

154653

ORDINANCE NO. \_\_\_\_\_

1 An Ordinance Repealing Ordinance No. 152,471 and Establishing a Specific Plan  
2 for the Park Mile portion of the Wilshire District.

3  
4 WHEREAS, the Wilshire District Plan provides for the development of a Specific  
5 Plan for the Park Mile for the purpose of designating quantitative and  
6 qualitative standards to regulate floor area ratios, use of land and building,  
7 height and bulk of buildings, architectural and landscape treatment, signs,  
8 and vehicular and pedestrian circulation; and

9  
10 WHEREAS, the purpose of the Park Mile Specific Plan is to protect the low  
11 density, single-family residential nature of the area and to promote only that  
12 development which is compatible with adjoining residential neighborhoods by  
13 reinforcing the characteristic pattern which provides the Park Mile area with  
14 an image, a sense of community and orientation; and

15  
16 WHEREAS, the District Plan provides that the Specific Plan is to promote a  
17 park-like setting, providing significant visual contrast with adjoining  
18 Wilshire and Miracle Mile Centers, by emphasizing new development that would  
19 complement the existing pattern of the Wilshire District; and

20  
21 WHEREAS, the property described on the Map set forth in Section 2 of this  
22 Ordinance is required to be rezoned in order to permit development in  
23 conformity with the previously adopted Wilshire District Plan; and

24  
25 WHEREAS, Wilshire Boulevard is a designated Scenic Highway; and

26  
27 WHEREAS, in order to insure that such development proceeds in compliance with  
28 the Wilshire District Plan, it is necessary to adopt the following Specific  
29

1 Plan, NOW THEREFORE:

2  
3 THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

4 Section 1. (Definitions)

5 Any term used in this ordinance with the first letter or letters capitalized  
6 shall have the meaning specified in Section 12.03 of the Municipal Code or, if  
7 such term is not defined in Section 12.03, the definition shown herein:  
8

9 "Billboard" shall mean a sign, structure, or device used for outdoor  
10 advertising purposes or to attract the attention of the public identifying or  
11 advertising goods, services or activities other than the primary goods,  
12 services or activities provided on the premises.  
13

14 "CR(PKM)" or "Modified Limited Commercial Zone, Park Mile" shall mean that  
15 regulatory zone as set forth and defined in Section 3 of this Ordinance.  
16

17 "District Plan" shall mean the adopted Wilshire District Plan, a part of the  
18 General Plan of the City of Los Angeles.  
19

20 "Driveway" shall mean that area of a lot or parcel covered by pavement or  
21 other durable surface extending from the abutting alley or street to the  
22 automobile parking space nearest to the abutting alley or street. "Driveway"  
23 shall not mean the area located on parking areas between and among the  
24 automobile parking spaces.  
25

26 "Floor Area Ratio" shall mean the ratio between: (a) the total square footage  
27 of a building floor area, as described in Sections 12.21.1A5 and 12.21.1B4 of  
28 the Los Angeles Municipal Code, and (b) the Lot Area of the lot or parcel,  
29

1 as defined in Section 12.03 of the Municipal Code.

2  
3 "Freestanding Sign" shall mean any sign of which the primary structural  
4 support is not a building, and which has as its primary support a post, pole  
5 or other structure which is anchored, attached, or standing directly on the  
6 ground.

7  
8 "Map" shall mean the Map contained in Section 2 of this Ordinance.

9  
10 "Plot Plan" shall mean a document or documents which pictorially describe, by  
11 means of professionally accepted architectural graphic techniques, the  
12 appearance, configuration, and dimensions of any proposed structures and  
13 attendant site improvements, and any public or private easements.

14  
15 "Premises" shall mean a building or portion thereof used as a location for a  
16 single business.

17  
18 "Projecting Sign" shall mean a sign other than a wall sign, suspended from or  
19 supported by a building or structure and projecting out therefrom.

20  
21 "Roof Sign" shall mean any sign erected upon or above a roof or parapet of a  
22 building or structure.

