

ORDINANCE NO. 176230

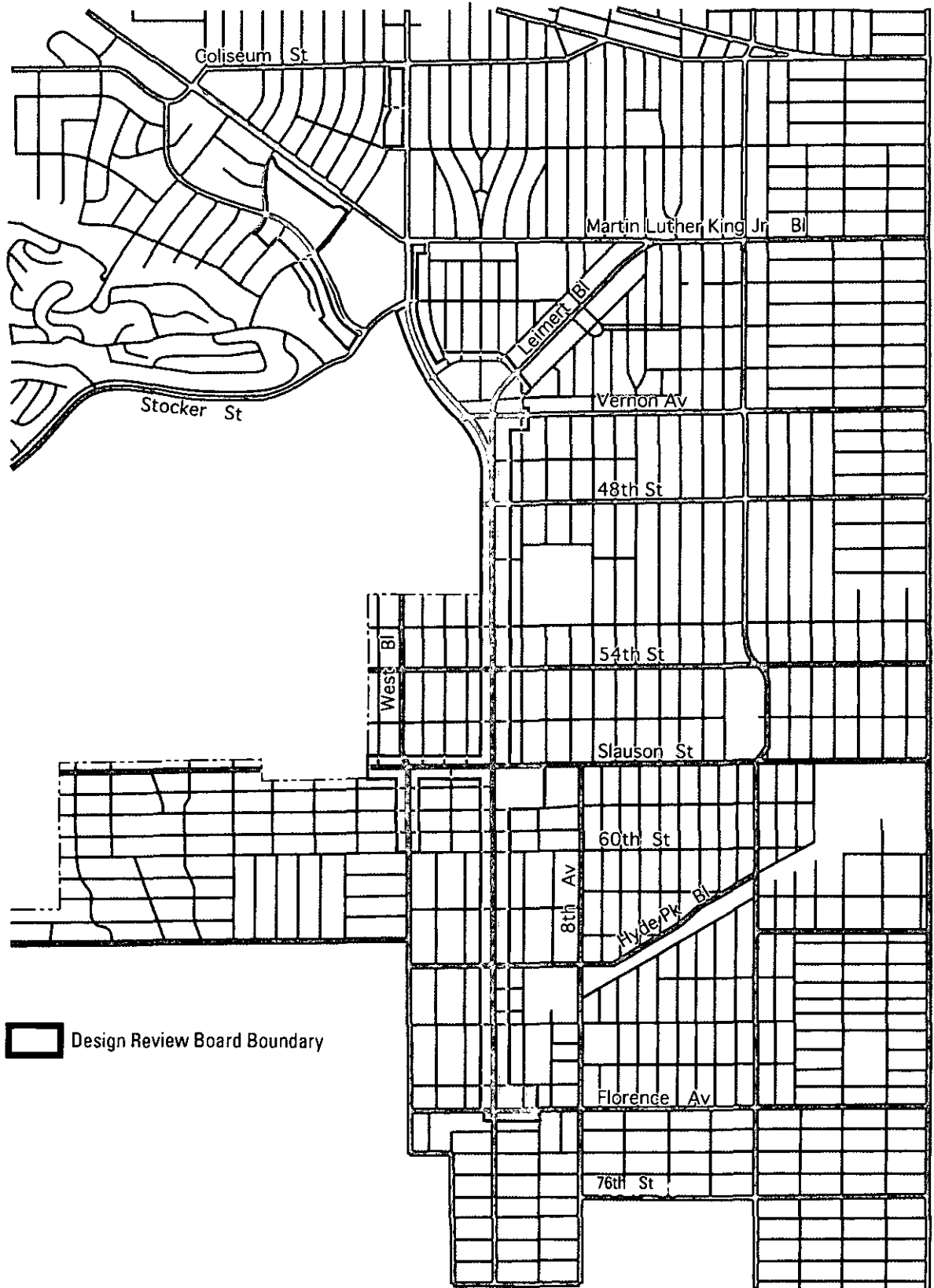
An ordinance establishing a specific plan, to be known as the Crenshaw Corridor Specific Plan, in a portion of the West Adams-Baldwin Hills-Leimert Community Plan.

Section 1. ESTABLISHMENT OF THE CRENSHAW CORRIDOR SPECIFIC PLAN.

A. The City Council hereby establishes the Crenshaw Corridor Specific Plan applicable to that portion of the City of Los Angeles as shown on Maps 1 through 4.

