

~~55~~
55 1/2

ORDINANCE NO. 162530

An Ordinance amending Ordinance No. 154,643 pertaining to technical changes and corrections in the Park Mile Specific Plan Ordinance.

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

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

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

WHEREAS, Wilshire Boulevard is a designated Scenic Highway; and

24

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1 WHEREAS, in order to insure that such development proceeds in
2 compliance with the Wilshire District Plan, the Park Mile Specific Plan was
3 adopted;

4
5 NOW THEREFORE:

6
7 THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN
8 AS FOLLOWS:

9
10 Section 1. Definitions

11
12 Whenever the following terms are used in this ordinance, they shall
13 have the meaning specified in Section 12.03 of the Los Angeles Municipal
14 Code or, if that term is not defined in Section 12.03, then they shall have
15 the meanings as shown below:

16
17 "Commercial Billboard" shall mean a sign which directs attention to a
18 business, product or service, sold, offered, or existing elsewhere than
19 upon the site where the sign is located and which either expressly or
20 impliedly invites a commercial transaction.

21
22 "CR(PkM)" or "Modified Limited Commercial Zone, Park Mile" shall
23 mean that regulatory zone as set forth and defined in Section 3 of this
24 Ordinance.

25
26 "District Plan" shall mean the adopted Wilshire District Plan, a part of
27 the General Plan of the City of Los Angeles.

1 "Driveway" shall mean that area of a lot or parcel covered by
2 pavement of other durable surface extending from the abutting alley or
3 street to the automobile parking space nearest to the abutting alley or
4 street; and driveway shall not include the area located on parking areas
5 between and among the automobile parking spaces.
6

7 "Floor Area Ratio" shall mean the ratio between: (a) the total square
8 footage of a building's floor area, as provided in Section 12.21.1A5 and
9 12.21.1B4 of the Los Angeles Municipal Code, and (b) the lot area of the
10 lot or parcel, as defined in Section 12.03 of the Municipal Code.
11

12 "Freestanding Sign" shall mean any sign of which the primary
13 structural support is not a building and which has as its primary support
14 a post, pole or other structure which is anchored, attached or standing
15 directly on the ground.
16

17 "Map" shall mean the map contained in Section 2 of this Ordinance.
18

19 "Monument Sign" shall mean sign that is directly upon the existing or
20 artificially created grade and which has a horizontal dimension equal to or
21 greater than its vertical dimension.
22

23 "Plot Plan" shall mean a document or documents which pictorially
24 describe, by means of professionally accepted architectural graphic
25 techniques, the appearance, configuration, and dimensions of any proposed
26 structures and attendant site improvements and any public or private
27 easements.
28

1 "Premises" shall mean a building or portion thereof used as a location
2 for a single business.

3
4 "Projecting Sign" shall mean a sign, other than wall sign, that is
5 attached to a building or structure and projects outward therefrom with
6 one or more sign faces approximately perpendicular to the face of the
7 building.

8
9 "Roof Sign" shall mean sign erected upon or above a roof or parapet
10 of a building or structure.

11
12 "Rooftop Garden" shall mean a flat open area located on the roof of a
13 building, (except the roof of a subterranean parking building or structure
14 which extends 6 or less feet above curb level) where plant materials such
15 as trees, shrubs, and ground cover have been permanently installed so
16 that parts of said plant materials are visible from street level.

17
18 "Sign" shall mean any display, board, wall, screen, object or part
19 thereof used to announce, declare, demonstrate, display, or otherwise
20 present a message and attract the attention of the public. Multifaced
21 monument signs shall be considered as one sign.

22
23 "Sign Area" shall mean an area circumscribed by the smallest
24 geometric shape created with a maximum of eight straight lines which will
25 enclose all words, letters, figures, symbols, designs, and pictures,
26 together with all framing, background material, colored or illuminated areas

1 and attention-attracting devices forming an integral part of an individual
2 message.

3
4 "Specific Plan Area" shall mean that area shown within the heavy
5 lines on the map in Section 2 of this Ordinance.

6
7 "Wall Sign" shall mean any sign attached to, painted on, or erected
8 against the wall of a building or structure with the exposed face of the
9 sign in plane approximately parallel to the plane of said wall.

10
11 Section 2. Amendment of the Park Mile Specific Plan.

12
13 A. Specific Plan Area (Map). The City Council hereby amends the
14 Park Mile Specific Plan, Ordinance No. 154,653. The regulations of the
15 Specific Plan shall be applicable within that area of the City of Los
16 Angeles shown within the heavy lines on the following map:

17
18
19
20 MAP

1 B. Relationship to other Provisions of the Municipal Code. The
2 regulations of this Specific Plan are in addition of those set forth in the
3 provisions of Chapter 1 of the Los Angeles Municipal Code and do not
4 convey any rights not otherwise granted under the other provisions, and
5 procedures contained in that chapter, except as specifically provided
6 herein.