23  
24 "Rooftop Garden" shall mean a flat open area located on the roof of a building  
25 (except the roof of a subterranean parking building or structure which extends  
26 six or less feet above Curb Level) where plant materials such as trees, shrubs  
27 and ground cover have been permanently installed so that parts of said plant  
28 materials are visible from street level.

1 "Sign" shall mean any display, board, screen, object or part thereof used to  
2 announce, declare, demonstrate, display, identify or otherwise advertise and  
3 attract the attention of the public, including signs identifying services or  
4 products available on the premises or identifying the occupant or premises.

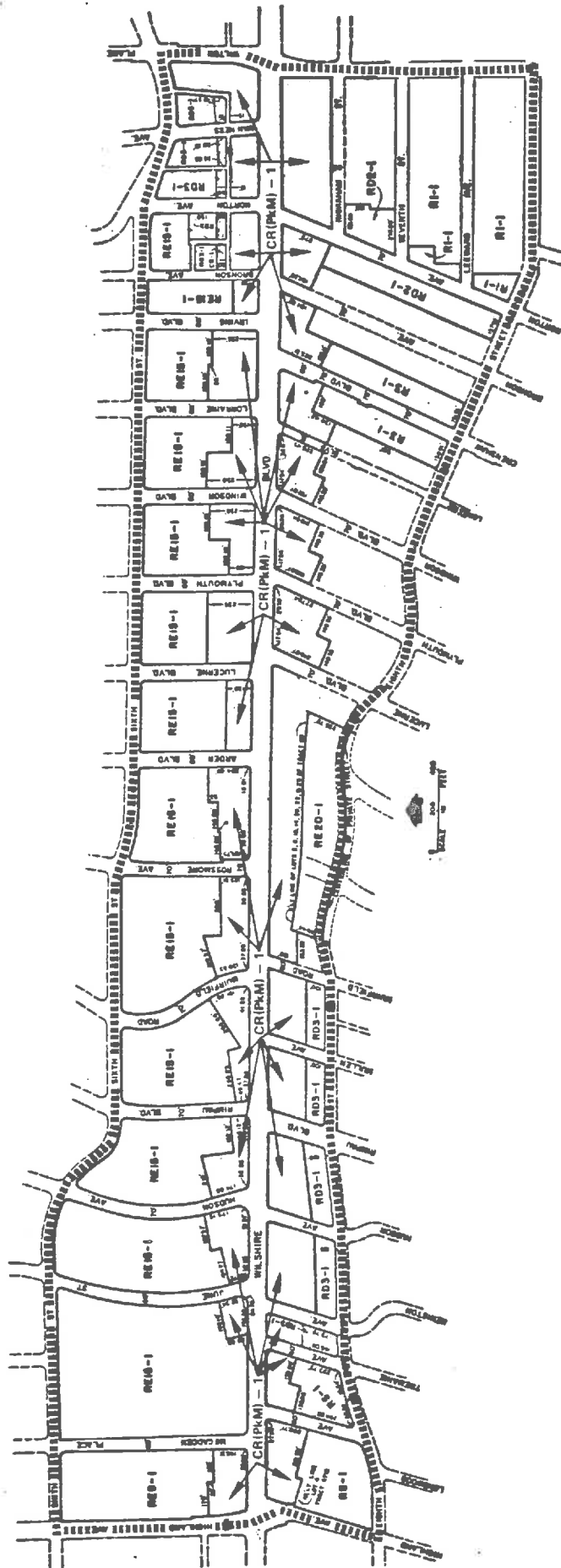
5  
6 "Sign Area" shall mean the smallest rectangle, circle, and/or triangle which  
7 will enclose all words, letters, figures, symbols, designs and pictures  
8 together with all framing, background material, colored or illuminated areas,  
9 and attention-attracting devices forming an integral part of this display.

10  
11 "Specific Plan Area" shall mean that area shown within the heavy lines on the  
12 Map in Section 2 of this Ordinance.

13  
14 "Wall Sign" shall mean any sign attached to or erected against the wall of a  
15 building or structure with the exposed face of the sign in a plane  
16 approximately parallel to the plane of said wall.

