NORTH UNIVERSITY PARK

Specific Plan

Ordinance No. 158,194
Effective September 19, 1983

Specific Plan Procedures amended pursuant to LAMC Sec. 13B.4. of Ch. 1A in accordance with Ordinance No. 187,930

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North University Park Specific Plan

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NORTH UNIVERSITY PARK SPECIFIC PLAN

An Ordinance establishing a Specific Plan, known as the North University Park Specific Plan, for a portion of the South Central Los Angeles Community Plan Area.

WHEREAS, the South Central Los Angeles Community Plan proposes a Specific Plan for the Exposition Park/University of Southern California area to consider the unique characteristics of the area, the specific cultural needs of the population and the economic potential of the area; and

WHEREAS, the purpose of such Specific Plan is to designate qualitative and quantitative standards to regulate floor area ratios, the use of land and buildings, height and bulk of buildings, architectural and landscape treatment, signs, and vehicular and pedestrian circulation; and

WHEREAS, North University Park, a portion of the larger Exposition Park/University of Southern California area, is characterized by homes of historic and architectural interest and importance; and

WHEREAS, there has been noticeable interest in developing lots within such North University Park Area and the nature of such development and the social and economic factors related to such development cannot be properly managed within the existing controls and regulations of such Community Plan; and

WHEREAS, certain lots contained within such North University Park Area require rezoning in order to permit development in substantial conformity with the previously adopted South Central Los Angeles Community Plan; and

WHEREAS, in order to assure that such development proceeds in compliance with the South Central Los Angeles Community Plan, it is necessary to adopt the following North University Park Specific Plan;

NOW THEREFORE:

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

Section 1. **ESTABLISHMENT OF THE NORTH UNIVERSITY PARK SPECIFIC PLAN AND MAP OF PLAN AREA**

The City Council hereby establishes the North University Park Specific Plan which shall be applicable to that area of the City of Los Angeles shown within heavy black lines on the map in this Specific Plan.

Section 2. The following regulations shall apply to lots within the North University Park Specific Plan Area.

A. PURPOSES

1. Protect and enhance the buildings, structures, sites and areas which are reminders of the City's history or unique and irreplaceable assets to the City and the North University Park neighborhood or worthy examples of past architectural styles; and

2. Develop and maintain the appropriate setting and environment to preserve the aforementioned structures, sites and areas; and

3. Enhance property values, stabilize the North University Park neighborhood, render property eligible for financial benefits, and promote tourist trade and interest; and

4. Foster public appreciation of the beauty of the City and the accomplishments of its past as reflected through its structures, sites and areas; and

5. Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of the City's history; and

6. Promote development which is compatible with the architectural character of the early growth of North University Park between the years 1870 and 1941; and

7. Promote, under appropriate conditions, limited commercial and business uses in the residential portions of North University Park.

B. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

1. The regulations set forth in this ordinance are in addition to those set forth in the other provisions of the Los Angeles Municipal Code (LAMC) and do not convey any rights or privileges not otherwise granted under such other provisions and procedures except as specifically provided for herein.

2. Wherever this Specific Plan contains provisions which differ from, or conflict with, provisions contained elsewhere in Chapter I of the LAMC, the Specific Plan shall prevail and supersede the other applicable provisions. Procedures for the granting of exceptions to the requirements of this Section are established in Section 11.5.7 D of Chapter I of the LAMC. An application pursuant to Section 11.5.7 D does not require any additional application pursuant to the provisions of Sections 12.24, 12.27 and 12.32 of the LAMC. In the event an application pursuant to Section 11.5.7 D is denied, the procedures contained in Sections 12.24, 12.27 and 12.32 of the LAMC are applicable unless otherwise explicitly superseded by this Specific Plan.

C. DEFINITIONS

For the purpose of this Specific Plan, the following words and phrases are defined:

Alteration: Any exterior change or modification of a structure or site within the Plan Area.

Architectural: Anything pertaining to the science, art or profession of designing and constructing buildings.

