

ORDINANCE NO. 161766

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An Ordinance amending the San Vicente Scenic Corridor Specific Plan, Ordinance No. 153,639.

WHEREAS the San Vicente Scenic Corridor Specific Plan was created by Ordinance No. 153,639 and has been in effect since May 30, 1980; and

WHEREAS implementation of the ordinance has helped to preserve and enhance the ambiance and scale of the Corridor as intended by the City Council; and

WHEREAS the Corridor has traditionally served the Brentwood community by providing needed personal services and retail sales; and

WHEREAS recent development projects have replaced such retail sales and personal service uses with commercial office buildings which lack pedestrian scale and pedestrian amenities; and

WHEREAS such a trend threatens the survival of the Corridor as a pedestrian-scaled neighborhood and community-oriented commercial area; and

WHEREAS it is deemed to be vital to the Corridor to limit such a trend and place reasonable controls on uses, building design and amenities permitted in the future development of the Corridor; and

1 WHEREAS development along the boulevard should preserve, protect and  
2 encourage retail shops and personal services and grocery stores on the  
3 ground floor of buildings for the benefit of the local community; and  
4

5 WHEREAS a specific plan should regulate commercial uses and eliminate  
6 undesirable uses for the benefit of the local community; and  
7

8 WHEREAS development should encourage the use of San Vicente Boulevard  
9 over extended hours by the local community; and  
10

11 WHEREAS development should enhance the beauty of the Scenic  
12 Corridor; and  
13

14 WHEREAS development on San Vicente Boulevard should be encouraged to  
15 be compatible with the surrounding residential neighborhood; and  
16

17 WHEREAS the owners of commercial and parking properties along San  
18 Vicente Boulevard should be encouraged to provide open space,  
19 landscaping and pedestrian orientation; and  
20

21 WHEREAS more adequate parking should be provided;  
22

23 NOW THEREFORE:  
24

25 THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:  
26  
27  
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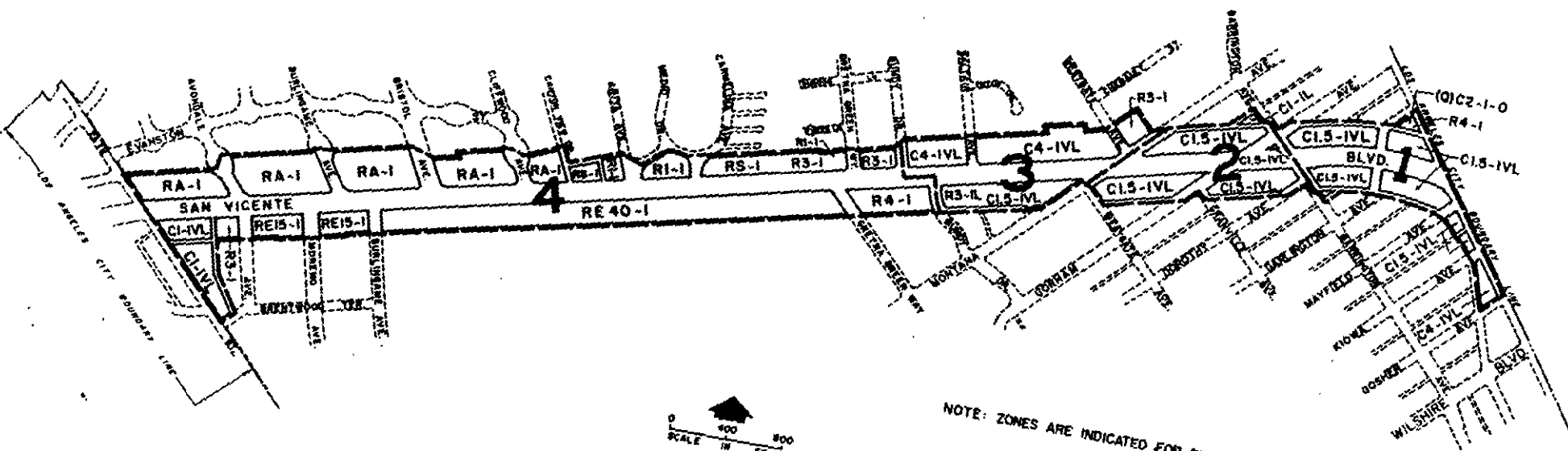
1 Section 1. Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, inclusive, are  
2 hereby redesignated as Sections 3, 4, 6, 7, 11, 12, 13, 15, 16, 17 and 18  
3 respectively.  
4

