



Los Angeles  
Department  
of City Planning



# TOLUCA LAKE VILLAGE COMMUNITY DESIGN OVERLAY



**TRADER JOES**  
10130 Riverside Dr

Trader Joes offer a variety of food from around the world conveniently located within Toluca Lake Village.

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**TOLUCA LAKE  
CHAMBER OF COMMERCE**

10100 Riverside Dr

Works to preserve and enhance the competitive economic climate of the community.

# Introduction

The Toluca Lake Village Community Design Overlay District (CDO) Plan creates thoughtful development guidelines that reflect the community's vision for the neighborhood. This document establishes long-term goals and creates design principles that will be used to guide future development within the CDO area.

## Plan Overview

The intent of the CDO is to provide guidance and direction in the design of new buildings and the exterior remodeling and restoration of existing buildings, storefronts and homes in order to enhance the area's revival as an attractive and vital business district as well as a walkable and desirable residential neighborhood. In addition it is the intent of the CDO to protect the culturally and historically significant architecture of the area.

The Toluca Lake Village CDO serves as a framework to guide future projects within the District. The CDO contains Development Regulations that are embedded within the zoning for the area, and therefore must be adhered to. The CDO also contains Design Guidelines, which are also mandatory, but address issues where compliance may be nuanced.



*Thoughtful urban design creates interesting neighborhoods that are pedestrian friendly.*

## Toluca Lake Village Overview

Nestled in the heart of North Hollywood, the Toluca Lake Village is home to contemporary restaurants, boutique retail establishments, creatively designed multi-family residential buildings and other community serving uses that are designed to provide residents and visitors with a pedestrian scaled experience. The Toluca Lake Village CDO area is comprised of four vertical blocks and two distinct service areas, “the Village,” and the “Multifamily Buffer Zone.” *(See map on following page.)*

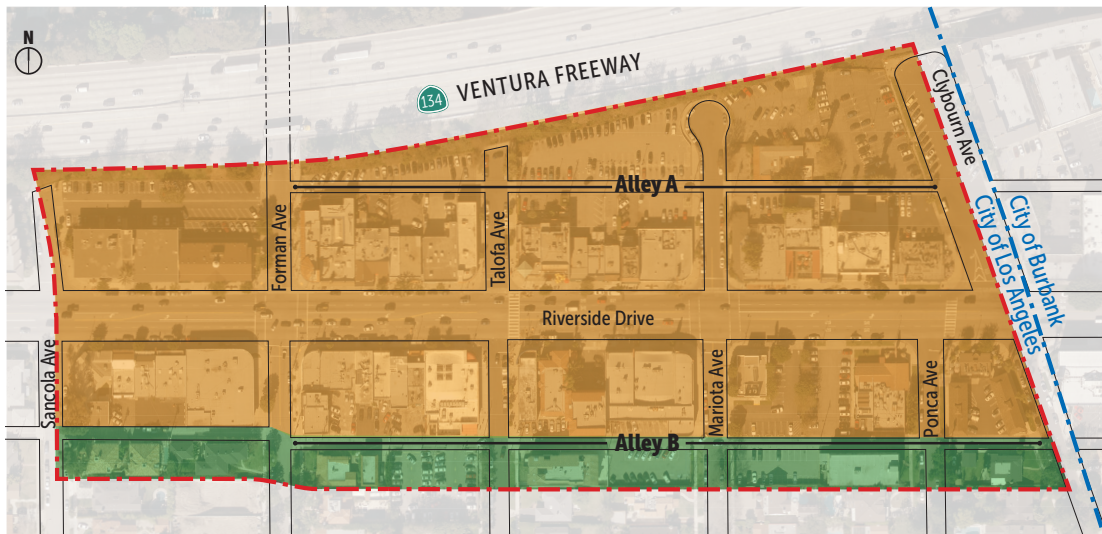
“The Village” encompasses the properties along Riverside Drive and north of Alley A. Buildings along Riverside Drive are for commercial uses and are primarily one to three stories. The structures are characterized by human-scaled massing along with an intricate mix of architectural details. The pedestrian scale of structures lends the area its village-like quality. Storefronts along Riverside Drive are typically narrow, reflecting the twenty-five (25) foot width of the underlying parcels. The resulting architecture at building façades often reflects this modulation, even in cases where a building occupies two or more parcels. Retail, service, and office uses dominate parcels facing Riverside Drive creating a vibrant and continual street wall. Buildings typically have distinct entry doors and individual shop and display windows, rather than all-glass storefronts. A diverse palette

of materials are present, which adds visual interest to the neighborhood as well as creates a sense of place that distinguishes the Village from the commercial areas that surround it. Parcels along Alley A are improved with ground floor parking lots which serve the shops and other commercial uses along Riverside Drive.