Architectural Style: One or a combination of the following architectural styles, as referenced in Section II of the Survey Guide, Bureau of Engineering, 1980, which existed in the Specific Plan area prior to January 1, 1941.

No.	Style
4	Italianate
5	Gothic Revival
6	Eastlake
7	Queen Anne
8	French Second Empire
9	Colonial Revival
10	Chateauesque
11	Mission Revival
12	Craftsman
13	Tudor Revival

Certificate of Appropriateness: An approved certificate issued for the change in occupancy, construction, demolition, alteration, removal or relocation of any structure within the Plan Area.

Change in Occupancy: A change in the use of a building or land as approved by the Department of Building and Safety through the issuance of a Certificate of Occupancy.

Cultural: Anything pertaining to the concepts, skills, habits, arts, instruments or institutions of the people at a given point in time.

Design Review Board: A committee which reviews and makes recommendations to the Planning Commission concerning any application for building permit for a project within the Plan Area.

Facade: The exterior portion of a building or structure.

Historic: Any structure or site which depicts, represents or is associated with persons or phenomena which significantly affect or which have significantly affected the functional activities, heritage, growth or development of this City, State or Nation.

Landmark: Any structure or site designated on the City, State or National Register list of historical or cultural monuments.

Map: The map contained in this Specific Plan.

Owner: Any person, association, partnership, firm, corporation or public entity holding any title onto any property within the Plan Area as shown on the records of the City Clerk or on the last assessment roll of the County of Los Angeles, as applicable.

Plan: The North University Park Specific Plan as set forth herein.

Plan Area: The area shown within heavy black lines on the map in this Specific Plan.

Preserve: The protection, refurbishment and maintenance of a building structure, feature or site in a condition representative of its original condition or of a condition, style or representation of a particular period in history.

Relocated Building: A structure constructed prior to January 1, 1941 and relocated to a site within the Plan Area.

Sign: Any display, board, screen, object or part thereof used to announce, declare, demonstrate, display, identify or otherwise advertise and attract the attention of the public, including signs identifying services or products available on the premises or identifying the occupant or premises.

West Adams Gardens: The lots on both sides of a private street commonly known as West Adams Gardens and located between Adams Boulevard and 27th Street.

D. DESIGN REVIEW Design Review Board Procedures amended pursuant to LAMC Sec. 13B.4.3. of Ch.1A in accordance with Ordinance No. 187,930

1. **Purpose.** To provide residents of the Plan Area, historic preservation organizations and other persons and groups interested in the historic preservation of the Plan area an opportunity to advise the Department of City Planning concerning the compatibility of proposed construction, demolition or relocation projects with the historic and cultural character of the Plan Area.

2. **Establishment and Composition.** There is hereby established within the Plan area the North University Park Design Review Board, hereafter known as the Board. The Board shall consist of five members. At least three members shall reside in the Plan Area, at least two members shall be members of one or more historic preservation organizations, and at least two members shall be architects or landscape architects licensed by the State of California. Wherever possible, members of the Board shall reside in the Plan Area; shall be members of an historic preservation organization located within or outside of the Plan Area; shall have professional experience in architecture, landscape architecture, architectural history, design or planning; or shall be the owners or occupants of a designated City, State or National Register landmark within the Plan Area. All members shall have demonstrated a knowledge of, and interest in, the culture, structures, sites, features, and historic preservation in the Plan Area.

3. **Quorum.** The presence of three members shall constitute a quorum.

4. **Term of Membership.** Members of the Board shall serve for a term of five years, except that initial appointments of members shall be staggered so that one term becomes vacant each successive year. The term of each member appointed to a full term shall be five years. No person shall serve more than ten years as a member of the Board.

5. **Appointment of Members.** The members shall be appointed by the Councilperson(s) of the Councilmanic District(s) in which the Plan Area is located. Prior to making appointments of new members to the Board, the Councilperson(s) shall request written recommendations from at least three organizations which are active in historic preservation within the City of Los Angeles.

