

ORDINANCE NO. 170155

An ordinance correcting Section 10 of the Oxford Triangle Specific Plan, as adopted June 19, 1987 (Ordinance No. 162,509), effective July 31, 1987.

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

Section 10. PLOT PLAN REVIEW.

- A. Jurisdiction.** No building permit shall be issued for any building, structure or other development of property in the C4(OX)-2-D Zone which does not propose to utilize density allowance provisions as set forth in Section 6 of this ordinance unless plans, elevations and/or other graphic representations of the development have been reviewed and approved by the Director of Planning.
- B. Procedure.** All applications for Plot Plan review approval shall be submitted to the Office of General Planning in the Planning Department. Applications shall be deemed complete only if the following are included with the application:
1. Site plan (including illustration of shadow impacts in conformance with Section 5B3, if applicable).
 2. Landscape plan;
 3. Floor plan;
 4. Elevations (including adjacent buildings or structures);
 5. Sign plan; and
 6. Samples of exterior building materials and/or sign construction materials.

The Plot Plan approval process set forth herein shall be in addition to, and not in lieu of, any subdivision proceeding, including public hearings as required therein, involving the property for which a Plot Plan approval is requested.

If the provisions of the Coastal Transportation Corridor Specific Plan, Ordinance No. 168,999, require a traffic study, such study shall be performed as part of the Plot Plan review process.

Upon the filing of a Plot Plan, the Director of Planning shall, within 30 days of such filing, approve the Plot Plan if such Plot Plan complies with the standards stated in Section 9 of this ordinance. If the Director of Planning fails to act on a request for Plot Plan approval within the

time limit specified in this Subsection B, the Plot Plan shall be deemed approved. Any prior findings or determination of compliance, conformity or consistency with any of the above-listed standards, or portions thereof, made by the City in connection with the approval of a subdivision which includes the property for which Plot Plan approval is requested, shall be binding on such Plot Plan approval, and vice versa.

- C. Conditions of Approval.** In approving a Plot Plan, the Director of Planning may impose reasonable conditions deemed necessary to insure that the Plot Plan will be in accord with the design standards set forth in Sections 9 and 10 of this ordinance and may make such Specific Plan zone boundary interpretations or adjustments as may be necessary when such zone boundary interpretations or adjustments meet the overall intent of the Specific Plan regarding location and land uses; and/or to ensure that the affected zone boundaries precisely coincide with street, alley or lot lines.
- D. Fees.** Fees for filing of any required Plot Plans shall be the same as those for approval of an application required for a landscaping plan, as established in Section 19.01 I of the Code.
- E. Application to Existing Buildings or Structures.** Notwithstanding anything herein to the contrary, the requirements of Sections 9 and 10 shall not be applicable to repairs or alterations, including structural alterations, which do not involve an addition to or enlargement of buildings or structures which existed within the Specific Plan area upon the effective date of this ordinance. No condition may be imposed on a Plot Plan approval for any new building or structure within the Specific Plan area where such condition would require any such existing building or structure to meet the requirements set forth in Section 9 or 10 of this ordinance. No condition may be imposed on a Plot Plan approval for any addition to or enlargement of any such existing building or structure where the use thereof conforms to the regulations of the zone in which it is located and where such condition would require any such existing building or structure to meet the requirements set forth in Section 9 and 10 of this ordinance.
- F.** The Plot Plan review process shall be included as a part of any Coastal Development Permit approval process, so that a public hearing is held where the residents of the neighborhood may testify.

Sec. ².....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..... DEC 06 1994.....

ELIAS MARTINEZ, City Clerk.

By *Elias Martinez*.....
Deputy.

Approved DEC 09 1994.....

[Signature].....
Mayor.

Approved as to Form and Legality

10/2/94.....
JAMES K. HAHN, City Attorney,

By *Audis Culline*.....
Deputy.

LAJ - CNS 1230581
12/14

File No. 94-2040.....

OLD FILE NO. 86-0736

City Clerk Form 23

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

NOV 17 1994

See attached report
Con Howe.....
Director of Planning