5 Sec. 2. Section 1 of Ordinance No. 153,639 is hereby amended to read as  
6 follows:  
7

#### 8 SECTION 1. PURPOSES 9

10 This Scenic Corridor Specific Plan is hereby established to implement  
11 expressed policies mandated by the Scenic Highways Plan and the  
12 Brentwood-Pacific Palisades District Plan, two portions of the City's  
13 General Plan. According to the policies of the Scenic Highways Plan, the  
14 provisions of this Plan are individually tailored to address the unique  
15 character of the designated Scenic Highway, San Vicente Boulevard. As  
16 such, specific criteria are established to guide the ongoing and future  
17 development of that portion of the City of Los Angeles located within the  
18 dashed lines of the accompanying Specific Plan Area Map. It is the  
19 purpose of these design and development standards to provide appropriate  
20 measures for maintaining the existing ambiance of San Vicente Boulevard,  
21 preserving and enhancing the inherent beauty and value of its landscaped  
22 median strip, and assuring that commercial signage along the Boulevard is  
23 appropriately scaled and properly placed so as not to dominate the existing  
24 streetscape.  
25

26 The San Vicente Scenic Corridor is one of Los Angeles' few  
27 pedestrian-oriented scenic highways comprised of commercial  
28



NOTE: ZONES ARE INDICATED FOR REFERENCE PURPOSES ONLY

1 development which is well used by the community it serves. Retail  
2 Sales and Personal Services are provided to local residents in a  
3 pedestrian-scaled environment with special qualities such as widened  
4 sidewalks, many small plazas and generous amounts of parking that  
5 have consistently generated vitality, diversity, interest and ultimately  
6 success. However, recent projects have begun to replace the retail  
7 shops with larger scale office buildings in which ground floor space is  
8 typically dominated by financially oriented services. As a result,  
9 ground floor retail is being systematically displaced by commercial  
10 buildings which lack diversity, pedestrian scale and pedestrian  
11 amenities. If this trend continues, the pedestrian appeal of the  
12 Boulevard and the retail-oriented services offered to the community  
13 will be seriously curtailed. In addition, the displacement of the small  
14 retail shops and neighborhood services is forcing the residents of the  
15 surrounding neighborhoods to go elsewhere for these goods and  
16 services. This represents counterproductive development which adds  
17 unnecessarily to increased traffic and its resultant impacts.

18  
19 Sec. 3. Ordinance No. 153,639 is hereby amended by adding a new  
20 Section 2 to read as follows:

21  
22 SECTION 2 - RELATIONSHIP TO OTHER PROVISIONS OF THE  
23 MUNICIPAL CODE

24  
25 A. The regulations of this Specific Plan are in addition to those  
26 set forth in provisions of the Municipal Code of the City of Los  
27  
28

1 Angeles and do not convey any rights not otherwise granted under  
2 such other provisions, except as specifically provided herein.  
3

4 B. Wherever this Specific Plan contains provisions which differ  
5 from or conflict with, provisions contained in Chapter 1 of the Los  
6 Angeles Municipal Code, the Specific Plan shall prevail and supersede  
7 the applicable provisions of that Code. Procedures for the granting  
8 of exceptions to the requirements of this Specific Plan are established  
9 in Section 11.5.7D of Chapter 1 of the Los Angeles Municipal Code.  
10 An application for an exception from this Specific Plan pursuant to  
11 Section 11.5.7D does not require any additional application pursuant  
12 to the provisions of Sections 12.24, 12.27 or 12.32 of the Los Angeles  
13 Municipal Code.  
14

15 Sec. 4. Section 2 of Ordinance No. 153,639 is hereby renumbered and  
16 amended by adding the following definitions in their proper alphabetical  
17 sequence:  
18

19 SECTION - 3 - DEFINITIONS  
20

21 Bar - An establishment operating primarily for the purpose of selling  
22 alcoholic beverages to be consumed on the premises.  
23

24 Block - All lots contained within one of the four numbered areas set  
25 forth on the Map in Section 1.  
26  
27  
28

1 Financially-Oriented Services - Services including, but not limited to  
2 banks, savings and loans, thrift associations, real estate offices,  
3 insurance companies, brokerage firms, escrow offices, title insurance,  
4 and financial advisors, such as CPA's.

5  
6 Floor Area Ratio - The ratio between the total square footage of a  
7 building's floor area, as provided in Sections 12.21.1A 5 and  
8 12.21.1 B4 of the Los Angeles Municipal Code, and the lot area.

9  
10 Ground Floor Frontage - The lowest story within a building which is  
11 accessible to the street, the floor level of which is within three feet  
12 above or below curb level, is parallel to or primarily facing any  
13 public street, and which is at least 30 feet in depth or the total  
14 depth of the structure, whichever is less.

15  
16 Outdoor Cafe - That portion of a legal use of a lot or lots not totally  
17 enclosed within a building or structure, which is used primarily for  
18 the consumption of food and/or beverages

19  
20 Pedestrian Entrance - That portion of the Ground Floor Frontage area  
21 of a building used for pedestrian access to uses in a building.