17  
18 Sec. 2. (Establishment of Park Mile Specific Plan)

19  
20 A. Specific Plan Area (Map). The Council hereby establishes this Park Mile  
21 Specific Plan applicable to that area of the City of Los Angeles shown  
22 within the heavy lines on the following Map:  
23  
24  
25  
26  
27  
28  
29



PARK MILE SPECIFIC PLAN AREA

1 B. General. This Specific Plan is intended to provide regulatory controls  
2 and incentives for the systematic execution of that portion of the  
3 District Plan which includes said area and to provide for public needs,  
4 convenience and general welfare as the development of such area  
5 necessitates. The regulations of this Specific Plan are in addition to  
6 those set forth in the provisions of Chapter 1 of the Municipal Code of  
7 the City of Los Angeles and do not convey any rights not otherwise granted  
8 under the provisions and procedures contained in said Chapter, except as  
9 specifically provided for herein.

10  
11 C. Preservation. It is the intent of the Specific Plan to preserve the  
12 low-density residential character of the Wilshire District in and around  
13 the Park Mile area and to encourage the rehabilitation and/or rebuilding  
14 of deteriorated single-family areas for the same use.

15  
16 It is also the intent of the Plan to maintain the existing estate  
17 appearance of portions of the Specific Plan area.

18  
19 Sec. 3. (CR(PkM) Zone Regulations)

20  
21 Notwithstanding any provision of Section 12.12.2 of the Municipal Code to the  
22 contrary, within the Park Mile Specific Plan Area, every lot classified in the  
23 "CR" Zone shall conform to the following requirements. These "CR"-zoned  
24 areas, modified by the provisions herein, are identified on the Map by the  
25 designation "CR (PkM)".

26  
27 A. Use. No building, structure or land shall be used, and no building or  
28  
29

1 structure shall be erected, structurally altered or enlarged, except for  
2 the following uses:

- 3
- 4 1. Any uses permitted in the "CR" Limited Commercial Zone. However, the  
5 following uses shall be expressly prohibited:
- 6 (a) Business college, professional or scientific school or college  
7 (classroom or lecture instruction only).
  - 8 (b) Hotels (including motels).
  - 9 (c) Restaurant or prescription pharmacy.
  - 10 (d) Counseling and referral facilities.
  - 11 (e) Child-care facilities or nursery schools.
  - 12 (f) Church.
  - 13 (g) Any residential use, unless such use conforms to the provisions  
14 of this Plan.
  - 15 (h) Any Sign, unless such Sign conforms to the provisions of this  
16 Plan.
- 17
- 18 2. Christmas tree and ornament sales on vacant lots from December 1  
19 through December 25, inclusive, only, provided that the provisions of  
20 Section 12.22A4 of the Municipal Code are complied with.
- 21
- 22 3. Conditional uses enumerated in Section 12.24B1 of the Municipal Code  
23 approved pursuant to the provisions of said Section, except for the  
24 following, which shall be expressly prohibited:
- 25 (a) Airports or aircraft landing fields.
  - 26 (b) Cemeteries.
  - 27 (c) Correctional institutions.
- 28
- 29

1 (d) Land reclamation projects as defined in the Municipal Code.

2 (e) Research and development centers for experimental or scientific  
3 investigation of materials, methods or products.

4 (f) Trailer parks and mobile home parks where any trailer or mobile  
5 home is permitted to remain longer than one day.

6 4. Other uses similar to those listed in 12.12.2A of the Municipal Code  
7 when determined by a Zoning Administrator, as provided for in Section  
8 12.21A2 of the Municipal Code, but not including the following uses,  
9 which shall be expressly prohibited:

10 (a) Stores, shops, or other establishments where goods, wares or  
11 merchandise are displayed, sold or serviced.

12 (b) Long-term health facilities, including convalescent homes or  
13 rest homes, homes for aged persons or special care homes,  
14 nursing homes.