Properties within the Multifamily Buffer Zone can be found along Alley B, bound by Sancola Avenue to the west and Clybourn Avenue to the east. These parcels are improved with primarily low scale, multi-family residential uses that range from two to four stories and unassociated ground floor parking lots. The parking lots primarily serve the commercial uses along Riverside Drive. This area acts as a buffer between the bustling commercial activities to the north along Riverside Drive and the quaint single family, low-rise residential community to the south of the project area.

The goal of the Toluca Lake CDO is to ensure that development within the two areas reflects the overall vision of a cohesive and pedestrian-friendly district utilizing tailored design regulations rooted in the community’s goals and objectives for improvement of their community.

Toluca Lake CDO Area



**Legend**

 Guidelines Area Boundary	 The Village	 Streets
 City Limits	 The Multi-family Buffer Zone	



The Toluca Lake Village CDO is comprised of two distinct service areas, "The Village" as seen on the left and the "Multi-family Buffer Zone" as seen on the right.

## Toluca Lake Village at a Glance

This map illustrates the general land use framework that exists today within the Toluca Lake Village area.





“The Village”



1

**Pedestrian Signs**

Attractive pedestrian-scaled signage adds to the unique village quality of Toluca Lake, as well as improves the pedestrian experience.



2

**Outdoor Dining**

Sidewalk dining is a typical use in “The Village”.



3

**Parcel Width**

Storefronts along Riverside Drive typically reflect the narrow width of the underlying parcel.



4

**Architecture**

Diversity in building materials and form offer visual intrigue, contributing to Toluca Lake’s character.



5

**Design Treatments**

Design treatments between sidewalks and commercial use add visual interest and help to provide spatial definition to the street.



6

**Parking**

This parking lot is typical of the lots zoned for parking uses, north of Alley A.



7

**City of Burbank**

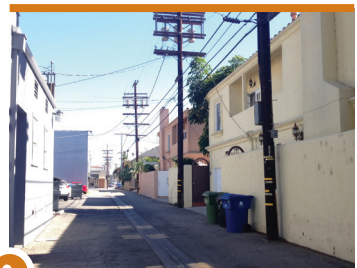
To the east of Toluca Lake Village is the City of Burbank.



8

**Surrounding Housing**

The residential neighborhood south of Toluca Lake CDO consists of one- to three- story single-family homes.



9

**Alley B**

Alley B acts as a buffer between the commercial and residential use.

## Existing Land Use Map

This plan should be used to guide new development and alterations to existing buildings in the Toluca Lake Village Riverside Drive corridor as outlined in this figure. The area consists of the blocks formed by Sancola, Forman, Talofa, Mariota, Ponca, and Clybourn Avenues and their intersections with Riverside Drive and the alleys to the north ("Alley A") and south ("Alley B"). To the east, Clybourn Avenue marks the border with the City of Burbank. The Ventura Freeway (CA-134) forms the site boundary to the north.



## Community Design Overlay Goals and Objectives

Two overarching goals direct the design recommendations presented in this CDO. These goals encourage further development of the existing diverse, pedestrian-oriented, and village-like character of the Toluca Lake Village community, specifically Riverside Drive.

### GOAL 1: Maintain and Enhance the Existing Character of Toluca Lake Village.

The existing architecture and design along Riverside Drive give Toluca Lake Village an urban village character. These guidelines encourage new infill development and future projects that are developed with an appreciation and respect for the scale and architectural styles of the existing environment. In this way, these design guidelines work towards maintaining and enhancing the village character.

### GOAL 2: Encourage Infill Development that Conserves the Scale of the Surrounding Community.

Toluca Lake is a low-scale community with Riverside Drive as the central commercial corridor. Infill Development along Riverside Drive should either relate to the scale of the existing commercial development, incorporate transitions and massing that relate to one- and two-story single family residences to the south, or buffer the Village from the noise and presence of the Ventura Freeway to the north.