22  
23 Personal Services - The provision to the public of services related to  
24 home, health or family, such as dry cleaners, shoe repair and  
25 pharmacy and not including Financially-Oriented Services or  
26 professional offices, such as medical, dental or legal.

27  
28

1 Restaurant - An establishment operating primarily for the purpose of  
2 selling food to be consumed on the premises which may have a  
3 secondary purpose of selling alcoholic beverages.  
4

5 Retail Sales - The sale of tangible goods to the public, including  
6 sales by grocery stores, as distinguished from wholesale goods (which  
7 are not available to the public) and from the provision of services.  
8

9 Sec. 5. Ordinance No. 153,639 is hereby amended by amending the map in  
10 Section 4 to include 4 numbered blocks and by adding a new Section 5 to  
11 read as follows:  
12

13 SECTION 5 - USES  
14

15 A. Permitted and Prohibited Uses.  
16

17 All uses permitted in the "C4" and "C1.5" Zones shall be  
18 permitted on property in the Plan Area so zoned, except as limited by  
19 Subsections C and D of this Section; however, the following uses  
20 shall be expressly prohibited:  
21

- 22 1. Discotheques (dance halls)
- 23 2. Gunsmith stores
- 24 3. Gun clubs
- 25 4. Baths, Turkish and the like
- 26 5. Helicopter landings
- 27
- 28



1 B. Other Uses Not Specifically Listed in the Los Angeles Municipal  
2 Code.

3  
4 In determining whether a use not specifically listed in the Los  
5 Angeles Municipal Code is permitted in each of the various zones,  
6 pursuant to Section 12.21 A2 of the Code, the Zoning Administrator  
7 shall make an additional finding that such use conforms to the  
8 purposes, intent and provisions of the San Vicente Scenic Corridor  
9 Specific Plan. Written notice of the proposed use shall be submitted  
10 to the San Vicente Design Review Board for its recommendation at  
11 least 15 working days prior to such determination by the Zoning  
12 Administrator.

13  
14 C. Limited Uses.

15  
16 The following uses shall be permitted only as limited herein:

17  
18 1. No more than seven Restaurants, each of which contains a  
19 gross floor area exceeding 3,000 square feet, shall be permitted  
20 on any Block.

21  
22 2. No more than one Bar shall be permitted on any Block.

23  
24 D. Ground Floor Frontage Uses.  
25  
26  
27  
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1           1.    On lots located on streets specified in Subsection D4 of this  
2           Section, at least 80% of the Ground Floor Frontage shall contain  
3           the following uses:

4  
5           a.    Retail Sales.

6  
7           b.    Personal Services.

8  
9           c.    Restaurants and Bars.

10  
11          d.    Signs.

12  
13          e.    Parks and plazas.

14  
15          f.    Driveways, when no other means of access to parking  
16               exists or for the purpose of providing access to parking for  
17               a supermarket which contains a gross floor area exceeding  
18               10,000 square feet.

19  
20          g.    Pedestrian Entrances, which are not more than 15  
21               linear feet in width or 15% of the linear frontage of the  
22               structure, whichever is greater.

23  
24          h.    Schools.

25  
26          i.    Libraries.

1           2.    On lots located on streets specified in Subsection D4 of this  
2           Section, 20% or 20 linear feet of the Ground Floor Frontage of a  
3           structure (whichever is greater) may contain uses not listed in  
4           Subsection D1, but such uses may not be located within 25 feet  
5           of the corner of any parcel which has two street frontages.  
6

7           3.    Pedestrian Entrances  
8

9                    Any portion of a Pedestrian Entrance which is greater than  
10           15 feet or 15% of the linear frontage of a structure shall be  
11           considered a part of the 20% Ground Floor Frontage uses  
12           specified in Subsection D2 of this Section.  
13

14           4.    Ground Floor Frontage Streets  
15

16                    The following street frontages within the San Vicente Scenic  
17           Corridor Specific Plan Area shall be subject to the Ground Floor  
18           Frontage use regulations of this Subsection D:  
19

20                    a.    North side of San Vicente Boulevard.  
21

22                    b.    South side of San Vicente Boulevard between Mayfield  
23           Avenue and the westerly boundary of the Specific Plan.  
24

25                    c.    East side of 26th Street south of San Vicente  
26           Boulevard.  
27  
28

1 d. East side of Bundy Drive north of San Vicente  
2 Boulevard.

3  
4 e. West side of Montana Avenue from San Vicente  
5 Boulevard north to Westgate Avenue.

6  
7 f. East side of Montana Avenue from San Vicente  
8 Boulevard south to Westgate Avenue.