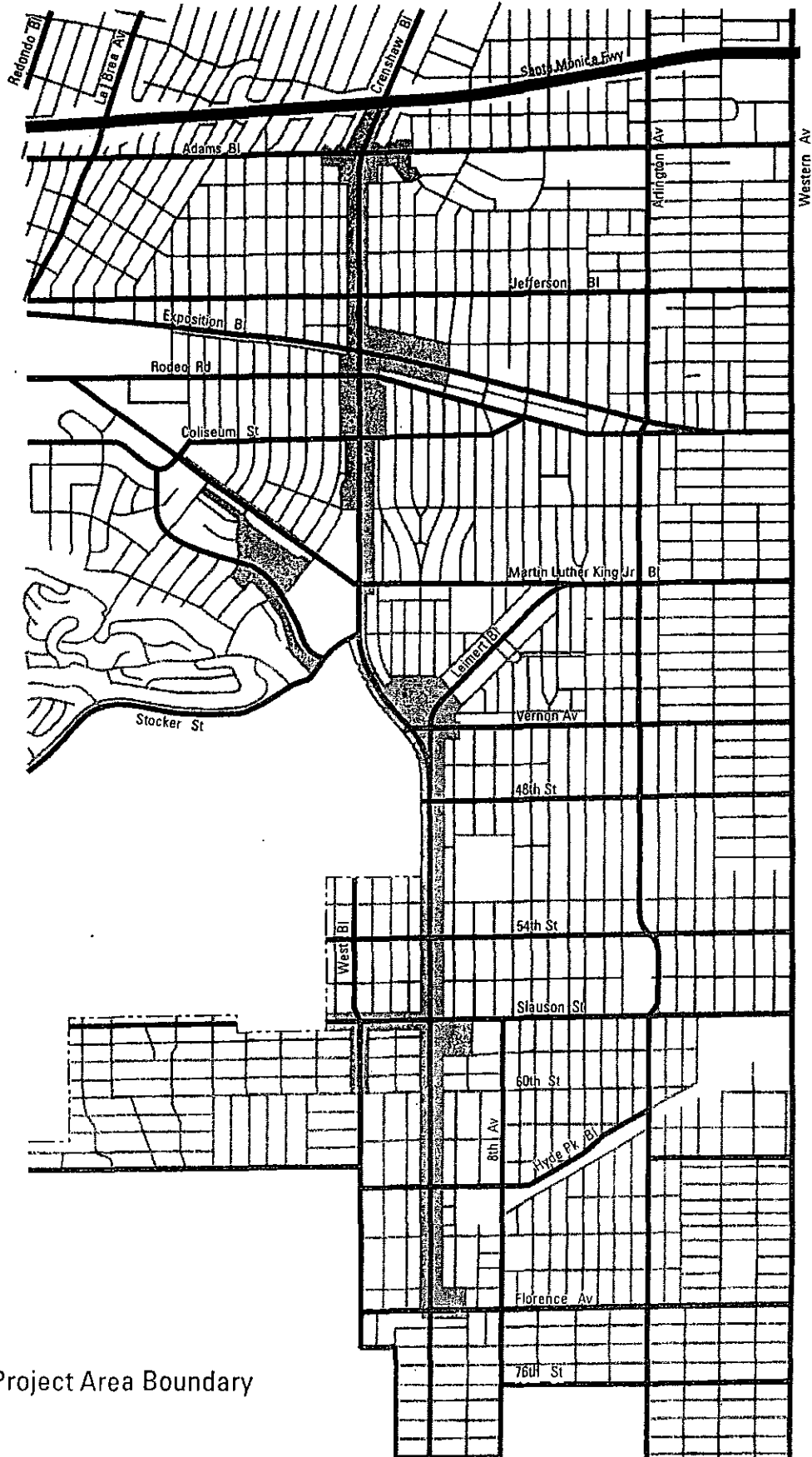
B. The following areas, the boundaries of which are in Subareas D and E, shall be identified as PEDESTRIAN ORIENTED AREAS as shown on Maps 3 and 4:


