the Specific Plan shall comply with all applicable design requirements in Section IV of this Design Manual and are encouraged, but not required to substantially comply with the guidelines in Sections I-III.

## **SECTION I. GUIDELINES AND STANDARDS FOR COMMERCIAL AND INDUSTRIAL PROJECTS**

The following guidelines apply to all commercial and industrial Projects subject to the Specific Plan.

### **GENERAL DESIGN GUIDELINES**

1. Projects should be designed in order to use 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.
2. Attention should be given to compatibility with adjacent buildings, orientation toward pedestrian and arterial streets, light/shadow, placement of buffers and other elements which promote pedestrian orientation and use.
3. Buildings should be well maintained and not allowed to deteriorate. Painted surfaces should be repainted as often as necessary and graffiti should be immediately removed from buildings. Removal of graffiti is the responsibility of the building owner and/or lessee.
4. Consideration should be given to materials that contribute to energy conservation.

### **ARCHITECTURAL & BUILDING DESIGN**

**GUIDELINE 1.** Projects should be designed with articulation, which provides variation and visual interest. New development should enhance the street frontage by providing continuity while providing views into businesses located along the pedestrian and arterial streets. The mass, portion, and scale of all new buildings and remodels should be at a pedestrian scale. (Figure B.1)

**Guideline 1a.** Transparent building elements such as windows and doors should occupy a minimum of 50 percent of the exterior wall surface of the ground floor facade.

**Guideline 1b.** Transparent building elements such as windows and doors should occupy at least 40 percent 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.

**Guideline 1c.** All exterior building walls should 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:

1. A change in plane of at least six inches for a distance of not more than 20 feet;
2. Recessed entryways, recessed windows, or pop out windows;
3. Porticoes, building overhangs, projections or cantilevered designs;
4. Other architectural features or building materials that create a visual break.

**Guideline 1d.** For all buildings more than one story in height, a horizontal element should be employed for the full length of the exterior building facade that distinguishes and provides definition for each floor using such elements as:

1. Horizontal molding;
2. Cornice line;
3. Raised stucco designs that are raised at least six inches.

**Guideline 1e.** Not more than 30 percent of the total exterior surface area of any building facade or of any visible side or rear elevation should be free from architectural features or articulation(s).

**Guideline 1f.** For buildings more than three stories in height, a five foot front setback should be provided above 45 feet and at corner lots.

**GUIDELINE 2.** Promote architectural interest while enhancing existing themes or styles.

**Guideline 2a.** In-fill development should take into consideration, and where appropriate, reflect and/or complement existing themes, colors and use of adjacent parcels.

**Guideline 2b.** All buildings should apply at least two types of complementary building materials to exterior building facades. Accents such as decorative glass block, brick, or tile, are materials that are encouraged as accents.

**Guideline 2c.** Building materials such as brick, stone, metal, glass, tile or any similar material should be employed to provide relief to untreated portions of exterior building facades.

**Guideline 2d.** A variety of paint colors may be used. Color schemes should be simple, harmonious and compliment adjacent structures, particularly where

specific architectural/historical themes exist. Accent colors are encouraged.

**Guideline 2e.** Desired colors for large-scale areas/projects, should include, but are not limited to, earth-tones such as warm beige and grays.

**Guideline 2f.** Awnings may be used in moderation to create shade and architectural interest. Awnings should be constructed of high quality, substantial materials, and should be maintained in good condition and replaced periodically. Awning color should complement structure and/or existing architectural/historical theme(s).

**Guideline 2g.** All paint products, awning fabrics, and other color elements should be durable and fade resistant.

**GUIDELINE 3.** Promote a feeling of safety while encouraging and enhancing pedestrian orientation.

**Guideline 3a.** No security barrier should be placed on the exterior of any portion of any facade of any enclosed building. Any security barrier in place on the exterior of the facade of an enclosed building legally permitted prior to the adoption of the Specific Plan may remain in place until a new Certificate of Occupancy is issued for the structure on which the barrier is located. The security barrier shall be removed within 180 days of the date of issuance of the Certificate of Occupancy. Alternative methods such as interior electronic security and fire alarm systems are encouraged.