9  
10 g. East and west sides of Gorham Avenue from San  
11 Vicente north to Barrington Avenue.

12  
13 h. East side of Gorham from San Vicente south to  
14 Granville Avenue.

15  
16 i. East and west sides of Barrington Avenue both north  
17 and south of San Vicente Boulevard from Dorothy Street to  
18 Gorham Avenue.

19  
20 Sec. 6. Section 5 of Ordinance No. 153,639 is hereby renumbered and  
21 amended to read as follows:

22  
23 SECTION 7 - LANDSCAPING

24  
25 A. The existing coral trees which line the median strip of San  
26 Vicente Boulevard shall be preserved and maintained with proper  
27 irrigation and pruning. In the event that disease or disaster  
28

1 necessitate the removal of a coral tree, it shall be replaced by the  
2 City of Los Angeles with a healthy specimen which is at least a 24  
3 inch box size coral tree.  
4

5 B. Inasmuch as it is the purpose of this Plan to preserve, in  
6 perpetuity, the landscaped median strip of San Vicente Boulevard, no  
7 major alternation of the median strip shall occur without a public  
8 hearing, to be held by the Board of Public Works, notification of  
9 which shall be posted along the right-of-way and published in a  
10 newspaper of local circulation at least 16 days prior to the hearing  
11 date.  
12

13 C. The erection of any structure, or the enlargement of any  
14 existing structure after the effective date of this ordinance, shall  
15 conform to the following requirements:  
16

17 1. Shade-producing street trees shall be planted at a ratio of  
18 at least one for every 30 feet of lot frontage and at a distance  
19 no greater than 10 feet from the curb. The species shall be  
20 selected by the Street Tree Division of the Bureau of Street  
21 Maintenance, Department of Public Works. Minimum sizes for  
22 said street trees shall be 10 feet in height or 2 inches in  
23 caliper.  
24

25 2. Such street trees shall not be pruned or shaped in any  
26 manner that is inconsistent with the natural form and habit of  
27 the tree, except to the extent necessary to maintain its strength  
28

1 and vigor, for the removal of unsafe or diseased branches, and  
2 for other aspects of public safety.  
3

4 D. The south side of San Vicente Boulevard between Bundy Drive  
5 and Gretna Green Way, which forms one of the boundaries of the  
6 Brentwood Elementary School, should be planted with street trees (at  
7 no more than 30 foot intervals) or shrubs, as deemed appropriate by  
8 the Street Tree Division of the Bureau of Street Maintenance,  
9 Department of Public Works.  
10

11 E. Where an open surface parking lot within the Specific Plan Area  
12 abuts a public street, at least five per cent of the total area shall be  
13 landscaped and maintained. Where an open surface parking lot within  
14 the Specific Plan Area does not abut a public street, at least three  
15 per cent of the total area shall be landscaped and maintained.  
16 The landscaping shall conform to a landscape plan which shall  
17 be approved by the Director of Planning pursuant to Section 16,  
18 and which shall conform with Section 7G.  
19

20 1. In computing the required landscaped area, driveways and  
21 loading areas shall be excluded.  
22

23 2. Rooftop parking areas shall be excluded from the  
24 requirements of this Section.  
25  
26  
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1           3. Ground cover material placed in the areas of the car front  
2 end overhang beyond the wheel stop may be included in the  
3 required landscaped area.  
4

5           4. A landscape area shall be required only to the extent that  
6 it does not cause a reduction in the existing number of parking  
7 spaces or an increase in the number of tandem spaces.  
8

9           5. Notwithstanding Section 12.23 of the Los Angeles Municipal  
10 Code, all parcels rendered nonconforming by this Subsection E  
11 shall comply with the provisions of Subsection E within three  
12 years of the effective date of this ordinance.  
13

14           F. Landscaping, in conformance with Section 7G, shall be provided  
15 and maintained along the public street frontage(s) of all open surface  
16 parking lots and gasoline service stations to provide a continuous  
17 landscaped buffer which is a minimum of three feet wide between the  
18 sidewalk and parking or service station areas, except in pedestrian or  
19 vehicle entrances. The landscaping shall conform to a landscape plan  
20 approved by the Design Review Board in conformance with  
21 Section 7G.  
22

23           1. A landscaped buffer shall be required only to the extent  
24 that it does not cause a reduction in the existing number of  
25 parking spaces or an increase in the number of tandem spaces.  
26  
27  
28

1           2. Landscaping provided pursuant to this Subsection shall  
2 count towards the landscape area requirement in Section 7 E.

3  
4           3. Notwithstanding Section 12.23 of the Los Angeles Municipal  
5 Code, all parcels rendered nonconforming by this Subsection F  
6 shall comply with the provisions of Subsection F within six  
7 months of the effective date of this Ordinance.