15 (c) Mortuaries and columbariums

16 (d) Motion picture studios

17 (e) Rescue missions

18 (f) Hotels and motels or motor lodges

19 (g) Heliports and helistops

20  
21 5. The following accessory uses, when conducted in accordance with the  
22 limitations hereafter specified:

23 (a) Types of Uses

24 (1) Barber shop

25 (2) Beauty shop

26 (3) Book and magazine store, new only

27 (4) Cafe or coffee shop  
28  
29



- (5) Drug store and prescription pharmacy
- (6) Duplicating and copying services
- (7) Florist or flower shop
- (8) Medical or dental laboratory
- (9) Private museum or gallery
- (j) Restaurants or other eating and drinking places
- (k) Entertainment ticket offices
- (l) Tobacco shop

(b) Limitations

- (1) The aggregate square footage of all accessory uses of any building, structure, or land shall not exceed one-third of the building floor area (as described in Sections 12.21.1A5 and 12.21.1B4 of the Los Angeles Municipal Code) allowable under Subsection A of Section 4 of this Ordinance.
- (2) The accessory uses shall only be conducted within a building permitted by Subsection A of Section 3 of this Ordinance.
- (3) Entrances to the building spaces occupied by such accessory uses shall only be located inside of the building.
- (4) Neither the building spaces occupied by such accessory uses nor any sign or other form of advertising for the accessory uses shall be visible from outside of the building (notwithstanding any contrary provision of Section 8 of this Ordinance).

- 1       6. The uses enumerated in this Section shall be permitted for a CR(PkM)  
2       designated lot fronting on a right-of-way designated as a Collector  
3       or Local Street on the adopted Wilshire Plan only in the event that  
4       said lot is described on a Plot Plan as being part of a building site  
5       which includes a CR(PkM)-designated lot fronting on Wilshire  
6       Boulevard or Wilton Place. In the event that said lot is not so  
7       described, then the uses permitted on said lot shall conform to those  
8       permitted by the most restrictive zone to which a side lot line of  
9       said lot abuts.

10  
11    B. Area and Yards.

- 12  
13       1. So as to promote a logical transition between single-family uses and  
14       more intensive residential or commercial uses, any CR(PkM) lot shall  
15       conform to the lot area requirements enumerated for the "CR" Limited  
16       Commercial Zone in Section 12.12.2C of the Los Angeles Municipal  
17       Code, except that the minimum lot area per dwelling unit shall be two  
18       thousand square feet.
- 19  
20       2. Notwithstanding Subdivision 1 of this Subsection, the minimum lot  
21       area per dwelling unit in the CR(PkM) Zone shall be one thousand  
22       square feet for the following areas:
- 23  
24       (a) The CR(PkM) lots southerly of Wilshire Boulevard between Lucerne  
25       Boulevard and Crenshaw Boulevard;
- 26       (b) Parcel 22 of Map Book 5092, Page 1, Parcel 1 of Map Book 5092,  
27       Page 7, and Parcels 1, 2, 5, 6, 7, 8, 27 and 28 of Map Book  
28       5092, Page 8, of the 1979 County Tax Assessor Map Books.
- 29

1 (c) The CR(PkM) lots northerly of Wilshire Boulevard between Bronson  
2 Avenue and Van Ness Avenue.

3 (d) Parcels 1, 2, 3, 4, 14, 15, 16, and 17 of Map Book 5504, Page 18  
4 of the 1979 County Tax Assessor Map Books.

5 3. Any CR(PkM) lot shall conform to the yard requirements enumerated for  
6 the "CR" Limited Commercial Zone in Section 12.12.2 C of the  
7 Municipal Code, except that there shall be a front yard at least 15  
8 feet in depth. In applying this provision, Wilshire Boulevard shall  
9 be considered the principal street.

10  
11 C. Building Height. So as to minimize shade and shadow impacts, impacts on  
12 the peace, enjoyment and privacy of adjacent single-family residences, and  
13 to provide for a smooth transition in scale, no building on the northerly  
14 side of Wilshire Boulevard may extend in height above a plane inclined  
15 toward the southerly sky upward at a 30-degree angle from a horizontal  
16 line 20 feet above Curb Level at the northerly lot line. In addition, no  
17 building may exceed three stories or 45 feet, in height, as measured from  
18 Curb Level to the highest point of the roof or parapet wall, whichever is  
19 higher; except that no building may exceed six stories or 72 feet in  
20 height, as measured from the Curb Level to the highest point of the roof  
21 or parapet wall, whichever is higher for those areas as described in  
22 Paragraphs (a), (b), (c) and (d) of Subdivision 2 of Subsection B of  
23 Section 3 of this Ordinance.