**Guideline 3b. Interior Security Barriers.** All security barriers placed on the interiors of the facade of the enclosed buildings should conform to the following standards: (Figure B.2)

1. Security barriers should be screened from public view, integrated into the design of the building and retracted during normal business/operation hours;
2. Vertical or horizontal folding accordion grills in front of building facades are prohibited;
3. Rolled down security barriers should afford views into the establishment.

**Guideline 3c.** Exterior barriers may be permitted if interior barriers, structurally cannot be installed. The exterior barrier should meet the interior barrier design standards of this Guideline 3b.

**GUIDELINE 4.** Incorporate architectural, ancillary, and open space features into the overall design of the project.



**Guideline 4a.** All architectural screening devices should be designed as an integral part of the building architecture.

**Guideline 4b.** All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets should be screened from public view and/or treated to match the materials and colors of the building which they serve.

**Guideline 4c.** Courtyards and outdoor areas should include seating/eating areas, landscaping which provides shade, sculpture and/or water elements and should maximize the hours of exposure to the sun to the greatest extent possible.

### **ROOFS AND ROOFTOP EQUIPMENT**

**GUIDELINE 5.** Rooftop equipment and building appurtenances should be screened from public view or architecturally integrated into the design of the building.

**Guideline 5a. Flat Roofs:** Building equipment and ducts on flat roofs should be screened from view from any street, public right-of-way or adjacent property. The screening should be solid and match the exterior materials, design, and color of the building.

**Guideline 5b. Pitched Roofs:** Building equipment and ducts on pitched roofs should be screened from view from any street, public right-of-way or adjacent property. The pitched roof should be designed and constructed to accommodate roof-mounted equipment. A platform should be constructed and recessed into the roof such that one side of the equipment should be below the pitch of the roof. The remainder of the equipment and ducts, which are above the roof pitch should be screen from view.

**Guideline 5c. Parapet Roof:** The parapet roof should be designed and constructed to accommodate roof-mounted equipment. Any portion of the equipment or ducts, which are above the parapet should be screened from view from any street, public right-of-way or adjacent property. The screening should be solid and match the exterior building material, design, and color of the building.

### **STORAGE, TRASH AND LOADING AREAS**

**GUIDELINE 6.** Loading, storage and trash areas should be attractive, well-defined and located where there will be minimal negative impact, physical or visual, on pedestrians, the flow of traffic, or adjacent uses. (Figure D.1)

**Guideline 6a.** A trash enclosure is required for all projects. The enclosure should be designed in conformance to the following requirements:

1. Trash enclosures should be enclosed by a minimum five foot high,

decorative masonry wall.

2. Each trash area should have a separate, enclosed area for recyclable materials.

### **LIGHT AND GLARE**

**GUIDELINE 7.** Minimize glare upon adjacent properties.

**Guideline 7a.** On-site lighting should be installed along all vehicular access ways and pedestrian walkways. Such lighting should be directed onto the driveways and walkways within the development and away from adjacent properties.

**Guideline 7b.** All other on-site lighting should be shielded and directed onto the site. No floodlighting should be located so as to shine directly onto any adjacent residential property. This condition should not preclude the installation of low-level security lighting.

1. All exterior lighting fixtures should be compatible with the architectural design of the building.
2. Indirect lighting or "wall washing" and overhead down lighting is encouraged.

### **FREESTANDING WALLS**

**GUIDELINE 8.** Provide landscaping for freestanding walls parallel to public streets.

**Guideline 8a.** Freestanding walls located parallel to and visible from a public street should provide a minimum three-foot wide landscaped buffer for the length of the wall adjacent to that public street, with a maximum height of four feet. The landscaped buffer should contain clinging vines, oleander trees or similar vegetation capable of covering or screening the length of such wall, and should include the installation of an automatic irrigation system. Chain-link, barbed-wire and wrought iron are prohibited. (Figure F.1)

### **REPAIR AND SERVICE SHOPS NOT FULLY ENCLOSED**

**GUIDELINE 9.** 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.

**Guideline 9a.** A solid decorative wall, at least six feet in height, should 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 may be gated to facilitate access to loading areas. The wall should be designed with treatment to deter graffiti such as clinging vines, oleander trees or similar vegetation capable of covering or screening the length of the wall along any portion facing the residential use or R zoned lot.