*This simple building mass utilizes architectural detail at doors, bay windows, and a higher quality material, brick, to create a more intricate, visually interesting façade in a Neo-Georgian style.*



*Boutique retail establishments and storefront shops enhance the pedestrian-scaled experience.*

## Relationship to Other Plans

### River Improvement Overlay District

Properties south of Riverside Drive are located within the Los Angeles River Improvement Overlay (RIO) District which are subject to development regulations set forth in LAMC Section 13.17-F. Development regulations for this part of the RIO area include landscaping, screening of loading/off-street parking equipment and exterior trash enclosures, and exterior site lighting. Implementation is provided by an over-the-counter sign-off at the Planning Public Counters. Wherever the Development Regulations of this CDO may be in conflict with the RIO, the RIO shall be the prevailing regulation.

### Permanent Qualified [Q] Conditions

In 2007 Ordinance No. (179,310) instituted special use restrictions for the southernmost properties within the Toluca Lake Village CDO south of Alley B. These properties are limited to uses of the RD3 zoning and a 33-foot height limitation. As these lots are developed they will create a buffer between the denser commercial uses along Riverside Drive, and the lower scale residential neighborhood to the South.

The Development Regulations contained within this CDO are also adopted by ordinance, and are presented as additional Q-Conditions, pursuant to Ordinance No. xxx,xxx.

### Los Angeles Municipal Code

The Development Regulations of the Community Design Overlay are in addition to those set forth in the Planning and Zoning provisions of Chapter 1 of the Los Angeles Municipal Code (LAMC), as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under those provisions except as specifically provided in this Community Design Overlay District. Wherever the provisions of this CDO conflict with provisions of the LAMC and any ordinance therein, the LAMC shall supersede the CDO, except for the Development Regulations contained herein and adopted by Ordinance No. xxx,xxx , which shall supersede the LAMC.



## VALLEY PUBLIC COUNTER

6262 Van Nuys Blvd., Van Nuys

Planning staff assisting applicants at the  
Valley Development Services Center.

# Administrative Procedures

General regulations pertaining to the function and administration of Toluca Lake Village will be consistent with those of the Community Design Overlay Zones as outlined in Section 13.08 of the Los Angeles Municipal Code (LAMC). Section 13.08 C.2 of the LAMC defines a project within a CDO boundary, which were effective March 23, 1999. Consistent with that Section, the following project definition and exemptions apply specifically to the Toluca Lake Village CDO.

## **Toluca Lake Village CDO Project**

The erection, construction, addition to, or exterior alterations to, any building or structure within the boundary area of Toluca Lake Village CDO, including all signs, canopies/awnings, façade alterations, the addition of roof equipment, and landscaping.

The CDO is applicable to all projects located within the Toluca Lake Village CDO boundary area, regardless of the proposed or existing use (residential, commercial, parking). All Projects within the Toluca Lake Village CDO boundary area shall comply with the Design Guidelines and Development Regulations of this CDO.

## **Exemptions:**

A project does not include the following:

- (a) Construction that consists solely of interior remodeling, interior rehabilitation, or repair work.
- (b) Alterations of, including structural repairs, or additions to any existing building or structure façade that does not front a public street, and in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety (*The exemption does not apply if the alterations or additions are to any exterior wall fronting a public street or pedestrian walkway*).

## General Procedures

All applicants proposing a Project within the boundaries of the Toluca Lake Village CDO will file an application with the Department of City Planning at one of its public counters, in accordance with LAMC Section 13.08 E, after a consultation with Department of City Planning staff. Applicants will find more details on the project review process below. The Department of City Planning will coordinate Design Guidelines applications as a part of the project compliance review process.

## Application Process

### Project Applications

All Toluca Lake Village CDO projects require the submittal of an application, which includes plans and materials as defined in Section 13.08 E of the Los Angeles Municipal Code. The Director of Planning may require additional documents or materials as deemed necessary. Prior to the issuance of a building permit, projects will be reviewed by the Director of Planning for compliance with these Design Guidelines, per the procedures established in Section 13.08 of the LAMC regarding Design Overlay Plan Approvals.

### Procedures for Permit Clearance

#### A. Procedures for Minor Project Approvals:

Notwithstanding LAMC Section 13.08 E, a building permit may be issued for the following minor projects, provided that the Director of Planning issues an administrative clearance certifying that the project fully complies with the District's Design Guidelines:

1. The installation of new signs where the Department of Building and Safety determines that the sign complies with Section 14.4 of the LAMC and all applicable provisions of the Building Code as well as complies with the Development Regulations set forth in this CDO.
2. The installation of awnings or other non-permanent decorative features, and
3. The installation of mechanical equipment.

#### B. Procedures for all other Project Approvals:

The provisions of the LAMC Section 13.08 E shall apply to all other project approvals.



# How to Apply

## When Your Design is Ready

1.



Consult with Plan Implementation Division (PID)

2.