Crenshaw Corridor Specific Plan Design Review Board Areas



N Not to scale

Crenshaw Corridor Specific Plan

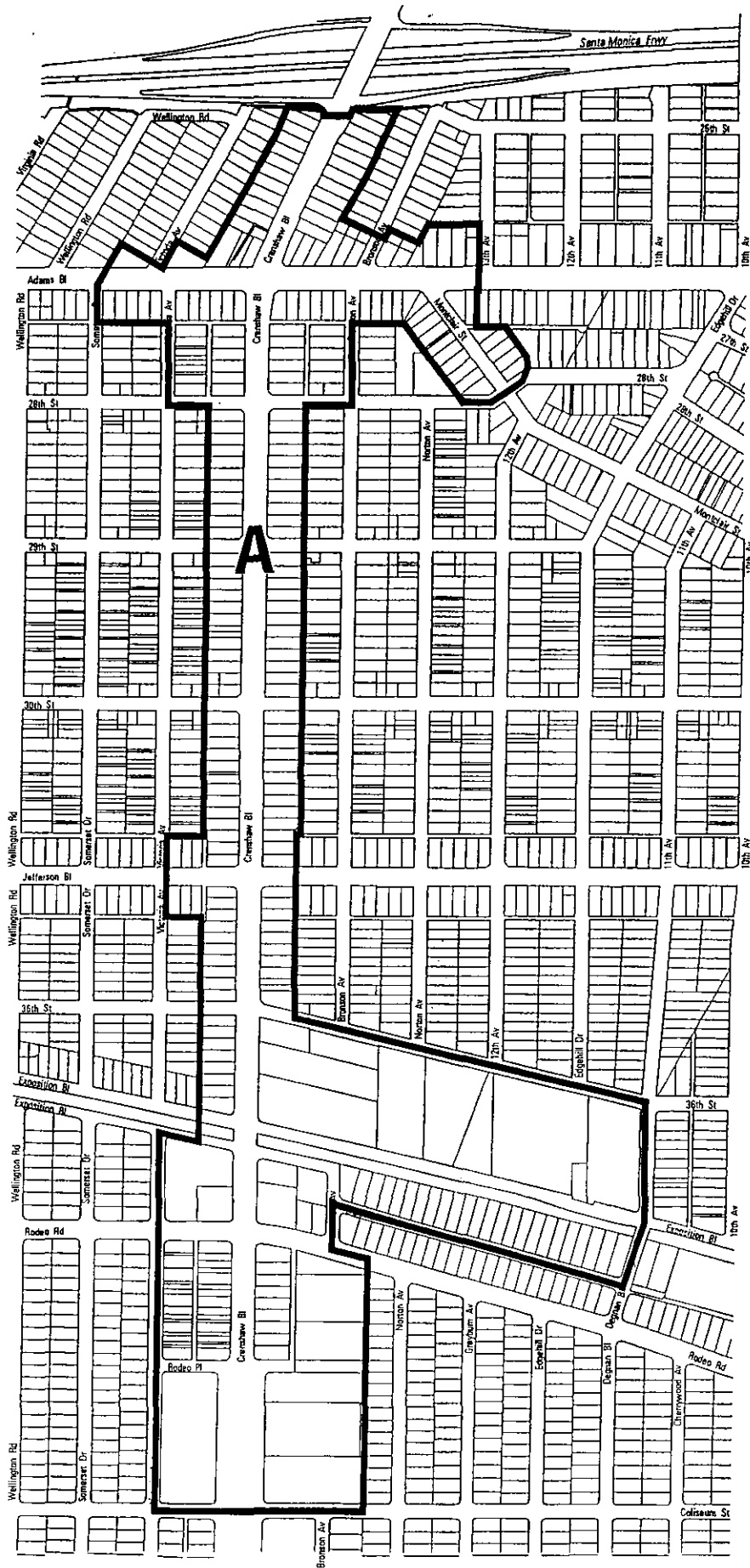


 Project Area Boundary



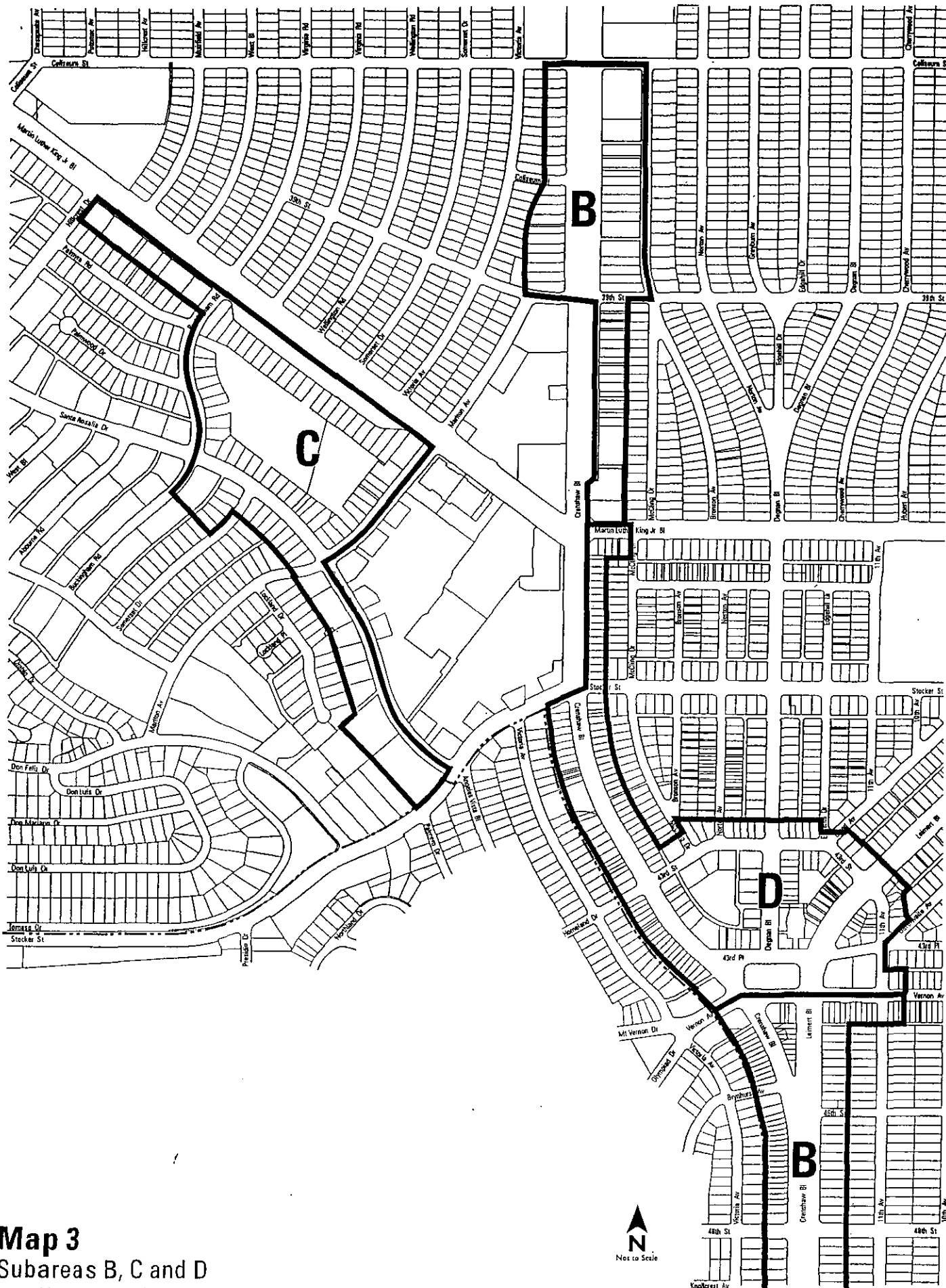
Map 1

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Map 2 Subarea A

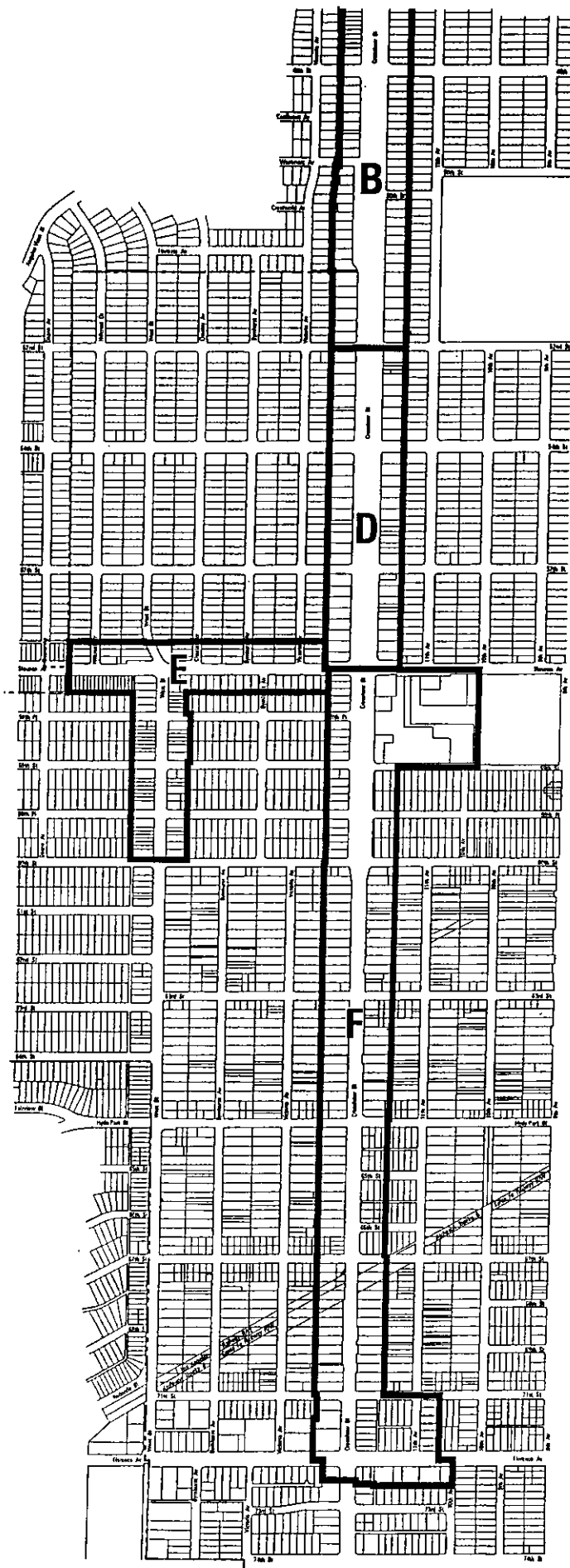
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Map 3

Subareas B, C and D

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Map 4
Subareas B, D, E and F

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

- A.** To provide standards for the Crenshaw corridor which will promote controlled development/redevelopment 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 aesthetics by establishing coordinated and comprehensive standards for signs, buffering, setbacks, building and wall height, open space, lot coverage, parking, landscaping and facade treatment.
- E.** To promote a high level of pedestrian activity in areas identified as Pedestrian Oriented 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 by regulating the design and placement of buildings and structures which accommodate outdoor dining and other ground level retail activity.