8  
9           G. The following standards shall apply to the landscaped area and  
10 landscaped buffer required in Sections 7 E and 7 F:

11  
12           1. Shrub plant materials shall be no smaller than five-gallon  
13 container size at time of planting.

14  
15           2. Shrub plant materials shall be species which grow to a  
16 height and diameter of approximately three feet at maturity, and  
17 shall be maintained at that height and depth.

18  
19           3. At a point approximately every 20 lineal feet within the  
20 landscape buffer, one specimen tree shall be planted.

21  
22           4. At least one tree shall be required for every six parking  
23 spaces, and they shall be evenly dispersed throughout the  
24 parking lot area.

25  
26           5. The required trees shall be no smaller than 45-gallon  
27 container size at time of planting.  
28



1           6. Ground cover shall be planted to insure full coverage within  
2 six months.

3  
4           7. A decorative wall no higher than three feet may be  
5 constructed behind the landscape buffer, abutting a parking lot.  
6 Landscaping on either side of the wall shall count in the total  
7 landscaping area which is required.

8  
9           8. No artificial plant materials shall be permitted.

10  
11           9. The landscape plan shall identify the placement, species,  
12 height and a sprinkler system for all plant materials within the  
13 landscaped areas.

14  
15       H. Vacant lots.

16  
17           Where a building or structure has been demolished and plans for  
18 new construction have not been submitted to the Department of  
19 Building and Safety within six months from the completion of  
20 demolition, a landscape buffer shall be installed pursuant to  
21 Section 7 G.

22  
23       Sec. 7. Ordinance No. 153,639 is hereby amended by adding a new  
24 Section 8 to read as follows:

25  
26           SECTION 8 - BUILDING SETBACKS AND OPEN SPACE AREAS  
27  
28

1           A. Sidewalk grade setback.  
2

3           All structures on San Vicente Boulevard shall provide an  
4 open space area approximately at sidewalk grade. The required  
5 open space area shall be situated on the front portion of the lot,  
6 shall not extend more than 20 feet from San Vicente Boulevard,  
7 and shall be effectively oriented toward San Vicente Boulevard.  
8 The required open space shall be subject to the approval of the  
9 Design Review Board and shall conform with the following  
10 requirements:

11           1. For a structure no more than one story in height the  
12 open space area shall be at least that amount of square  
13 footage obtained by multiplying five times the frontage of  
14 the parcel not used for Financially-Oriented Services.  
15

16           2. For a structure which is greater than one story in  
17 height, the open space area shall be at least that amount of  
18 square footage obtained by multiplying five times the  
19 frontage of the parcel.  
20

21           B. Upper Story Setback  
22

23           All structures on San Vicente Boulevard shall provide an  
24 additional open space setback area for multi-story structures  
25 which shall be at least that amount of square footage obtained by  
26 multiplying ten times the frontage of the parcel for a two-story  
27  
28

1 structure and fifteen times the frontage of the parcel for a  
2 three- or four-story structure.

3  
4 1. The additional open space setback can be observed  
5 either at grade or on each additional story, creating an  
6 articulated frontage for the multi-story structures.

7  
8 2. If the structure maintains a uniform face on the  
9 second, third and/or fourth stories, a uniform setback shall  
10 be provided which shall be least that amount  
11 of square footage obtained by multiplying  
12 12.5 times the frontage of the parcel.

13  
14 3. The fourth story of any building or structure shall  
15 observe a minimum 25-foot setback from any street, alley,  
16 or adjoining "R"-zoned lot.

17  
18 C. Exception for corner lots.

19  
20 Where streets intersecting with San Vicente do not intersect  
21 at a perpendicular angle, corner lots have been created with an  
22 unusual configuratuion. For such lots, where the regulations of  
23 this Section would create a hardship, the open space  
24 requirements can be reduced to not more than 50% of the  
25 minimum open-space requirement, upon approval of the Director  
26 of Planning.

1           D. All structures located on streets other than San Vicente  
2 Boulevard shall maintain a minimum landscaped setback with an  
3 average depth of 2.5 feet.  
4

5 Sec. 8. Ordinance No. 153,639 is hereby amended by adding a new  
6 Section 9 to read as follows:  
7

8                   SECTION 9 - SIDEWALKS AND OPEN SPACE AREA USES  
9

10           A. Physical requirements for sidewalks.  
11

12                   The public sidewalk in front of each parcel shall conform to  
13 the following:  
14

15                   1. Sidewalks abutting San Vicente Boulevard shall be at  
16 least 12 feet in width and maintain a minimum unobstructed  
17 width of 10 feet for pedestrian access.  
18

19                   2. Sidewalks abutting all public streets other than San  
20 Vicente Boulevard shall be at least 10 feet in width and may  
21 include a landscaped parkway area.  
22