7
8 Wherever this Specific Plan contains provisions which differ from or
9 conflict with provisions contained in Chapter 1 of the Los Angeles
10 Municipal Code, the Specific Plan shall prevail and supersede the
11 applicable provisions of that Code. Procedures for the granting of
12 exceptions to the requirements of this Specific Plan are established in
13 Section 11.5.7D of Chapter 1 of the Los Angeles Municipal Code. An
14 application for an exception from this Specific Plan pursuant to Section
15 11.5.7D does not require any additional application pursuant to the
16 provisions of Sections 12.24, 12.27, or 12.32 of the Los Angeles Municipal
17 Code.

18
19 C. Preservation. It is the purpose of the Specific Plan to preserve
20 the low-density residential character of the Wilshire District in and around
21 the Specific Plan area and to encourage the rehabilitation and/or rebuilding
22 or deteriorated single-family areas for the same use.

23
24 It is also the purpose of the Plan to maintain the existing estate
25 appearance of portions of the Specific Plan area.

1 D. Exception. Notwithstanding any provision of this Ordinance to
2 the contrary, the property located at the northwest corner of Wilshire
3 Boulevard and Wilton Place and designated at Parcel 18 of Map Book 5504,
4 Page 18 of the 1985 County Tax Assessor May Books may be placed in a
5 "Q" Qualified zone classification for the limited purpose of allowing periodic
6 changes in occupancy in the existing, non-conforming, one-story
7 commercial shopping center building that was being erected on said
8 property at a time of the adoption of the original Park Mile Specific Plan,
9 Ordinance No. 152,471, effective June 9, 1979. If pursuant to the terms
10 of an ordinance establishing such a "Q" Qualified zone classification, that
11 "Q" Qualified classification ever is terminated and becomes null and void,
12 then the exception granted by this Subsection D shall no longer apply,
13 and the property thereafter shall be subject exclusively to the terms of
14 the Park Mile Specific Plan.

15
16
17 Section 3. (CR(PkM) Zone Regulations)

18
19 Notwithstanding any provision of Section 12.12.2 of the Municipal
20 Code to the contrary, within the Park Mile Specific Plan Area, every lot
21 classified in the "CR" Zone shall conform to the following requirements:
22 These "CR" zoned areas, modified by the provisions herein, are identified
23 on the map by the designation "CR(PkM)".

24
25 A. Use. No building, structure on land shall be used and no building
26 or structure shall be erected, structurally altered or enlarged, except for
27 the following uses:

1 1. Any uses permitted in the "CR" Limited Commercial Zone.

2 However, the following uses shall be expressly prohibited:

3
4 a. Business college, professional, scientific, or language school
5 or college.

6
7 b. Hotels (including motels) and apartment hotels.

8
9 c. Restaurants or prescription pharmacies.

10
11 d. Counseling and referral facilities.

12
13 e. Child-care facilities, nursery schools, grammar schools,
14 junior high schools, or high schools.

15
16 f. Church or other religious institution.

17
18 g. Any residential use, unless such use conforms to the
19 provisions of this Plan.

20
21 h. Any sign, unless such sign conforms to the provisions of
22 this Plan.

23
24 i. Automated vending machines (except pay telephones),
25 including automated teller machines, when the machines are
26 both visible from the outside of a permitted building and
27 are accessible for use from the outside of a permitted
28

1 building. Any such vending machine located within a
2 permitted building shall only be operated between the hours
3 of 9:00 a.m. and 6:00 p.m. Notwithstanding Section 12.23
4 of the Los Angeles Municipal Code, all buildings and uses
5 rendered nonconforming by this Subdivision i shall be made
6 to comply with the provisions of Subdivision i within 90
7 days of the effective date of this amending Ordinance.
8

9 2. Christmas tree and ornament sales on vacant lots from
10 December 1 through December 25, inclusive, only, provided that the
11 provisions of Section 12.22A4 of the Municipal Code are complied with.
12

13 3. Conditional uses enumerated in Section 12.24B1 of the Municipal
14 Code approved pursuant to the provisions of that Section, except for
15 the following, which shall be expressly prohibited:
16

17 a. Airports or aircraft landing fields.
18

19 b. Cemeteries.
20

21 c. Correctional institutions.
22

23 d. Land reclamation projects as defined in the Los Angeles
24 Municipal Code.
25
26
27
28

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

3
4 f. Trailer parks and mobile home parks where any trailer or
5 mobile home is permitted to remain longer than one day.

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

11
12 a. Stores, shops, or other establishments where goods, wares,
13 or merchandise are displayed, sold, or serviced.

14
15 b. Long-term health facilities, including convalescent homes or
16 rest homes, homes for aged persons or special care homes,
17 and nursing homes.

18
19 c. Mortuaries and columbariums.