Sec. 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 the (LAMC) and any other relevant ordinances and do not convey any rights or privileges not otherwise contained there, except as specifically provided here.
- B.** Wherever this Specific Plan contains provisions that establish decreased Floor Area Ratios (FAR), reduced heights, prohibited or limited uses, reduced parking, greater set backs and (prohibited, lesser size or number of) signs, or otherwise differ from or conflict with the provisions contained in the LAMC or any other relevant ordinances, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.
- C.** The provisions for granting exceptions to the requirements of this Specific Plan are set forth in LAMC Section 11.5.7 F.

Sec. 4. DEFINITIONS. The following words or phrases, whenever used in this Specific Plan, shall be construed as defined in this Section. Words and phrases not defined here shall be construed as defined in LAMC Sections 12.03, 13.07 C, 91.201 through 91.227, and 91.6203.

Automobile Related Uses. Automobile Related Uses shall include uses defined by LAMC Section 12.03 for Automobile and Trailer Sales Area, Automobile Dismantling Yard, Automobile for Hire and Automotive Repair.

Block. Property or properties consisting of not more than five acres, on both sides of one street extending for a distance of not more than 660 feet, excluding any intersecting or intercepting streets.

Business Establishment. A building or a portion of a building contained within demising walls, together with adjacent yards, courts, and/or public parking areas used together as a business location.

Pedestrian Amenities. Outdoor eating areas, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located on the ground floor, and that are accessible to and available for use by the public.

Pedestrian Entrance. That portion of the ground floor frontage area of a building used for pedestrian access to uses in a building.

Pedestrian Oriented Area. A Pedestrian Oriented Area, the boundaries of which are designated as Subareas D and E on Maps 3 and 4 of this Specific Plan.

Pedestrian Sign. A projecting sign, which is attached to a wall or to the underside of an awning or marquee with one or two sign faces perpendicular to the face of the building or structure to which it is affixed.