23           B. Open Space Uses.  
24

25                   1. The required open space shall contain one or more of  
26 the following amenities:  
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- a. Plaza
- b. Seating
- c. Landscaping
- d. Bicycle Racks
- e. Outdoor Cafe
- f. Tables for outdoor eating
- g. Other uses similar to a-f above

2. The Design Review Board shall review and approve the use of Open Space areas and sidewalks.

3. Applications for permits for use of a portion of the sidewalk area shall be made on forms prescribed by the Board of Public Works, setting forth a description of each use and all other information the Board may require. Such forms shall indicate prior approval or conditional approval of the use by the San Vicente Design Review Board.

C. Maintenance of sidewalks and open space.

1                   The owner of each parcel abutting a sidewalk or containing  
2                   required open space, shall adequately provide for the  
3                   maintenance and upkeep of all amenities contained on the  
4                   sidewalk and open space other than street trees, and shall keep  
5                   the open space and sidewalk area in a clean and litter-free  
6                   condition.

7  
8                   Sec. 9. Ordinance No. 153,639 is hereby amended by adding a new  
9                   Section 10 to read as follows:

10  
11                   SECTION 10 - NEWSRACKS

12  
13                   Within one year of the effective date of this ordinance, no  
14                   newsrack may be installed or maintained which, in whole or in part,  
15                   rests upon, in or over any dedicated sidewalk, parkway, or private  
16                   property unless it conforms to the following:

17  
18                   No group of newsracks shall be less than 400 feet from any  
19                   other newsrack or group of newsracks.

20  
21                   Sec. 10. Section 7 of Ordinance No. 153,639 is hereby renumbered and  
22                   amended to read as follows:

23  
24                   SECTION - 12 PARKING

25  
26                   A. A garage or off-street parking area shall be provided in  
27                   connection with and at the time of erection of each new  
28

1 commercial structure, or at the time any existing commercial  
2 structure is enlarged or increased in floor area or seating  
3 capacity, or when any building is converted from a more  
4 restrictive use to a commercial use. The following minimum  
5 parking requirements shall apply to new structures, conversions  
6 and to the net additional floor area added to an existing  
7 structure:

8  
9 1. For restaurants not located in a shopping center or in  
10 an office building with six or more stories, 15 spaces shall  
11 be required for each 1,000 square feet of gross floor area  
12 including area used for outdoor cafes;

13  
14 2. For hotels and motels, one space shall be required for  
15 each guest room in addition to other parking requirements  
16 for offices, restaurants, and service areas;

17  
18 3. For medical and dental offices, one space shall be  
19 required for each 125 square feet of gross floor area;

20  
21 4. For buildings or Premises occupied by any other  
22 commercial use, one space shall be required for each 300  
23 square feet of gross floor area.

24  
25 5. For gyms, health clubs, aerobic dancing or similar  
26 uses, one space shall be required for each 100 square feet  
27 of gross floor area.  
28

1 B. Any tenant operating a commercial establishment within the  
2 Specific Plan Area under one or more leases which, including  
3 terms covered by options to renew, has at least 30 years to run  
4 at the time of application for a building permit shall be permitted  
5 to utilize leased space on an adjoining parcel (which must also be  
6 under a lease of at least 30 years to the same tenant) for  
7 purposes of complying with parking requirements contained  
8 herein. In the event that a loss of use of any part of the  
9 required parking occurs, the size of the commercial building  
10 shall be altered or additional parking shall be leased or acquired  
11 to satisfy the requirements of Section A.  
12

13 C. No parking structure shall exceed 45 feet in height.  
14

15 D. The facade of any parking building shall be designed in a  
16 manner so as to substantially screen automobiles contained  
17 therein from the public view, as seen from a public street or  
18 alley.  
19

20 1. Where "C"- or "P"-zoned property abuts "R"-zoned  
21 property, the commercial or parking use shall be separated  
22 at the ground level from the "R"-zoned property by a solid  
23 masonry wall a minimum of six feet in height.  
24

25 2. Where "C"- or "P"-zoned property is adjacent to  
26 "R"-zoned property but is separated by an alley, parking  
27 shall conform to the following:  
28



1 a. No parking area which has a finished floor level  
2 higher than 18 inches above the elevation of the alley,  
3 measured at the mean mid-point of the alley, shall be  
4 allowed within 50 feet of an "R" zone without being  
5 covered for at least the rear 20 feet of the parking  
6 area, as measured from the alley.  
7

8 b. Parking which is located more than 50 feet from  
9 an "R" zone, shall have a solid masonry wall at least  
10 six feet in height separating the parking use from the  
11 "R" zone.  
12

13 E. The facade of any parking building shall be designed so  
14 that it is similar in architectural character to the building  
15 for which it serves as required parking.  
16

17 Sec. 11. Section 8 of Ordinance No. 153,639 is hereby renumbered and  
18 amended to read as follows:  
19

20 SECTION 13 - BUILDING DESIGN  
21

22 A. Commercial buildings and parking structures shall be  
23 designed so that when viewed from a public street or alley, all  
24 ventilation, heating, or air conditioning ducts, mechanical  
25 equipment, or other related appurtenances, trash and storage  
26 areas are adequately screened from public view, unless such  
27  
28

1            appurtenances have been employed as an integral and tasteful  
2            component in the design of the building or structure.