File an Application with the Department of City Planning

### You May Need:

Master Land Use Application

Community Plan Referral Form

Color Photos

Plans

Proof of Ownership

CEQA Environmental Clearance

Mailing Labels

Signage

3.



Submit Application

4.



Pay Application Fees and Wait for Decision

Timmy Nolan's



Tavern & Grill

10111

TIMMY NOLAN'S  
PUB RESTAURANT

**TIMMY NOLAN'S  
TAVERN & GRILL**  
10111 Riverside Dr

For over 20 years, Timmy Nolan's has provided  
a place to gather with friends and family.

# Development Regulations and Design Guidelines

The CDO contains Development Regulations and Design Guidelines. Development Regulations are embedded within the zoning for the area and must be complied with in the same manner as any other zoning regulation. The Design Guidelines are also mandatory, but address issues where compliance may be nuanced.

## A. Site Planning

Site Planning involves the proper placement and orientation of structures, open spaces, parking and pedestrian and vehicular circulation on a given site.

### Development Regulations

1. Projects located within the Village shall consider Riverside Drive the primary frontage for the purpose of determining a front yard.
2. The ground floor building frontage along Riverside Drive, and along intersecting streets for a minimum of 40 feet in depth, shall be dedicated to commercial uses with exceptions only for those portions used for pedestrian or vehicular access, and or building lobbies, storage, and/or internal circulation space.
3. All ground floor commercial space within the Village shall be no less than 25 feet in depth.
4. No single storefront, premise, or ground floor use shall exceed 50 linear feet of Riverside Drive street frontage.

## Site Planning: Development Regulations *(continued)*

5. A primary entrance to each ground floor premise that faces Riverside Drive shall be provided from the adjacent sidewalk frontage and shall be open and accessible during normal business hours.
6. Surface parking areas are not permitted within 40 feet of property lines fronting Riverside Drive and are not permitted at above-grade levels on lots and parcels fronting Riverside Drive. On-site accessory surface parking shall not be constructed between front property lines and the primary building or use.
7. New curb cuts for vehicular access shall not be allowed along Riverside Drive. Access to parking shall be from intersecting streets or alleys.
8. All projects that involve construction of a new building shall provide a minimum 3-foot wide and 10-foot high landscape transition zone immediately behind the front property line along all street frontages. Architectural projections such as bay windows, show windows, maximum 18-inch planter boxes, and other architectural components at the ground floor level along the sidewalk property lines may be allowed within this transition zone, however such architectural components may not exceed 70-percent of the building facade.
9. All projects that involve construction of a new building shall provide a minimum 5-foot wide landscape transition zone that is open to the sky, along the property line where a parcel abuts an alley.

## B. Height and Massing

The following provisions encourage maintenance of Toluca Lake Village’s existing scale, while allowing for compatible infill construction. These standards also preserve the pedestrian experience and integrity of projects built along Riverside Drive and Alleys A and B.

### Development Regulations

1. At Riverside Drive, all buildings shall step-back a minimum of 40 feet from the front property line above 33 feet in height.
2. Buildings located on the south side of Alley B shall not exceed 33 feet in height.
3. At all alleys, building shall stepback from the alley property line a minimum of 8 feet above 33 feet in height.
4. Ground level uses fronting Riverside Drive shall have a minimum clear ceiling height of 12 feet.



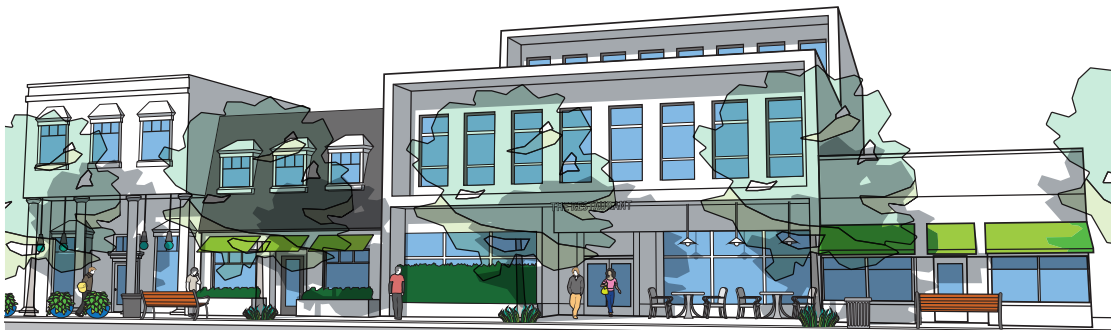
*Accentuating its entryway, Reitzhouse has an inset entrydoor surrounded by landscaping and oriented towards Riverside Drive.*

## C. Building Frontages

In Toluca Lake Village, one of the principal means of achieving architectural continuity between old and new is to concentrate design effort and detail on the realization of storefronts that relate directly to Riverside Drive sidewalks. Storefront design along Riverside Drive can contribute to an active and diverse pedestrian experience by incorporating the following standards and guidelines.