Project. The construction, erection, addition to or structural alteration, of any building or structure or a use of land or change or use on a lot located, in whole or in part, within the Specific Plan area, which requires the issuance of any building permit, grading permit or sign permit. A project shall not include interior construction that does not increase the number of trips, as determined by the Department of Transportation, increase the floor area, or have increased parking requirements pursuant to Section 12 of this Specific Plan.

Pedestrian Sign. A Projecting Sign that is attached to a wall or to the underside of an awning or marquee with one or two sign faces perpendicular to the face of the building or structure to which it is affixed.

Public Access Way. Any street, channel, viaduct, subway, tunnel, bridge, easement, right

of way or other way in which the public, or a public agency has a right of use.

Sec. 5. SPECIFIC PLAN COMPLIANCE AND EXEMPTIONS.

A. Specific Plan Compliance Required for Building Permit. Notwithstanding any provision of the LAMC to the contrary, no building permit, grading permit or foundation permit shall be issued for a Project, including Projects on the public right-of-way, unless the applicant complies with this Specific Plan. All Projects shall be subject to the Project Permit Compliance requirements of Section 11.5.7 C of the LAMC.

B. Exemption from Specific Plan Provisions. Any Project for which a building permit is required in order to comply with an order issued by the Department of Building and Safety to repair unsafe or substandard conditions shall be exempt from the provisions of this Specific Plan. This exemption shall not apply to a change of use or addition of floor area.

Sec. 6. USES.

A. Prohibited Uses.

1. The following uses shall be prohibited in the Specific Plan area:

- (a) Gun and/or Pawn Shops**
- (b) Swap Meets**
- (c) 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, except as permitted by State Law.**

2. The following uses shall be prohibited in Subareas D and E:

- (a) Drive-Through Fast-Food Establishments.**
- (b) Mini-Shopping Centers** with on-site parking located in the front of the building.
- (c) Auto Related Uses and Automotive Fueling and Service Stations.**

B. Limited Uses. In Subareas A, B, C and F, the following uses shall be limited within the Specific Plan Area:

1. Drive-Through Fast-Food Establishments shall be limited to a maximum of one within a 750 foot radius of an existing drive-through fast food use.

2. Automotive Fueling and Service Stations shall be limited to a maximum of one within a 750 foot radius of an existing automotive fueling and service use.

3. Notwithstanding Section 6 B 2, Auto Related Uses, shall be limited to a maximum of one establishment per block, except where incidental to new car sales.

C. Use Limitations in Pedestrian Oriented Areas. In Subareas D and E, no permit shall be issued for any Project unless the Project includes a Ground Floor, which is restricted in its entirety to Neighborhood Retail and/or Services uses, as defined by Section 13.07 C of the LAMC. A covenant shall be recorded against the property guaranteeing such uses. The covenant format shall be approved by the Department of City Planning prior to permit issuance. All Projects, within Subareas D and E, are subject to LAMC Sections 13.07 E 1, 2, 3, 4 and 7 Development Regulations. Where conflicts arise between the LAMC and the Specific Plan, the Specific Plan shall take precedence. In addition, a Project shall have a Pedestrian Entrance along the street frontage of the building, even when other public entrances are provided. All structures and uses in Subareas D and E shall keep the street frontage Pedestrian Entrances open during business hours.

D. Other Uses Not Specifically Listed in the LAMC. In determining whether a use not specifically listed in the LAMC is permitted in each of the various zones, the Director of Planning, pursuant to Section 11.5.7 H of the Code, shall make a final determination that the use conforms to the purposes, intent and provisions of this Specific Plan.

Sec. 7. MIXED USE PROJECTS. Mixed Use Projects shall be developed in accordance with the following:

A. Mixed Use Projects occurring within Subareas D and E shall contain some combination of Neighborhood Services or Neighborhood Retail use(s), as defined by LAMC Section 13.07 C, on the ground floor, with residential uses on the floors above. Parking shall not be permitted between the building and the street. The parking entrance location shall be approved by the Department of City Planning.

B. Mixed Use Projects shall be exempt from LAMC Section 12.22 A 2, which governs Mini-Shopping Centers and Commercial Corner Developments.

Sec. 8. FLOOR AREA RATIOS AND HEIGHT FOR MIXED USE DEVELOPMENT.