6. **Vacancies.** In the event of a vacancy occurring during the term of a member of the Board, the same official, or successor of the official, who appointed the member shall make an interim appointment of a person to fill out the unexpired term of the member. Where the member is required to have specified qualifications, the vacancy shall be filled for the unexpired term of the member by the interim appointment of a person having such required qualifications.

7. **Expiration of Term.** Upon expiration of a term for any member of the Board, the appointment for the next succeeding term shall be made by the same official, or successor of the official, who made the previous appointment. Where the member is required to have specified qualifications, the expired term shall be filled by the appointment of a person having such required qualifications.

8. **Powers and Duties.** When considering any matter under its jurisdiction, the Board shall have the following powers and duties. The Board shall evaluate all applications for a Certificate of Appropriateness within the Plan Area and make recommendations thereon to the City Planning Commission pursuant to this Specific Plan.

E. APPLICATION OF REQUIREMENTS

A change in occupancy, construction, alteration, relocation or removal of a building, natural feature or site, or any combination thereof within the Plan Area shall comply with the Section 12.20.3, Subsections F through N of the LAMC except that:

1. The term Board shall be substituted for the term Association in such provisions.

2. **Delegation of Commission Authority.** The City Planning Commission may authorize the Director of Planning to approve, conditionally approve or disapprove an application for a Certificate of Appropriateness pursuant to this Specific Plan.

F. LAND USE REGULATIONS

1. **General Provisions.**

a. **Zone Redesignations.** The Zoning Map incorporated in the LAMC by Section 12.04 is hereby amended by changing the zone and zone boundaries shown thereon so that such portion of the Zoning Map shall be as designated on the map contained in this Specific Plan.

b. **Certificate of Appropriateness.**

1) Purpose. To assure that any change made to a Facade of an existing, relocated or a new building or structure is compatible with the Architectural Styles which existed in the Plan Area prior to January 1, 1941 and to encourage the rehabilitation and retention of architecturally unique structures.

2) A Certificate of Appropriateness shall be required for the alteration of a Facade, construction, demolition, or removal of any building located within the Plan Area; the relocation of any building within or to the Plan Area or the conversion of any building within the Plan Area to a condominium, cooperative or restaurant use.

3) Where the Facade of a structure is altered without authorization, the owner shall be required to secure a Certificate of Appropriateness for such alteration. The Certificate of Appropriateness may require that the subject alterations be modified to comply with the provisions of this Specific Plan.

c. **Residential Conversion Projects.** A residential conversion project shall be subject to the provisions of Section 12.95.2 of the LAMC, provided that where such a residential conversion project includes or converts a unit or units which legally existed prior to such conversion, no additional parking shall be required for such legally existing unit or units and the parking requirements of Section 12.95.2 of the LAMC shall apply only to a new unit or units, and shall satisfy the following conditions:

1) The Facade of a building constructed prior to January 1, 1941 is restored to its original architectural style and condition, or, where such style or condition cannot be determined, is modified to one of the architectural styles set forth in this Specific Plan.

2) The Facade of a building constructed after January 1, 1941 is modified to one of the architectural styles set forth in this Specific Plan.

3) Where additional on-site parking is provided in conjunction with such a conversion, the parking shall not be visible from any adjoining street and any structure constructed for the parking shall not alter or obscure the Facade of the converted structure.

4) Notification of the Exclusive Right to Lease. The applicant shall give each tenant of any proposed residential conversion project written notice of an exclusive right to contract for the lease of the dwelling unit occupied by the tenant for a period of five years from the date the lease is finalized. The right shall run for a period of not less than 90 days from the issuance of the subdivision public report pursuant to Section 11018.2 of the California Business and Professions Code, unless the applicant receives prior written notice of the tenant's intention not to exercise such right.

Where two or more units are combined pursuant to conditions of tentative map or preliminary map approval, the notice required by this Paragraph shall be given to all tenants of the combined units and priority among tenants shall be determined in an equitable manner. A tenant who is prevented from leasing the unit in which the tenant resides due to combination of units shall be given the right of first refusal of a lease with respect to the comparable unit in the same residential conversion project, to the extent possible.