24  
25 D. Lot Utilization. So as to maximize the amount of open areas between  
26 buildings, and to allow greater flexibility in site design and site  
27 planning, development shall comply with the following:  
28  
29

1. General Rule.

No building, structure, parking area or any combination thereof, (including any area covered by pavement or other durable surface employed for the on-grade parking of any motorized vehicle except pavement for loading space and Driveway), shall be erected, structurally altered or enlarged so as to occupy more than 50 percent of a lot.

2. Exceptions.

a. Structures built prior to January 1, 1975, and which do not satisfy the minimum parking standards as set forth in Section 6 of this Ordinance, may construct, on an abutting lot, parking buildings or garages which occupy more than 50 percent of a lot, provided that the zone of the abutting lot permits such uses and further provided that the design of such buildings or garages conforms to the standards set forth in Sections 6 and 9 of this Ordinance.

b. Subterranean parking buildings or structures, which may extend not higher than 6 feet above Curb Level, may occupy more than 50 percent of a lot.

c. In the event that Rooftop Gardens are indicated on a Plot Plan, a building or structure may occupy more than 50 percent of a lot, but not more than 60 percent, provided that the Rooftop

1 Garden is placed no higher than 28 feet above Curb Level,  
2 encompasses an area at least equal to 10 percent of the area of  
3 the lot, and is designed, installed, and maintained in a manner  
4 similar to on-grade landscaped areas.

5 Sec. 4. (Buildable Area)  
6

7  
8 A. Floor Area Ratio. Within the Specific Plan Area no building or structure  
9 shall be erected, structurally altered or enlarged so as to exceed a Floor  
10 Area Ratio of three to one (3:1).

11  
12 B. Lot Sizes, RD3 and RD2 Zoned Area. Notwithstanding any other provision of  
13 Section 12.09.1 of the Municipal Code to the contrary, within the Specific  
14 Plan Area, every lot classified in the RD3 and RD2 Zones shall have a  
15 minimum lot width of fifty feet.

16  
17 Where a lot has a width of less than 50 feet and/or an area of less than  
18 6,000 square feet, and was held under separate ownership or was of record  
19 on January 1, 1975, such lot may be occupied by any use permitted by the  
20 RD1.5 Zone, except for those uses requiring more than 6,000 square feet of  
21 lot area, and the lot area per dwelling unit shall not be less than 1,500  
22 square feet.

23  
24 Sec. 5. (Building Line Repeal) That part of the 5-foot building line,  
25 between Highland Avenue and Wilton Place, established by Ordinance No. 59,577,  
26 is hereby repealed.  
27  
28  
29

1     Sec. 6. (Parking)

2  
3     The purpose of this section is to provide regulatory standards pertaining to  
4     the on-site parking of motor vehicles. The following provisions apply to  
5     property within the Specific Plan Area:

6  
7     A. Transitional Lots. Within the Specific Plan Area, parking shall not be  
8     permitted on Transitional Lots.

9  
10    B. Parking Space Requirements. A garage or private parking area shall be  
11    provided in connection with and at the time of the erection of each of the  
12    buildings or structures hereinafter specified, or at the time such  
13    buildings are enlarged, converted, or increased in capacity by the  
14    addition of dwelling units, guest rooms, floor area or seating capacity.

15  
16    The parking space capacity required in the garage or parking area shall be  
17    determined by the use of the structure, as follows:

18  
19    1. For dwelling units, there shall be at least two and 1/2 parking  
20    spaces for each dwelling unit regardless of the number of habitable  
21    rooms contained therein. Of the total number of parking spaces  
22    required pursuant to this provision, at least 1/2 parking space per  
23    unit shall be preserved for, and accessible to, visitors and guests.