**Guideline 9b.** A three-foot landscaped setback should be provided along the front property line of all lots. The landscaped setback should 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 should be fully landscaped with ground cover. This setback should contain one 15 gallon tree for every 20 lineal feet. The setback area should also contain an automatic irrigation system.

## LANDSCAPING

**GUIDELINE 10.** Landscape features, (which include but are not limited to, plant material, signs, walkways, benches and fountains) should be maintained in good condition both in structural integrity and cosmetic appearance.

**Guideline 10a.** Property owners should maintain landscape features located on their own private property.

**Guideline 10b.** All vegetation should be watered, fertilized, trimmed and maintained in good condition.

**Guideline 10c.** Landscaped areas should be planned and designed as an integral part of each project.

**Guideline 10d.** The type, quantity and placement of landscape materials should be selected for their structure, texture, color and compatibility with the design of the site.

**Guideline 10e.** All new and rehabilitation projects should include an abundance of living plant materials, which should be used to create and enhance architectural variety and security.

**Guideline 10f.** Plants should not create inappropriate visual or physical barriers for vehicles or pedestrians.

## ENTRANCES

**GUIDELINE 11.** Develop the entrances, side and rear yards, and surface parking of projects with a coordinated landscape and lighting plan, with abundant plant materials

and features, including lighting that enhances aesthetics and safety.

**Guideline 11a.** Landscaping which includes grouping of plant materials, consisting of small trees, shrubs, planter boxes or tubs of flowers should be placed at entrances to courtyards and along walkways.

### **LIGHTING**

**Guideline 11b.** Lighting should not impede upon adjacent properties.

**Guideline 11c.** Lighting should highlight landscape features and enhance security/safety along walkways, paths, and open spaces.

### **SIDE AND REAR YARDS**

**Guideline 11d.** Side and rear yards should 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 should be subject to all of the lighting and landscaping guidelines in Guideline 11.

### **SURFACE PARKING**

**Guideline 11e.** A minimum of 7 percent of the total area of a surface parking lot is to be landscaped in accordance with the standards in Subsections f-l of Guidelines 11.

**Guideline 11f.** 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.

**Guideline 11g.** All surface parking lots should contain one tree for every four parking spaces and such trees should be dispersed evenly throughout the parking lot.

**Guideline 11h.** Wherever a surface parking lot abuts a public street, public sidewalk or public alley, a three foot landscaped buffer should be provided, that should contain one 15-gallon tree every 20 lineal feet.

**Guideline 11i.** A three and one-half foot solid decorative wall should be provided along the property line facing such public right-of-way.

**Guideline 11j.** 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, should be erected along the perimeter of the parking area facing such residential use or R-zoned lot. A minimum three-foot wide landscaped buffer should be installed along the residential side of this wall and planted with

ground cover. The wall should be designed with graffiti deterring plant covering or material.

**Guideline 11k.** An automatic irrigation system should be installed for all landscaped areas.

**Guideline 11l.** Surface parking lots, parking structures, garages, and carports shall always be to the rear of the buildings.

### **PAVING/SIDEWALKS**

**GUIDELINE 12.** The use of paving materials is encouraged to emphasize entries, pedestrian activities, and special gathering areas.

**Guideline 12a.** Large, continuous areas of unbroken plain concrete are prohibited. These areas should be interspersed with other paving materials or with plant materials, which can include the following:

1. Integrated color cement with salt finish;
2. Stamped concrete;
3. Brick and tiles;
4. Precast pavers; or
5. Murals/ artwork by local artists.

### **PARKING STRUCTURES**

**GUIDELINE 13.** Incorporate the design of parking structures to the building(s) which it serves.

**Guideline 13a.** The exterior elevations of all parking structures having any frontage along any major commercial street should 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 facade of the building it serves, such that there is no notable differentiation between the parking and non-parking structure. Parking structures fronting on arterial streets should have commercial or other non-residential uses, to a minimum depth of 25 feet, on the ground floor level.