Mixed Use Projects shall be subject to the following:

A. Mixed Use Projects occurring on a lot that is designated Height District No. 2 or greater and which is within Subareas B and D and that portion of Subarea F located adjacent to lots zoned R2 or more restrictive, shall not exceed an FAR of 2:1 and 48 Feet in height.

B. Mixed Use Projects occurring on a lot that is designated Height District No. 2 or greater and which is within Subarea A and that portion of Subarea F not located adjacent to lots zoned R2 or more restrictive, shall not exceed an FAR of 3:1 and 60 Feet in height.

Sec. 9. BUILDING SETBACKS AND OPEN SPACE AREAS.

A. All Projects within Subareas D and E, which do not include outdoor eating areas, patios or other Pedestrian Amenities along the street frontage, shall be developed with a zero setback along the first floor street frontage. Projects that include these amenities may be developed with a setback not to exceed five feet from the property line.

B. Arcades, recessed balconies, patios, outdoor eating areas and other Pedestrian Amenities developed within setbacks indicated above, shall not be counted as floor area.

C. Notwithstanding Section 9 A, Mixed Use Projects shall, for the first 15 feet of height, be located within five feet of the front lot line and within five feet of a side yard lot line adjacent to a public street and shall extend at least 65 percent of the length of the lot line.

D. Notwithstanding Section 9 C, if a Pedestrian Amenity is provided as part of a Project, the required building frontage may be set back up to 15 feet along the portion containing that amenity.

Sec. 10. HEIGHT. Notwithstanding Section 8, no Project located in whole or in part within the Specific Plan area shall exceed 45 feet in height, except that Projects located within Subarea C may exceed 45 feet, but shall not exceed a height of 60 feet.

Sec. 11. SIGNS.

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

- 1. Pole signs;**
- 2. Window Signs;**
- 3. Illuminated Architectural Canopy Signs.**

B. General Considerations.

1. All signs shall be maintained in good repair.
2. Wall Signs shall be constructed of individual channel letters and/or logos.
3. One Identification Sign may be placed on a window of a business.

C. Number of Signs.

1. No more than one Wall Sign shall be constructed, placed, or maintained for each Business Establishment.

2. One Pedestrian Sign or sign attached to an awning shall be allowed for each Business Establishment.

3. Notwithstanding Section 11 C 1, theaters may have additional Wall Signs, not to exceed a total of 100 square feet in sign area. Theaters may also have Marquee Signs pursuant to LAMC Section 91.6215.

4. Notwithstanding Sections 11 C 1 and 2, Business Establishments that take their primary access from an exterior walkway open to the public and that are located on a street corner may have one Wall Sign and either one sign attached to an awning or Pedestrian Sign on each exterior wall of a Business Establishment that abuts a street.

5. Ground floor Business Establishments, which have an entrance on an alley or rear parking lot, may have one additional sign on the exterior wall that abuts the alley or parking lot.

D. Sign Area.

1. Notwithstanding LAMC Section 91.6210, all Signs shall be limited to two square feet per linear foot of a Business Establishment.

2. Notwithstanding LAMC Section 91.6210, theaters shall be permitted three and a half square feet of sign area for each foot of street frontage.

3. The sign area permitted for each additional sign allowed for Business Establishments located on an alley, or rear parking lot, shall not exceed one square foot for each linear foot of building wall. This wall shall be directly associated with that Business Establishment, and must abut the alley or parking lot.

4. A Monument Sign 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. Signs located on a window shall be limited to no more than ten percent of the window area.

7. Notwithstanding the above sign area provisions, no sign shall exceed a maximum of 75 square feet.

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.

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 wall to which it is attached.

G. Temporary signs shall be permitted pursuant to LAMC Section 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.

Sec. 12. PARKING.

A. Requirements. The following parking provisions shall apply in Subarea D, notwithstanding any provisions of LAMC Section 12.21 A 4(c) to the contrary:

1. For restaurants 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 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 where outdoor eating areas, (cafe or patio) are provided, one parking space shall be required for each 350 square feet of total floor area.

4. Arcades, recessed balconies, patios, cafes and other usable open spaces developed within setbacks indicated in Section 9, shall not be counted as floor area, for the purpose of determining the number of required parking spaces.

5. For adaptive 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).

Sec. 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 by the Department of Water and Power.