24  
25    2. In order to mitigate traffic congestion on public rights-of-way, for  
26    office and other commercial uses, there shall be at least three  
27    parking spaces provided for each 1,000 square feet of Gross Floor  
28    Area available at no charge to all patrons and employees of said uses.  
29

1 3. For auditoriums and churches, there shall be at least one parking  
2 space for every three seats contained therein. Where there are no  
3 fixed seats, there shall be at least one parking space for each 25  
4 square feet of floor area (exclusive of stage) contained therein.

5  
6 C. Yard Requirements. Within the Specific Plan area, parking areas and  
7 subterranean parking buildings or structures shall conform to setbacks and  
8 building lines consistent with the zone and location of said parking  
9 area. Such parking areas shall also strictly conform to Section 12.21A of  
10 the Los Angeles Municipal Code, except that every public or Private  
11 Parking Area, exclusive of Driveways, access drives, or roadways, must be  
12 enclosed with a landscaped earth berm or other device designed to screen  
13 visual access onto the parking area from adjacent streets. The Plot Plan  
14 for each such parking area shall be subject to review and approval by the  
15 Advisory Agency as set forth in Section 9 of this Ordinance.

16  
17 D. Height of Structures. No parking building or garage shall exceed 45 feet  
18 in height, as measured from Curb Level to the highest point of the roof or  
19 parapet wall, whichever is higher.

20  
21 Sec. 7. (Landscape Standards)

22  
23 The purpose of this section is to provide for the planting of trees and shrubs  
24 so as to promote the park-like setting and provide shade for pedestrian  
25 traffic throughout the Specific Plan Area.

26  
27 The erection of any structure, or the enlargement of any existing structure  
28  
29

after the effective date of this ordinance shall conform to the following requirements:

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

B. Tree Pruning. Such street trees shall not be pruned or shaped in any manner that is inconsistent with the natural form and habit of the tree, except to the extent necessary to maintain its strength and vigor, for the removal of unsafe or diseased branches, and for other aspects of public safety.

C. Incidence of Planting. Except on lots zoned for single-family residential uses, trees shall be planted on each lot at a ratio of at least one for every 500 square feet of lot area not utilized for buildings.

D. Decorative Wall. For CR(PkM)-designated lots, a six-foot-high decorative masonry wall shall be constructed within five feet of any adjacent lot zoned for single-family residential use.

#### Sec. 8. (Sign Standards)

It is the purpose of this section to preserve and enhance community appearance



1 and to prevent excessive and confusing Sign displays which may affect traffic  
2 safety as well as detract from the unique character of the area, and to insure  
3 that permitted Signs are used for identification and not for advertising  
4 purposes.

5  
6 A. Prohibition. Notwithstanding any provision of the Municipal Code to the  
7 contrary, no person shall erect or maintain a Sign or Signs within the  
8 Park Mile Specific Plan Area unless it conforms to the following  
9 regulations:

- 10  
11 1. No Sign shall be constructed, placed, created or maintained which  
12 advertises other than a bona fide business conducted or product sold  
13 or service rendered, on the Premises where the Sign is located, or  
14 which identifies by name, logo, and/or address the building or  
15 Premises on which the Sign is located.
- 16  
17 2. No more than one Sign shall be constructed, placed, created or  
18 maintained on the Premises; except that: (a) Premises, situated in  
19 buildings located on corner lots, may have one Sign on each exterior  
20 wall which abuts a street; (b) Premises with accessways to an alley  
21 may have one additional Sign directly adjacent to the alley accessway.
- 22  
23 3. No flashing or blinking Sign shall be constructed, placed or created  
24 or maintained.
- 25  
26 4. No Sign shall exceed two square feet for each one foot of first-story  
27 street frontage of the Premises. Double-faced Signs shall be  
28  
29

1 considered as one sign. No such Sign shall exceed 75 square feet.  
2 First-story street frontage must be calculated separately for each  
3 street which the Premises abuts and may not be accumulated for  
4 determining the size of any Sign.