### Development Regulations

1. Storefronts shall be oriented toward Riverside Drive and adjacent public streets. A minimum of 70 percent of the building facade at ground level shall consist of transparent storefront display windows and doors allowing interior views.
2. An entrance to a storefront, building entry, building lobby, or interior space shall occur at least once every 50 feet along Riverside Drive.



**Storefront Design Vision.** This rendering illustrates the design guideline as applied hypothetically to Riverside Drive building frontages described above.

## Design Guidelines

3. Storefronts should use variation or alterations of proportions, scale, or detail to express architectural modulation at maximum 25-foot interval. Breaks in plane, changes in materials, the use of repetitive elements such as show windows, provision of entries, or use of other architectural elements such as columns, pilasters, or piers to express design variety will better relate the new to the existing while expressing the rhythm of the original platting along Riverside Drive.
4. Entrances to building lobbies or above-ground uses along Riverside Drive should be accentuated and as prominent as or more prominent than individual storefronts adjacent to such entries.
5. Restaurants along Riverside Drive that provide sidewalk dining areas can recess these areas within the storefront zone to create porticos, porches, and terraces, enhancing and merging the indoor and outdoor experience.
6. All windows at the ground level should utilize transparent, non-tinted, clear glass as permitted by Building and Safety. Use of reflective glass is discouraged.
7. The size, scale, and color of awnings or canopies should be framed by and follow the rhythm and proportions of show windows, storefronts, entries, and individual windows, and should be designed as an integral part of the building's architecture.

## D. Building Design

The following provisions address the design characteristics of a building, once the fundamentals of site planning, height and massing have been addressed.

### Design Guidelines

1. Facades should be modulated to create architectural interest. Bays and recesses, inset balconies and terraces, recessed windows that allow for the expression of wall thickness are all encouraged. Buildings should be designed with clearly expressed individual openings set into building walls.
2. Projects should incorporate high-quality, durable materials at ground level. The use of materials such as masonry, stone, and tile are encouraged to accentuate features such as entryways and storefronts. The use of materials such as “foam plant-ons,” pre-cast concrete trims, EFIS, and heavily textured stucco is discouraged.
3. Changes of material and color, use of architectural details such as horizontal and vertical banding, cornices, door and window surrounds, as well as use of high-quality materials like smooth finish stucco, masonry and stone are encouraged.
4. The design of varied roof and skyline forms such as corner towers, pitched roofs, variation in roof heights on a single building, high quality roof materials such as tile and metal, and mixing of pitched and flat roofs is encouraged.
5. All appurtenances on roofs including air conditioning units, mechanical equipment, penthouses, vents, secondary parapets, and stair/elevator enclosures should be fully integrated into the overall architectural design and expression through the use of equivalent materials and colors that match the overall design. These should also be fully screened from view from any public right-of-way or residentially zoned property. Any vertical projections should be located a minimum of 5 linear feet from a roof edge.
6. Glass curtain walls, reflective glass at grade level and all-glass storefronts are discouraged.



## E. Signage

Signage along Riverside Drive should relate to the style, scale and character of the supporting architecture while focusing on enhancing the pedestrian experience within the Village, along Riverside Drive. Signs shall be designed to comply with Section 14.4 of the LAMC and the provisions of the Building Code along with the Development Regulations listed within this CDO.

### Development Regulations

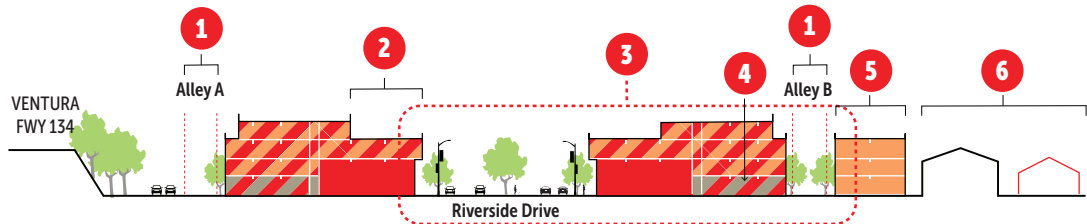
1. With the exception of window signs, total area of all sign types shall not exceed 1.5 square feet in area for each foot of street frontage of the building or storefront.
2. Window signs shall be limited to 1 per individual show window, storefront, or entry, and shall not exceed 4 square feet in size or 10 percent of the window area, whichever is less.
3. Each premise or storefront with a pedestrian entrance on a public street shall have a maximum of one wall sign. If the premise abuts an additional street, alley, or parking area, an additional wall sign can be utilized on the building at that location.
4. The following types of signs are prohibited:
  - a. Monument signs
  - b. Illuminated architectural canopy signs
  - c. Pole Signs
  - d. Marquee Signs, and
  - e. Flashing, mechanical, or strobe lights