The maximum rent plus any rent increases set forth in the lease agreement shall comply with the provisions of the City Rent Stabilization Ordinance, Chapter IV of the LAMC.

d. **Demolition.** A structure constructed prior to January 1, 1941 shall not be relocated or demolished to provide a parking lot or any other non-residential use incidental to a restaurant except as provided by Subsection F 1 (g) of this Specific Plan.

e. **Fences.** Notwithstanding any provision of the LAMC to the contrary, fences are permitted in any front or side yard setback within the Plan Area so long as the following conditions are satisfied. Fences, other than open wrought iron, shall be screened from the pedestrian level of any adjoining lot or street by landscaping such as pyracantha, natal plum, Texas ligustrum, raphiolepsis or tecomaria capensis. Such landscaping shall be watered by an automatic sprinkler system.

f. **Use, Home Occupational Uses.** In addition to the uses permitted by the LAMC for zones within the Plan Area, the following home occupation uses shall be permitted in single-family or two-family dwellings: accounting office, advertising agency office, architect's office, art studio, attorney's office, chimney sweep's office, clock repair studio, clothing design studio, drafting technician's office, financial consultant's office, insurance agent or broker's office, interior decorator or designer's studio, investment counselor's office, landscape architect's office, management consultant's office, photographer's studio, planning consultant's office, real estate or property manager's office, stained glass designer's studio, office of a tutor, or urban design consultant's office, or other similar uses provided that:

1) The Facade of a building constructed prior to January 1, 1941 is restored to its original architectural style and condition, or where such style or condition cannot be determined, is modified to one of the architectural styles set forth in this Specific Plan.

2) The Facade of a building constructed after January 1, 1941 is modified to one of the architectural styles set forth in this Specific Plan.

3) Only one home occupation is permitted per dwelling unit.

4) The home occupation use is conducted within the dwelling unit.

5) The home occupation is conducted by the owner-occupant, renter-occupant or lessee-occupant of the dwelling in which the business is located, and not more than one additional employee.

6) The only sign or nameplate used to identify the business is one identification nameplate which shall not exceed 12 inches by 6 inches in area.

7) The home occupation use does not generate noise, odors, glare, fire or explosion nuisance or hazard to the dwelling unit or adjoining lots.

8) The home occupation use complies with the City Clerk Tax and Permit provisions of the LAMC.

g. **Use, Restaurant.** Notwithstanding any provision of the Municipal Code to the contrary, restaurant use shall be permitted in single-family dwellings, duplexes and multi-family dwellings fronting on Hoover Street and Adams Boulevard within the Plan Area provided that:

1) The Facade of a building constructed prior to January 1, 1941 is restored to its original architectural

style and condition, or, where such style or condition cannot be determined, is modified to one of the architectural styles set forth in this Specific Plan.

2) The Facade of a building constructed after January 1, 1941 is modified to one of the architectural styles set forth in this Specific Plan.

3) The primary use of such a restaurant use is for sitdown service to patrons.

4) The total dining area of a restaurant use is a minimum of 350 square feet with at least 15 square feet per customer.

5) No separate cocktail lounge or bar is located on the premises.

6) All access is restricted to Hoover Street, Adams Boulevard or a street or alley adjoining the lot on which the restaurant is or will be located, subject to the approval of the Department of Transportation. Said alley or street must be fully dedicated and improved, to the satisfaction of the City Engineer, from the subject lot or lots to the nearest available street. A verification of such approval shall be noted on the building permit by the Bureau of Engineering.

7) Live entertainment for such a restaurant use is limited to no more than two persons and one unamplified instrument and no amplification is used in conjunction with such entertainment.

8) There shall be at least one automobile parking space for each 75 square feet indoor or outdoor dining area,

   i) Except that for pre-1941 structures, the Director of Planning may reduce parking pursuant to Section 12.21 A of the LAMC providing the Director finds that parking as required by this Specific Plan would create an undue hardship for the operator of the restaurant due to configuration of the lot or configuration of development on the lot.

   ii) The fee for an application for such reduction shall be the same as for a plan approval for a conditional use pursuant to Section 19.01 C of the LAMC.