3  
4            B. Temporary construction fences required by the Los Angeles  
5            Municipal Code shall be painted in a single earth tone color.

6  
7            C. Through Block Connection.

8            In conjunction with the construction of a new building or  
9            the enlargement of an existing building which provides parking  
10           behind or under the building, pedestrian access shall be  
11           provided directly from the parking areas to the Ground Floor  
12           Retail areas.

13  
14           D. Ducts and vents for air conditioning, ventilation, or other  
15           mechanical equipment shall be designed so that noise, odors,  
16           and/or fumes shall be minimized to the extent practical for  
17           adjacent or nearby commercial or residential properties.

18  
19           Sec. 12. Ordinance No. 153,639 is hereby amended by adding a new  
20           Section 14 to read as follows:

21  
22           SECTION 14 - BUILDING HEIGHT AND FLOOR AREA RATIO

23  
24           A. No building may exceed a Floor Area Ratio of 2.5 to 1.  
25  
26  
27  
28

1 B. Notwithstanding Section 12.21.1 of the Los Angeles  
2 Municipal Code, a building may contain four stories, provided  
3 that:

- 4
- 5 1. The height of the building shall not exceed 48 feet.
  - 6
  - 7 2. The Floor Area Ratio of the building shall not exceed  
8 2.0 to 1.
  - 9

10 Sec. 13. Section 10 of Ordinance No. 153,639 is hereby renumbered and  
11 amended to read as follows:

12

### 13 SECTION 16 - DESIGN REVIEW AND STANDARDS

14

15 The purpose of this section is to provide guidelines and a  
16 process for review and approval of exterior and/or site design of any  
17 new building or structure (other than a single-family residence),  
18 exterior remodeling projects (other than maintenance and repair  
19 work), and commercial signage located within the San Vicente Scenic  
20 Corridor Specific Plan Area.

21

22 A. Jurisdiction. No building permit shall be issued for the  
23 following unless plans, elevations and/or other graphic  
24 representations of said development have been reviewed and  
25 approved by the Director of Planning, acting on the  
26 recommendations of the San Vicente Design Review Board:

27

28

1 1. The construction of any new building or structure  
2 (other than a single-family residence).

3  
4 2. Exterior remodeling (other than maintenance and repair  
5 work).

6  
7 3. Signs.  
8

9 B. The San Vicente Design Review Board  
10

11 1. Composition. The San Vicente Design Review Board  
12 shall consist of seven voting members. The voting members  
13 shall be appointed by the Councilmember or Councilmembers  
14 of the District(s) in which the Specific Plan Area is  
15 located. At least three members shall be from among the  
16 following disciplines: architecture, building construction,  
17 landscape architecture, planning, landscaping and visual or  
18 graphic design. Three members shall reside within the  
19 Specific Plan Area, or the immediately adjacent area no  
20 greater than one mile from the outermost boundary of the  
21 Specific Plan Area, and one member shall own a retail  
22 business or be a managerial employee of a retail business  
23 within the Specific Plan Area.  
24

25 2. Quorum. The presence of five voting members shall  
26 constitute a quorum.  
27  
28

1 3. Terms. Members of the San Vicente Design Review  
2 Board shall be appointed for terms of five years. Of the  
3 original seven members, two shall be appointed for two-year  
4 terms, two for three-year terms, two for four-year terms  
5 and one for a five year term, thus staggering the terms.  
6

7 4. Vacancies. In the event a vacancy occurs during the  
8 term of a member of the Board, the same official or  
9 successor of the official who appointed the member shall  
10 make an interim appointment of a person to fill out the  
11 unexpired term of the member. Where the member is  
12 required to have specific qualifications, the vacancy shall  
13 be filled by a person having such qualifications.  
14

15 5. Authority and Duties. The San Vicente Design Review  
16 Board shall make a recommendation to the Director of  
17 Planning with respect to each project to be constructed in  
18 the Specific Plan area after reviewing plans, elevations,  
19 and/or other geographic representations to show the  
20 project's compliance with the criteria set forth in this  
21 Specific Plan.  
22

23 6. Fees. A filing fee for processing a design review  
24 application shall be charged pursuant to Section 19.01 of  
25 the Los Angeles Municipal Code.  
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7. Development of Design Guidelines. The San Vicente Design Review Board shall propose and the City Planning Commission shall adopt specific design guidelines to implement provisions established in Section 16. Said guidelines may be illustrations, interpretations, standards or policies, and may address the color, materials, texture and/or design of features including but not limited to Signs, street furniture, trash containers, landscaping, traffic direction and parking information Signs and exterior building facades.