**Guideline 13b.** Along all other (non-major commercial) street frontages, if a parking structure is not architecturally integrated with the design of the main building, then the parking structure wall should be screened by a minimum three foot wide landscaped setback. The landscaped buffer should conform to the following:

1. One 24 inch box tree, not less than 10 feet in height at the time of

planting, should be planted at a ratio of one for every 20 lineal feet;  
or

2. Vegetation with a minimum height of three feet at maturity should be planted over the entire landscaped setback; or
3. The landscaped setback should contain clinging vines, oleander trees or similar vegetation capable of covering or screening the length of the adjacent wall up to a height of at least nine feet.

**Guideline 13c.** An automatic irrigation system should be installed within any landscaped buffer.

**Guideline 13d.** 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 should conform to the following:

1. Solid decorative walls or decorative baffles to block light and deflect noise should be installed along the sides of the structure, which face residential uses or zones.
2. Solid spandrel panels a minimum of 3-feet-6-inches in height should be installed at the ramps of the structure, which are adjacent to residential uses or zones so as to minimize headlight glare.
3. Light standards on any uncovered, above-ground level areas of the structure should not be higher than the adjacent perimeter walls.
4. Garage floors and ramps should be constructed with textured surfaces to minimize tire squeal noises.
5. A landscaped buffer should be provided in conformance to the standards set forth in Subsection b of Guideline 13 along the sides of the structure, which face any residential uses or zones.

## **SIGNS**

**GUIDELINE 14.** Signs within the Crenshaw Corridor Specific Plan are intended to provide identification of businesses and to assist pedestrians and vehicular traffic, and to identify specific communities, events and local monuments. Signs should be constructed of high quality materials well maintained and designed to coordinate with the design of the building and/or site.

**Guideline 14a.** Projects and/or buildings containing multiple entrances and frontages should have a planned, coordinated sign program.

**Guideline 14b.** Materials, colors, design and presentation of signs should be easy to see and read.

**Guideline 14c.** Signs should not dominate or obscure the architectural elements of building facades, roofs or landscaped areas.

**Guideline 14d.** All signs should be located and screened and buffered so that they are structurally safe. Illumination sources for all signs should be hidden from view.

**Guideline 14e.** The illumination of signs adjacent to residential areas should be of the lowest possible level that allows for adequate identification and readability while emitting minimum glare.

**Guideline 14f.** All signs, and in particular those associated with a coordinated sign program for a campus under Section 11.J of the Specific Plan, should be designed to integrate with the architecture, landscaping and other site features (e.g. lighting, benches, etc.) and should relate to one another in overall design approach.

**Guideline 14g.** Campus sign programs should be designed so as not to overwhelm the larger campus or building.

**Guideline 14h.** Signs that hold multiple tenant information should be designed so that individual tenant information is organized, easy to read, and in character with the visual identity of the larger campus or building.

## **SECTION II. GUIDELINES AND STANDARDS FOR COMMERCIAL PROJECTS LOCATED WITHIN PEDESTRIAN- AND TRANSIT-ORIENTED AREAS**

The following guidelines apply to all commercial projects subject to the Specific Plan in Pedestrian-Oriented Areas and TOD Areas, as identified in the Specific Plan.

### **GROUND FLOOR USES**

**GUIDELINE 1.** Create an environment that promotes pedestrian orientation and use.

**Guideline 1a.** At least 75 percent of the ground floor frontage of any building, including any portion of a building used for parking, should be devoted to retail or commercial uses. Notwithstanding the above, in Subareas D, F, and G of the Specific Plan, Projects shall comply with Section 6.C. of the Specific Plan.

### **SITE DESIGN**

**GUIDELINE 2.** Locate structures toward the main commercial street where the parcel is located in order to avoid pedestrian/vehicular conflicts.



**Guideline 2a.** Primary retail and community-oriented uses should be located to allow easy access to pedestrians. Secondary uses should be located where they do not detract from the pedestrian experience.

**Guideline 2b.** All buildings should 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 should be provided, and shown on the site plan, to connect building entrances to parking areas.