5  
6 5. No Roof Signs shall be permitted.

7  
8 6. No Billboards shall be permitted.

9  
10 7. No Projecting Sign shall project more than 30 inches from the wall to  
11 which it is attached, nor have a vertical dimension exceeding 4 feet.

12  
13 8. No Sign shall extend beyond 25 feet above Curb Level.

14  
15 9. No Wall Sign shall project more than 18 inches from the face of the  
16 building to which it is attached.

17  
18 10. No Freestanding Signs greater than 10 feet in height shall be  
19 constructed, placed or created.

20  
21 11. Wooden construction fences required by the Los Angeles Municipal Code  
22 shall be painted in a single earth-color tone.

23  
24 B. Exceptions. The provisions of this Section shall not apply to:

25  
26 1. Any Sign required by law, provided that any such Sign shall not  
27 exceed the size limitations of Subdivision 4 of this Subsection.  
28  
29

- 1        2. Any Sign owned by a governmental agency.
- 2
- 3        3. A public utility Sign which contains no advertising copy and which is
- 4        customarily utilized in the performance of the utility's function.
- 5
- 6        4. A construction Sign located on a lot where a building or structure is
- 7        being erected or remodeled and which identifies the architects,
- 8        engineers, financing agent and contractors involved in the project;
- 9        provided such Sign shall not be more than 40 square feet in area nor
- 10       extend over eight feet above ground level.
- 11
- 12       5. A temporary political Sign; provided that any such Sign does not
- 13       exceed 20 square feet and is removed within 15 days following the
- 14       election to which it relates.
- 15
- 16       6. A temporary real estate Sign which indicates the building, or land,
- 17       or premises is for sale, lease or rent; provided such Sign is located
- 18       on the property to which it relates and does not exceed 15 square
- 19       feet in size.
- 20
- 21       7. A Sign contained on the list of cultural or historical monuments of
- 22       the Los Angeles Cultural Heritage Board or the Windsor Square-Hancock
- 23       Park Historical Society.
- 24
- 25       8. For Premises on which there are located businesses with no direct
- 26       street access, each business shall be allowed one Sign on street
- 27       frontages, not to exceed two square feet, to identify such businesses.
- 28
- 29

1 C. Abatement of Nonconforming Signs. Any Sign which is rendered  
2 nonconforming by reason of this Section shall be completely removed within  
3 the following time period commencing on the effective date of this  
4 Ordinance:

- 5 1. Portable, window or temporary Sign: 180 days.  
6 2. Any other nonconforming Sign: 5 years.  
7

8  
9 Sec. 9. (Design Review and Standards)

10 The purpose of this Section is to provide guidelines and a process for review  
11 and approval of exterior and site design of buildings, structures or other  
12 developments proposed for construction within the Park Mile Specific Plan Area.  
13

14 A. Jurisdiction. No building permit shall be issued for any building,  
15 structure, or other development of property, except for single-family  
16 residences, unless plans, elevations and/or other graphic representations  
17 of the said development have been reviewed and approved by the Director of  
18 Planning acting on the recommendations of a Design Review Board.  
19

20  
21 B. The Park Mile Design Review Board.

- 22  
23 1. Composition. The Park Mile Design Review Board is hereby established  
24 which shall consist of five (5) voting members. The voting members  
25 shall be appointed by the Councilmember or Councilmembers of the  
26 District. At least three (3) voting members shall be from among the  
27 following disciplines: architecture, building construction,  
28  
29

1 landscape architecture, planning, landscaping and visual or graphic  
2 design. Two (2) voting members shall reside within the Specific Plan  
3 area, or the immediately adjacent area no greater than one mile from  
4 the outermost boundary of the Specific Plan Area.

5  
6 2. Quorum. The presence of three (3) voting members shall constitute a  
7 quorum.

8  
9 3. Terms. The voting members of the Park Mile Design Review Board shall  
10 be appointed so as to stagger the term of the appointees so that one  
11 term becomes vacant on each successive year. The term of each member  
12 appointed to a full term shall be five (5) years.