## F. Toluca Lake Village Regulations/Guidelines at a Glance

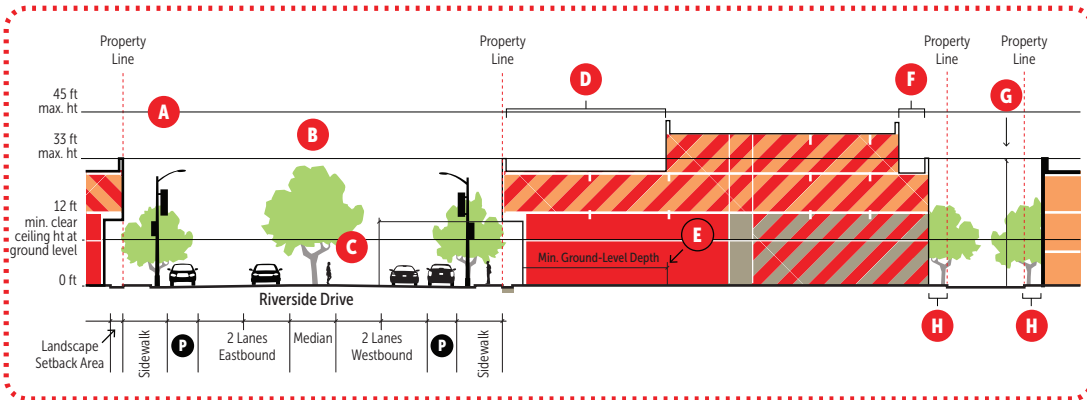
The following provisions address the design characteristics of a building, once the fundamentals of site planning, height and massing have been addressed.

### North-South Section at Riverside Drive and Surrounding Context

The first section through Riverside Drive illustrates the overarching principles that should guide design in Toluca Lake Village. The second section illustrates the height, massing, setback, and stepback guidelines discussed in this plan.



- 1** Maintain existing alleys.
- 2** Maximum building for infill development along Riverside Drive.
- 3** Riverside Drive as primary frontage.
- 4** At-grade and below grade parking.
- 5** Maximum building envelope for attached townhouse and single-family residential infill development south of Alley B.
- 6** Conservation of existing single-family residences located south of Riverside Drive.



Legend	
<span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span>	Commercial Use
<span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border: 1px solid black;"></span>	Mixed Use: Commercial, Retail, and Residential
<span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span>	Residential Use
<span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, red 2px, red 4px); border: 1px solid black;"></span>	Mixed Use: Commercial and Residential
<span style="display: inline-block; width: 15px; height: 10px; background-color: gray; border: 1px solid black;"></span>	Parking Use

- A** Maximum Height
- B** Streetscape Improvements
- C** Height of Ground Level Uses at Riverside Drive
- D** Riverside Drive Setback
- E** Depth of Ground Level Uses at Riverside Drive
- F** Alley Stepback
- G** Building Height at Alleys
- H** Alley Landscape Transition Zones

# Acknowledgments

## Mayor

Hon. Eric Garcetti

## City Council District

Hon. David Ryu ..... Council District 4  
Renee Weitzer..... Council Deputy  
Alice Roth..... Council Deputy

## City Planning Commission

David Ambroz.....President  
Renee Dake Wilson..... Vice President  
Veronica Padilla..... Commissioner  
Caroline Choe..... Commissioner  
Samantha Millman..... Commissioner  
John Mack..... Commissioner  
Robert Ahn..... Commissioner  
Richard Katz..... Commissioner  
Dana V. Perlman..... Commissioner

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Greater Toluca Lake Neighborhood Council  
Toluca Lake Chamber of Commerce  
Toluca Lake Homeowners Association  
Toluca Lake Garden Club