**Guideline 2c.** Pedestrian walkways that are located parallel to, and abutting any driveway, should be a minimum of five feet wide and should include a two foot landscaped buffer between the pedestrian walk and the driveway. However, this requirement does not apply 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 2d.** Wherever a pedestrian walkway and a driveway run parallel for more than 50 lineal feet, speed bumps should be provided on the driveway at a distance of no more than 50 feet apart.

**Guideline 2e.** Pedestrian “drop off” areas located at street level, which do not impede foot traffic or sidewalk width, shall be required.

**Guideline 2f.** Wherever a project has a street frontage of 250 feet or greater, a paseo or through interior pedestrian path should be provided from the rear of the building to the front property line of the building.

**Guideline 2g.** Surface parking should be located to the rear of all structures if vehicular access is available to the rear of the parcel either via an alley or a public street, or as set forth in Subsection h of Guideline 2, below.

**Guideline 2h.** Where no vehicular access is available from the rear of any lot, parking should be provided to the rear of a lot via a "flag" parking lay out. For mid-block lots that do not have through access to an alley or public street at the rear, and where creation of a flag parking lot results in a loss of 10 percent or more of the building frontage, a waiver from the guideline would be supported where the applicant submits alternative site plan scenarios with calculations showing frontage that would be lost and incorporates design mitigation measures to ensure the intent of this guideline is not undermined.

**Guideline 2i.** Wherever a project must take its access from a "main commercial street," only one curb cut should be permitted for every 150 feet of street frontage on the “main commercial street.” Such curb cuts should be a maximum width of

20 feet unless otherwise required by the Department of Transportation.

**Guideline 2j.** The site plan should identify and distinguish the locations of all ancillary structures or service areas, pedestrian walkways, vehicular paths, loading areas, passenger drop-off areas, trash enclosures and landscaped areas.

**Guideline 2k.** When new utility service is installed in conjunction with new or existing development, all proposed utilities on a project site should be placed underground.

### **OPEN SPACE AND LINKAGES**

**GUIDELINE 3.** All projects, and in particular those located within Transit-Oriented Development areas, should strive to incorporate public open space areas (plazas, mini-parks, etc.) that are well designed and effectively link pedestrians to services and nearby transit stations.

**Guideline 3a.** Projects on a lot size equal or greater than 15,000 square feet should strive to maintain at least 20 percent of its LAMC required open space as publicly accessible where appropriate.

**Guideline 3b.** In addition to the open space requirements of the LAMC, Projects on lot sizes less than 15,000 square feet should strive to develop and maintain open space areas as usable outdoor space accessible to the general public as well as to the residents and employees of a property.

**Guideline 3c.** Public alleyways, paseos, plazas, or new streets that are added to a project site may be considered open space.

**Guideline 3d.** Paseos should be designed to be at least 20 feet wide or as required by LAMC to accommodate fire truck and emergency vehicle access.

**Guideline 3e.** Open space should be generally located internal to sites and should be accessible from corridors via mid-block passages or paseos and should be located no more than three feet above or below the adjacent sidewalk grade and should be designed to facilitate linkage from the mass transit station to nearby public spaces and Pedestrian Amenities.

**Guideline 3f.** Projects in Transit-Oriented Development Areas should strive to create mid-block connections through the length and width of the block to connect the light rail transit to adjacent streets and destinations.

**Guideline 3g.** Projects should strive to design commercial, retail, or existing buildings to incorporate parking above or below the ground floor in order to ensure a pedestrian friendly public realm at ground level.

**Guideline 3h.** Projects should strive to provide a clear hierarchy of common

open spaces distinguished by design and function to create a connected public realm conducive to both active and passive uses.

**Guideline 3i.** Planting trees in paseos can emphasize their visual impact. Where trees are proposed, a wider paseo should be considered up to 30 feet to provide ample light for trees to grow.

### **SECTION III. GUIDELINES AND STANDARDS FOR NEW RESIDENTIAL PROJECTS OF FIVE UNITS OR MORE**

The following guidelines apply to all residential projects of five units or more subject to the Specific Plan.

#### **SITE PLAN**

**GUIDELINE 1.** Create a space around which the building is designed that serves as an amenity for residents and increases the quality of the environment.