Sec. 14. DESIGN REVIEW. The purpose of this section is to provide guidelines for review and approval of Projects by the Director of Planning, pursuant to LAMC Section 16.50 within Subareas C, D, E and F and the portions of Subarea B which are either south of Vernon Avenue or are located on the west side of Crenshaw Boulevard between Coliseum Street and 39th Street. An evaluation of each project design review application shall be done by the Department of City Planning and Community Redevelopment Agency staff prior to said application being deemed complete.

A. Jurisdiction. No building, foundation, grading or sign permit shall be issued until plans, elevations and/or other graphic representations of the Project have been reviewed and approved by the Director of Planning acting on a recommendation of the Design Review Board.

B. Number of Members, Composition and Organization.

1. Number of Members. The Design Review Board shall consist of seven voting members.

2. Composition of Membership. In addition to the requirements of LAMC Section 16.50 D 3(c), the Board shall contain one member from the City of Los Angeles Community Redevelopment Agency's Crenshaw Project Area Committee (PAC) and the Crenshaw/Slauson PAC, or one member from each of their successor committees.

3. Organization. When a Project that is subject to design review is under the jurisdiction of both a Community Redevelopment Agency Project Area Committee and the Design Review Board, the Design Review Application shall be deemed complete only upon an initial review by the Los Angeles Community Redevelopment Agency within 30 days of the date of filing the Application, in addition to the requirements for a completed application by the Director of Planning.

C. Design and Development Guidelines. Any Project occurring within the Crenshaw Corridor Specific Plan boundary, shall comply with the Crenshaw Corridor Specific Plan Urban Design Guidelines and Standards.

Sec. 15. SEVERABILITY. If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court

of competent jurisdiction, that invalidity shall not affect other Specific Plan provisions, clauses or applications, which can be implemented without the invalid provisions, clause or application, and, to this end, the provisions and clauses of this ordinance are declared to be severable.

Crenshaw Corridor Specific Plan Sign Matrix

Type of Sign:	Size of Sign:	Placement of Sign:	Additional Requirements:
AWNING SIGN: A roof-like cover extending over a door or window as a shelter or decorative element indicating the name and/or address of the business conducted.		<ul style="list-style-type: none"> o Max. -Cornice line or 25 Ft. from grade 	
MONUMENT SIGN: LAMC 91.6203	<ul style="list-style-type: none"> o 48 Sq. Feet Max. total (includes double-sided signs) 	<ul style="list-style-type: none"> o 6 Feet Max. Height o Planter or landscaped area 	
PEDESTRIAN SIGN: A projecting sign which is attached to a wall or to the underside of an awning or marquee with one or two sign faces perpendicular to the face of the building or structure to which it is affixed.	<ul style="list-style-type: none"> o 4 Sq. Feet Max. o 30" vertical or horizontal Max. o 30" max distance from wall surface 	<ul style="list-style-type: none"> o 8 Feet Min. from grade o 15 Feet Max. from grade or cornice line 	15 Feet Min. distance between Pedestrian signs
WALL SIGN: LAMC 91.6203	<ul style="list-style-type: none"> o 2 Sq. Feet/linear foot of business frontage o 2 stories plus: add max. 10% of single story total 	No wall sign shall project more than 12 inches from the face of the building to which it is attached.	

(#96359)

Sec. 16. 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 in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of no less than two-thirds** of all its members, at its meeting of SEP 22 2004.

J. MICHAEL CAREY, City Clerk

By Marisa Kachemir
Deputy

Approved _____
OCT 01 2004

James Hahn
Mayor

Approved as to Form and Legality

Pursuant to Charter Section 559,
I disapprove this ordinance on behalf of
the City Planning Commission and
recommend it not be adopted. . . .

September 22, 2004

see attached report.

Rockard J. Delgadillo, City Attorney

Con Howe
CON HOWE
Director of Planning

By Basia Jankowski
BASIA JANKOWSKI
Deputy City Attorney

Date SEP 22 2004

File No. C.F. 02-2484
CPC 2002-3854 (SP)

DECLARATION OF POSTING ORDINANCE


I, MARIA C. RICO, 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. 176230 - Establishing the Crenshaw Corridor Specific Plan - CPC 2002-3854 SP - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on Sept. 22, 2004, 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 Oct. 5, 2004, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on Oct. 5, 2004 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 5th day of Oct. 2004 at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Nov. 14, 2004

Council File No. 02-2484

(Rev. 3/21/03)