**PATY'S**  
10001 Riverside Dr

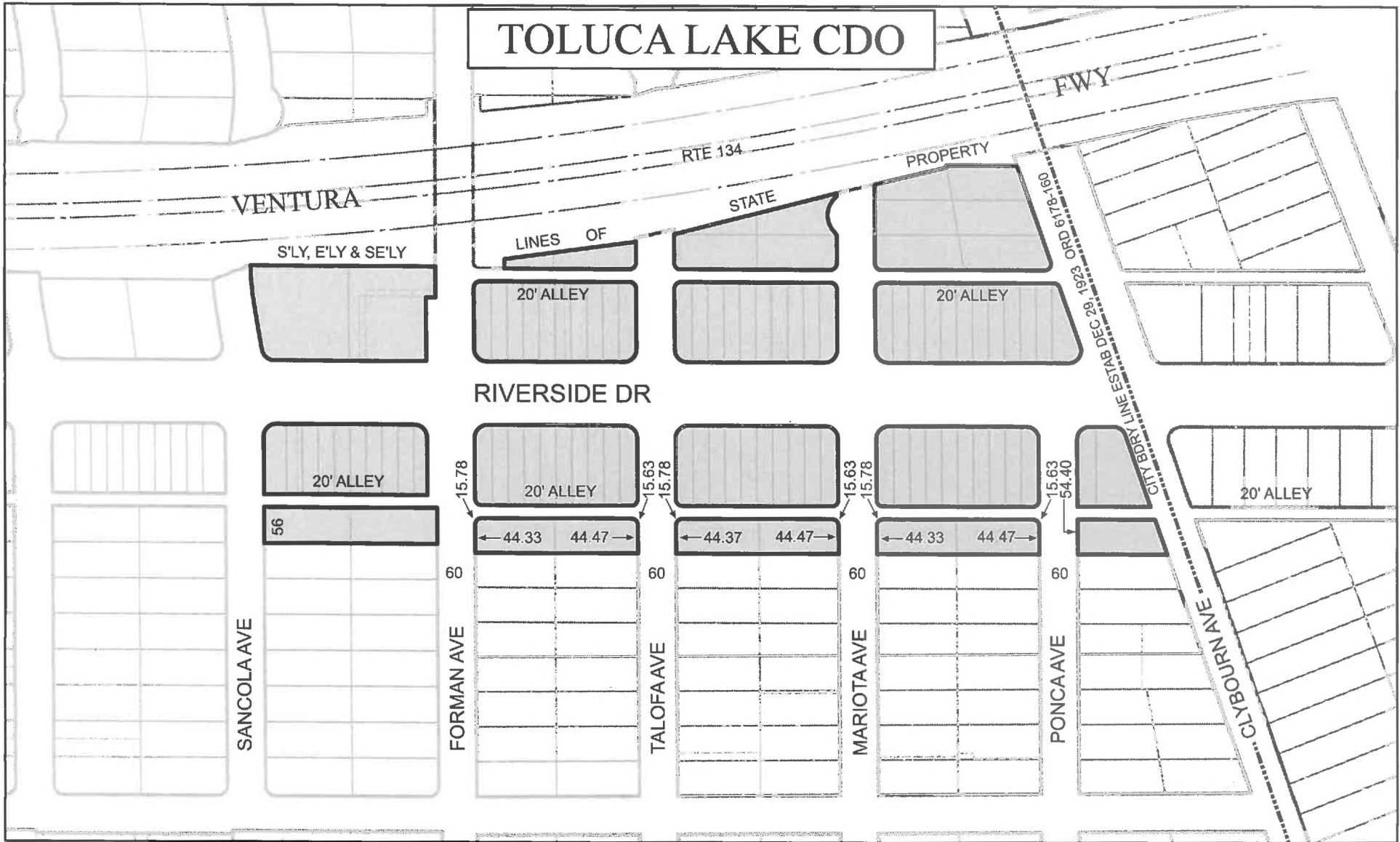
For over 60 years, Paty's Restaurant in Toluca Lake has been serving up diner favorites and home baked goods.