**Guideline 1a.** All multiple -family residential developments, not located within a mixed use project, should be designed around a landscaped focal point or courtyard.

**Guideline 1b.** A pedestrian entrance should be provided at the front of every project. The pedestrian entrance should provide a view to an interior courtyard or landscaped open space area. The entrance should be emphasized by employing one of the following paving treatments:

1. Brick or Tile;
2. Precast Pavers; or
3. Stamped Concrete.

**Guideline 1c.** A pedestrian entrance should be provided for every 150 feet of building frontage.

#### **OPEN SPACE REQUIREMENTS**

**GUIDELINE 2.** Provide open space within a project that is usable and well designed.

**Guideline 2a.** All open space provided under Guideline 2 should provide a surface, which prevents dust and allows for convenient outdoor activities, especially for children. Such surface should be any practicable combination of lawn, garden, flagstone, wood planking or other serviceable dust-free surfacing. Concrete and asphalt should be permitted subject to the restrictions below:

1. No portion of the required open space should have a dimension less than 20 feet.
2. The slope should not exceed 10 percent.
3. Off-street parking, loading areas, driveways, and service areas should not be counted as open space.

**Guideline 2b.** At least 30 percent of the required open space should be landscaped.

**Guideline 2c.** 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 should common open space be less than 350 square feet for projects under 10 units or 600 square feet for projects of 10 units or more.

**Guideline 2d.** An automatic irrigation system should be installed within all landscaped areas prior to the issuance of a Certificate of Occupancy by the Department of Building and Safety.

## **DESIGN**

**GUIDELINE 3.** Design all buildings with 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.

**Guideline 3a.** Plaster or stucco finishes should not occupy more than 60 percent of the surface area of any exterior on each floor.

**Guideline 3b.** The exterior finish on all balconies should employ a finish material that is different, from the finish material employed on the primary body of the building.

**Guideline 3c.** All building fixtures, awnings, security gates, other similar type of improvements, should complement and be architecturally integrated to the design of the building.

**Guideline 3d.** All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets should be screened from public view and/or treated to match the materials and colors of the building which they serve.

**Guideline 3e.** All exterior building walls should 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:

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

### **ROOFS AND ROOFTOP EQUIPMENT**

**GUIDELINE 4.** Screen all roof top equipment and building appurtenances from view of adjacent properties by architecturally integrating them into the design of the building.

**Guideline 4a.** Design of all rooftop equipment and building appurtenances shall comply to the guidelines set forth in Section III, Guideline 3.

**Guideline 4b.** All roof lines in excess of 40 feet should be broken up through the use of gables, dormers, plant-ons, or cutouts.

### **STORAGE AND TRASH AREAS**

**GUIDELINE 5.** Design trash and storage areas which are safe, attractive and secure.

**Guideline 5a.** Trash enclosures should be enclosed by a minimum five-foot high, decorative masonry wall.

**Guideline 5b.** A minimum of one trash area should be provided for every ten units.

**Guideline 5c.** Trash areas should be located no more than 200 feet from the most remote unit it serves.

### **FREESTANDING AND RETAINING WALLS**

**GUIDELINE 6.** Design walls that are architecturally interesting and compliment architectural styles and/or themes.

**Guideline 6a.** All freestanding walls should 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:

1. A staggered wall;
2. An indentation in the wall; or
3. A symmetrical spacing of columns.

**Guideline 6b.** All retaining walls should be treated in a similar manner as the project's buildings, employing compatible materials, colors and finishes.

### **PARKING STRUCTURES**

**GUIDELINE 7.** Incorporate the design of parking structures into the building(s), which it serves.

**Guideline 7a.** The exterior elevations of all parking structures should be designed to match the style, materials and color of the main building.

**Guideline 7b.** Wherever above grade parking is provided, architectural perforations or other wall openings should 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 percent of the exterior wall surface should consist of openings.

**Guideline 7c.** Wherever above grade parking abuts any public street, a minimum five-foot landscaped setback should be provided along the exterior walls of the parking structure in accordance with the following standards:

1. One 36 inch box tree every 20 feet.
2. Ground cover on 80 percent of the surface area.
3. A raised planter, three feet in height, and two feet in depth (from the exterior wall) to soften the parking wall.