13  
14 4. Authority and Duties. The Park Mile Design Review Board shall advise  
15 the Advisory Agency on aspects of exterior design, site layout,  
16 height and bulk of any building, structure or other development of  
17 property or appurtenances or alterations thereto, except in instances  
18 of single-family development.

19  
20 5. Procedure. Upon acceptance of Plot Plans and/or Tract or Parcel Maps  
21 submitted for approval, the Director of Planning shall refer said  
22 Plot Plans, Tract or Parcel Maps to the Design Review Board within 5  
23 days for their recommendation. The Park Mile Design Review Board  
24 shall thereupon submit findings to the Director of Planning within 10  
25 days of such referral, recommending approval, conditional approval,  
26 or disapproval of the subject Plot Plans, Tract or Parcel Maps after  
27 consideration of compliance with the following criteria:  
28  
29

- (a) Whether all proposed buildings or structures conform to all of the provisions contained within the Park Mile Specific Plan.
- (b) Whether all proposed buildings or structures are designed in such a fashion so that all ventilation, heating or air conditioning ducts, tubes, equipment, or other related appurtenances are adequately screened from public view, unless such appurtenances have been employed as an integral and tasteful component in the design.
- (c) Whether the design motif of all proposed buildings or structures has been applied with equal rigor to all externally visible elevations.
- (d) Whether colors and types of building materials are reasonably consistent with the nature of adjoining structures.
- (e) Whether all balconies are of usable dimension.
- (f) Whether the size of the proposed buildings or structures relates in scale to surrounding buildings.
- (g) Whether all proposed buildings are designed so as not to cast objectionable shadows on adjacent properties.
- (h) Whether all building designs emphasize foyers and courts rather than double-loading corridors.
- (i) Whether all open areas (including any roof of any subterranean parking building or structure) not utilized for buildings, Driveways, parking areas, recreational facilities or walks are landscaped so that multiple-family or commercial uses are reasonably buffered from the view of single-family residences.
- (j) Whether the facade of any parking building or garage is designed in a manner so as to substantially screen automobiles contained therein from public view.

1 (k) Whether the facade of any parking building or garage is designed  
2 so that it is similar in architectural character to its  
3 principal building.

4 In the event that only a Plot Plan has been submitted, the Director  
5 of Planning may require the filing of a Tract or Parcel Map if in the  
6 opinion of the Director of Planning such a map is necessary as a  
7 means of securing improvements in the manner prescribed in Section  
8 12.37 of the Municipal Code.

9  
10 Fees for filing of any required Plot Plans shall be the same as those  
11 for approval of an application required for a landscaping plan, as  
12 established in Section 19.01I of the Municipal Code.

13  
14 In the event that the determination by the Director of Planning  
15 differs substantially from the recommendation of the Park Mile Design  
16 Review Board, the Director of Planning must submit as a part of  
17 his/her determination a report, setting forth conclusions and  
18 recommendations in writing and stating briefly reasons therefor.

19  
20 Any time limit established by this Section 9 of this Ordinance may be  
21 extended by mutual agreement between the Park Mile Design Review  
22 Board and the applicant or the Director of Planning and the applicant.

23  
24 6. Appeals. Any applicant, member of City Council, the Mayor, or any  
25 other interested person adversely affected by a determination or  
26 action of the Director of Planning pursuant to this Specific Plan may  
27  
28  
29

1        appeal the Director of Planning's determination or action in the  
2        manner prescribed for Tentative Maps in Section 17.06 of the  
3        Municipal Code.

4  
5        Section 10. (Repeal of Ordinance No. 152,471)

6        Ordinance No. 152,471 is hereby repealed.

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Sec. 11. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of NOV 5 1980.

REX E. LAYTON, City Clerk,

By Edward W. Ashdown,  
Deputy.

NOV 13 1980  
Approved.....

Tom Bradley,  
Mayor.

Approved as to Form and Legality

NOV 04 1980

BURT PINES, City Attorney,

By Lorna Gail Gordon  
LORNA GAIL GORDON Deputy City Attorney

File No. 75-2824-S9

Form 114