9) Off-site parking is not on a public street and is located within 750 feet of the lot on which the restaurant building is located, subject to the provisions of Section 12.26 E 5 of the LAMC and may be located in a residential zone.

10) Notwithstanding any provision of the LAMC to the contrary, any on-site or off-site parking shall be screened from view from any street adjacent to such parking by a minimum 4-foot high fence complying with the landscaping requirements outlined in Subsection F 1 (e) hereof. Such landscaping shall be watered by an automatic sprinkler system.

11) The only sign or nameplate used to identify the business is one identification nameplate which shall not exceed 18 inches by 24 inches in area shall be attached to the building and may be exhibited only along the highway frontage of the restaurant.

12) Outdoor seating:

    i) is screened from view from the adjoining streets and adjacent lots; and

    ii) is in keeping with the facade of the building in which the restaurant is located; and

    iii) does not exceed 20 percent of the total seating of the restaurant.

13) Hours of indoor operation are limited to between the hours of 6 a.m. and 2 a.m. and the hours of outdoor operation are limited to between 11:30 a.m. and 10:30 p.m.

14) Where the restaurant is located in a multiple residential building:

    i) Restaurant patrons shall not have access to the residential portions of the building or to facilities accessory to those residential uses including but not limited to recreation, parking, lounge and laundry facilities.

    ii) Entry to the restaurant shall be separated from entry to the residential portion of the building.

    iii) Noise and odors from the restaurant shall not be a disturbance to the tenants when they are within their dwellings in the building, or to tenants of adjacent properties.

15) The restaurant complies with the City Clerk Tax and Permit provisions of the LAMC.

h. **Yards.** Notwithstanding any provisions of the Los Angeles Municipal Code to the contrary, all front yards in the Plan Area shall average the depth of all front yards on the block frontage in which the property is located.

i. **Sidewalks.** Whenever an applicant is required to replace or construct a sidewalk as a requirement of the permit approval, said sidewalk shall have a diamond pattern to match the original pattern of sidewalks in the area and shall be constructed to the satisfaction of the Bureau of Engineering.

2. **RD1.5 Restricted Density Multiple Dwelling Zone.** Properties designated on the Plan Map as within an RD1.5 Zone shall conform to Section 12.09.1 of the LAMC, except:

   a. The Facade of any new dwelling unit or units constructed on or relocated to any lot shall reflect an architectural style as defined herein.

   b. A Certificate of Appropriateness shall be obtained for any new or relocated dwelling unit in accordance with the provisions of this Specific Plan.

3. **West Adams Gardens.** Properties fronting on West Adams Gardens shall conform with the RD1.5 Zone provisions of this Specific Plan, except:

   a. Structures and Facades shall be limited to the existing architectural style, yards, height, color, bulk and density now existing along the West Adams Gardens frontages.

   b. On-site parking shall not be permitted within five feet of any dwelling unit.

G. TERMINATION OF PROVISIONS OF THE PLAN

Upon the effectuation of a Historic Preservation Overlay Zone for all or a portion of the Plan Area, the provisions of the Specific Plan shall terminate for that portion of the Plan Area not included within said Historic Preservation Overlay Zone.

H. JURISDICTION

The provisions of this Specific Plan shall not apply where the Department of Building and Safety determines that emergency or hazardous conditions exist in whole or in part of a building or structure within the Plan Area which must be corrected in the interest of public health, safety or welfare and which conditions can be reasonably abated only by demolition or change in the exterior of aiding or structure.

I. OWNER ACKNOWLEDGEMENT OF LIMITATIONS

The Department of Building and Safety shall not issue any building permit for construction upon any lot within the Plan Area until such time as the owner of such lot has recorded with the City Recorder an acknowledgement that such lot is within the Specific Plan area.

NORTH UNIVERSITY PARK HILLS SPECIFIC PLAN

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