ORDINANCE NO. 184366

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Section \_\_\_\_ Section 12.04 of the Los Angeles municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

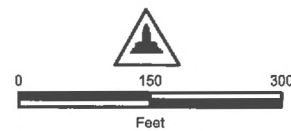


# TOLUCA LAKE CDO



- |                        |                      |
|------------------------|----------------------|
| FROM R1-1-CDO          | TO R1-1-CDO          |
| FROM P-1-CDO           | TO [Q]P-1-CDO        |
| FROM P-1VL-CDO         | TO [Q]P-1VL-CDO      |
| FROM [Q]C2-1VL-CDO     | TO [Q]C2-1VL-CDO     |
| FROM [Q]RD3-1-CDO-RIO  | TO [Q]RD3-1-CDO-RIO  |
| FROM [Q]C2-1VL-CDO-RIO | TO [Q]C2-1VL-CDO-RIO |

## ZONE CHANGE ORDINANCE MAP



Area Mapped

C.M. 168 B 181, 165 B 177  
165 B 181

CPC-2013-3862-CDO  
102715

AA/cf




Section \_\_. 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 the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of JUN 14 2016.

\_\_\_\_\_  
Holly L. Wolcott, City Clerk

By  Deputy

Approved 6/17/16

 Mayor

Pursuant to Section 558 of the City Charter,  
the City Planning Commission on March 24, 2016  
recommends this ordinance be adopted by the City Council.

  
James K. Williams, Commission Executive Assistant II  
City Planning Commission

File No. 16-0383

## [Q] QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

### A. Site Planning

1. Projects located within the Village shall consider Riverside Drive the primary frontage for the purpose of determining a front yard.
2. The ground floor building frontage along Riverside Drive, and along intersecting streets for a minimum of 40 feet in depth, shall be dedicated to commercial uses with exceptions only for those portions used for pedestrian or vehicular access, and or building lobbies, storage, and/or internal circulation space.
3. All ground floor commercial space within the Village shall be no less than 25 feet in depth.
4. No single storefront, premise, or ground floor use shall exceed 50 linear feet of Riverside Drive street frontage.
5. A primary entrance to each ground floor premise that faces Riverside Drive shall be provided from the adjacent sidewalk frontage and shall be open and accessible during normal business hours.
6. Surface parking areas are not permitted within 40 feet of property lines fronting Riverside Drive and are not permitted at above-grade levels on lots and parcels fronting Riverside Drive. On-site accessory surface parking shall not be constructed between front property lines and the primary building or use.
7. New curb cuts for vehicular access shall not be allowed along Riverside Drive. Access to parking shall be from intersecting streets or alleys.
8. All projects that involve construction of a new building shall provide a minimum 3-foot wide and 10-foot high landscape transition zone immediately behind the front property line along all street frontages. Architectural projections such as bay windows, show windows, maximum 18-inch planter boxes, and other architectural components at the ground floor level along the sidewalk property lines may be allowed within this transition zone, however such architectural components may not exceed 70-percent of the building facade.
9. All projects that involve construction of a new building shall provide a minimum 5-foot wide landscape transition zone that is open to the sky, along the property line where a parcel abuts an alley.

### B. Height and Massing

1. At Riverside Drive, all buildings shall step-back a minimum of 40 feet from the front property line above 33 feet in height.
2. Buildings located on the south side of Alley B shall not exceed 33 feet in height.
3. At all alleys, building shall step back from the alley property line a minimum of 8 feet above 33 feet in height.
4. Ground level uses fronting Riverside Drive shall have a minimum clear ceiling height of 12 feet.

### C. Building Frontages

1. Storefronts shall be oriented toward Riverside Drive and adjacent public streets. A minimum of 70 percent of the building facade at ground level shall



consist of transparent storefront display windows and doors allowing interior views.

2. An entrance to a storefront, building entry, building lobby, or interior space shall occur at least once every 50 feet along Riverside Drive.

#### D. Signage

1. With the exception of window signs, total area of all sign types shall not exceed 1.5 square feet in area for each foot of street frontage of the building or storefront.
2. Window signs shall be limited to 1 per individual show window, storefront, or entry, and shall not exceed 4 square feet in size or 10 percent of the window area, whichever is less.
3. Each premise or storefront with a pedestrian entrance on a public street shall have a maximum of one wall sign. If the premise abuts an additional street, alley, or parking area, an additional wall sign can be utilized on the building at that location.
4. The following types of signs are prohibited:
  - a. Monument signs
  - b. Illuminated architectural canopy signs
  - c. Pole Signs
  - d. Marquee Signs, and
  - e. Flashing, mechanical, or strobe lights

**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.184366 – Zone Change establishing the community design overlay development regulations as [Q] qualified to various parcels fronting Riverside Drive in Council District Four – CPC-2013-3862-CDO** – a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **June 14, 2016**, 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 **June 20, 2016** 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 **June 20, 2016** 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 **20th** day of **June 2016** at Los Angeles, California.

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

**Ordinance Effective Date: July 30, 2016**

**Council File No. 16-0383**