8. Design Review Approvals

a. Application. All applications for design review approval shall be submitted to the Office of General Planning in the Planning Department. Applications shall be deemed complete only if all the following are included with the application:

(i) Site plan (including illustration of shadow impacts on December 21),

(ii) Landscape plan,

(iii) Floor plan,

1 (iv) Elevations (including adjacent buildings or  
2 structures),

3  
4 (v) Sign plan and

5  
6 (vi) Samples of exterior building materials and/or  
7 Sign construction materials.

8  
9 b. Action of Design Review Board

10  
11 The Director of Planning shall refer the  
12 application to the Design Review Board for its  
13 recommendation within five working days of the  
14 Department's acceptance of the complete application.  
15 The Design Review Board shall review the project and  
16 submit its findings to the Director of Planning within  
17 10 working days of such referral or within such  
18 additional time as is mutually agreed upon in writing  
19 between the applicant and the Board. These findings  
20 shall indicate a recommendation of approval,  
21 disapproval or approval with modifications to the  
22 project. The Board shall make its recommendation on  
23 the basis of the following criteria:

24 (1) All proposed structures, remodeling and Signs  
25 shall conform to all of the provisions contained within  
26 the San Vicente Scenic Corridor Specific Plan.  
27  
28

1 (2) The design motif of all proposed buildings or  
2 structures shall be applied with equal rigor to all  
3 externally visible elevations.  
4

5 (3) Color and types of building materials shall be  
6 reasonably consistent with the nature of structures in  
7 the area.  
8

9 (4) All proposed buildings shall be designed, to the  
10 extent feasible, so as not to cast objectionable shadows  
11 on adjacent properties.  
12

13 (5) All open areas not utilized for building,  
14 driveways, parking areas, recreational facilities or  
15 walks shall be landscaped so that multiple family or  
16 commercial uses are reasonably buffered from the view  
17 of single-family residences.  
18

19 c. Action of Director. The Director of Planning, within  
20 10 working days following receipt of the recommendation of  
21 the Design Review Board, shall approve, disapprove or  
22 approve the project with modifications and shall forward a  
23 copy of the determination to the applicant, Design Review  
24 Board and Department of Building and Safety.  
25

26 d. Appeals. Any applicant, member of City Council, the  
27 Mayor, any owner of property within 1,000 feet of the  
28



1 Scenic Corridor or any other interested person adversely  
2 affected by a determination of the Director of Planning  
3 pursuant to this Specific Plan may appeal the Director's  
4 determination or action to the City Planning Commission and  
5 may thereafter appeal the action of the City Planning  
6 Commission to the City Council. Such appeals must be  
7 made within 15 days after the postmark date of the  
8 Director's determination or the Commission's determination if  
9 appealed to the City Council, in the manner prescribed for  
10 Tentative Maps in Section 17.06 of the Municipal Code.  
11

12 e. Appeal Fees. Fees for filing an appeal from the  
13 Director's determination by the applicant shall be the same  
14 as those for approval of an application required for a  
15 Commission Plan approval, as established in Section 19.01 I  
16 of the Municipal Code. Appeals by any other person  
17 claiming to be aggrieved shall be as provided in  
18 Section 19.01 K2 of the Municipal Code.  
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1 Sec 14. The City Clerk shall certify to the passage of this ordinance and  
2 cause the same to be published in some daily newspaper printed and  
3 published in the City of Los Angeles.  
4

5 I hereby certify that the foregoing ordinance was passed by the  
6 Council of the City of Los Angeles, by a vote of not less than two-thirds  
7 of all of its members, at its meeting of NOV 18 1986. *D352235 11/26*  
8

9 ELIAS MARTINEZ, City Clerk,

10 By *Edward C. Phillips*  
11 Deputy.

12 Approved NOV 19 1986

13  
14 *Rah Russell*  
15 ACTING Mayor.

16 Approved as to Form and Legality

17 JAMES K. HAHN, City Attorney

18 By *Susan D. Pfann*  
19 Deputy.

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

OCT 29 1986

20 File No. CPC No. 28385  
21 CF No. 76-1923 S-3

22 See attached report  
*Kenneth C. Goffing*  
23 Director of Planning

24 JLB66

*(D352235) 11/26*