**Guideline 7d.** All surface parking lots should conform to the landscape requirements contained in Section I, Guideline 10.

## **SECTION IV. DESIGN REQUIREMENTS FOR ADMINISTRATIVE CLEARANCE**

The following design requirements apply, as applicable, to all Projects seeking an

administrative clearance under Section 5.D of the Specific Plan.

**DESIGN REQUIREMENT 1.** When a permit is required for either a wall or Pedestrian Sign, each sign shall comply with the following design requirements:

**Design Requirement 1a.** Sign projects involving buildings containing multiple entrances or frontages shall comply with the following.

1. If there is an approved sign program on file with the City for the subject property, all signs shall comply with the unified sign program.
2. If there is no approved unified sign program for the subject property, or the applicant wants to modify their existing approved sign program, the applicant shall submit a new sign program as set forth in Subsection b of Design Requirement 1.

**Design Requirement 1b.** Any proposed sign program shall be approved by the Director of City Planning if the sign program demonstrates that all signs on the subject property will be in compliance with Subsections c-g of Design Requirement 1, Article 4.4 of the LAMC and Section 11 of the Specific Plan. To apply for a sign program, applicants must submit the following to the Department of City Planning to demonstrate the size, type, and location of the property signage:

1. Site plans with dimensions and/or annotations of sign types;
2. Elevations;
3. Color schemes; and
4. Any other information or documents required by the Department Of City Planning.

**Design Requirement 1c.** Signs shall not be placed over distinctive architectural elements of building facades or roofs unless the architectural element is intended for signage or the property would otherwise be prohibited from having a Business Identification Sign allowed under the Specific Plan.

**Design Requirement 1d.** All signs shall be located, screened and buffered so that they are structurally safe. Illumination sources for all signs shall be hidden from view.

**Design Requirement 1e.** The illumination of signs adjacent to residential areas shall be of the lowest possible level that allows for adequate identification and readability while emitting minimum glare.

**Design Requirement 1f.** The size and scale of signs shall be integrated with the



architectural elements of the building.

**Design Requirement 1g.** Signs that hold multiple tenant information shall ensure that individual tenant information is organized and in character with the building(s).

**DESIGN REQUIREMENT 2.** When a building permit is required for a painting project, the exterior paint color of the building shall be in conformance with the following:

**Design Requirement 2a.** Color schemes shall be limited to four or fewer colors and shall be applied as a consistent paint scheme for the entire building and not an individual tenant space. Accent colors shall be used on trim.

**Design Requirement 2b.** The paint used shall be of a type that is generally available on the market to be durable and fade resistant.

**Design Requirement 2c.** If awnings are to be replaced as part of the Project, the awnings shall be of a material generally available and constructed of high-quality, substantial materials, that are as fade resistant as are generally available on the market. Awning color shall complement the structure and/or existing architectural/historical theme(s).

**DESIGN REQUIREMENT 3.** Minor façade repair and storefront rehabilitation shall be limited to in-kind replacement and/or repair work. Section 5.E of the Specific Plan shall be complied with for Eligible Historic Resources.

## **APPENDIX B**

### **CULTURAL OVERLAY USES**

#### **ARTS AND CULTURAL ACTIVITIES**

- Cultural center, including inter-generational cultural centers
- Dance classes
- Library
- Microfilm and microfiche studio
- Live/ Work Unit, as defined in LAMC Section 12.03
- Art/Craft uses, including but not limited to those identified in LAMC Section 13.06D and E(1-4), including ancillary programmed classes

#### **ENTERTAINMENT USES**

- Low-cost movie and live performance theatres including, but not limited to:
  - Showcase Theatres, as defined in Section 12.03
  - Comedy lounges
  - Jazz lounges with live bands or new artist stage shows

#### **RETAIL**

- Game store (examples include, but are not limited to, uses involving the sale of board games and electronics).
- Candy and confection store
- Consignment shop, including but not limited to shops that sell online.

#### **BUSINESSES**

- Event planner / party rental