20
21 d. Motion picture studios.

22
23 e. Rescue missions.

24
25 f. Hotels, motels, apartment hotels, or motor lodges.

26
27 g. Heliports and helistops.

1 5. The following accessory uses, only when conducted in accordance
2 with the limitations hereafter specified:

3
4 a. Types of Uses.

5
6 (1) Barber shop.

7
8 (2) Beauty shop.

9
10 (3) Book and magazine store, new only.

11
12 (4) Cafe or coffee shop.

13
14 (5) Drug store and prescription pharmacy.

15
16 (6) Duplicating and copying.

17
18 (7) Florist or flower shop.

19
20 (8) Medical or dental laboratory.

21
22 (9) Private museum or gallery.

23
24 (10) Restaurants or other eating and drinking places.
25
26
27
28

1 (11) Entertainment ticket offices.

2
3 (12) Tobacco shop.

4
5 b. Limitations.

6
7 (1) The aggregate square footage of all accessory uses of
8 any building, structure, or land shall not exceed one-third
9 of the building floor area (as described in Sections
10 12.21.1A5 and 12.21.1B4 of the Los Angeles Municipal Code)
11 allowable under Subsection A of Section 4 of this
12 Ordinance.

13
14 (2) The accessory uses shall only be conducted inside a
15 building permitted by Subsection A of Section 3 of this
16 Ordinance.

17
18 (3) Entrances to the building spaces occupied by accessory
19 uses shall only be located inside the building.

20
21
22 (4) Neither the building spaces occupied by accessory uses
23 nor any sign or other form of advertising for the accessory
24 uses shall be visible from outside of the building
25 (notwithstanding any contrary provision of Section 8 of this
26 Ordinance).

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

9
10 B. Area and Yards.

11
12 1. So as to promote a logical transition between single-family uses
13 and more intensive residential or commercial uses, every CR(PkM) lot
14 shall conform to the lot area requirements enumerated for the "CR"
15 Limited Commercial Zone in Section 12.21.2C of the Los Angeles
16 Municipal Code, except that the minimum lot area dwelling unit shall
17 be 2,000 square feet.

18
19 2. Notwithstanding Subdivision 1 of this Subsection, the minimum
20 lot area per dwelling unit in the CR(PkM) Zone shall be 1,000 square
21 feet for the following area:

22
23 a. The CR(PkM) lots southerly of Wilshire Boulevard between
24 Lucerne Boulevard and Crenshaw Boulevard.

25
26 b. Lot 1 of Parcel 22 of Map Book 5092, Page 1, Parcel 1 of
27 Map Book 5092, Page 7 and Parcels 1, 2, 5; 6, 7, 8, 27,

1 and 28 of Map Book 5092, Page 8, of the 1979 County Tax
2 Assessor Map Book.

3
4 c. The CR(PkM) lots northerly of Wilshire Boulevard between
5 Bronson Avenue and Van Ness Avenue.

6
7 d. Parcels 1, 2, 3, 4, 14, 15, 16, and 17 of Map Book 5504,
8 Page 18 of the 1979 County Tax Assessor Map Books.

9
10 3. Every CR(PkM) lot shall conform to the yard requirements
11 enumerated for the "CR" Limited Commercial Zone in Section 12.21.2C
12 of the Municipal Code, except that there shall be a front yard at
13 least 15 feet in depth. In applying this provision, Wilshire Boulevard
14 shall be considered the principal street.

15
16 C. Building Height. So as to minimize shade and shadow impacts,
17 impacts on the peace, enjoyment and privacy of adjacent single-family
18 residences and to provide for a smooth transition in scale, no building on
19 the northerly side of Wilshire Boulevard may extend in height above a
20 plane inclined toward the southerly sky upward at a 30-degree angle from
21 a horizontal line 20 feet above curb level at the northerly lot line. In
22 addition, no building may exceed three stories and no building may exceed
23 45 feet in height, as measured from curb level to the highest point of the
24 roof, parapet wall, penthouse, or any appurtenance, whichever is highest;
25 except that no building may exceed six stories and no building may exceed
26 72 feet in height, as measured from curb level to the highest point of the
27 roof, parapet wall, penthouse or any appurtenance, whichever is highest,
28

1 for those areas as described in Paragraphs a, b, c, and d of Subdivision
2 of Subsection B of Section 3 of this Ordinance. This Subsection C shall
3 regulate the height of buildings in the Specific Plan area, notwithstanding
4 any contrary provision of the Los Angeles Municipal Code.

5
6 D. Lot Utilization. So as to maximize the amount of open areas between
7 buildings, and to allow greater flexibility in the site design and site
8 planning, development shall comply with the following:

9
10 1. General Rule. No building, structure, parking area or any
11 combination thereof (including any area covered by pavement or other
12 durable surface employed for the on-grade parking of any motorized
13 vehicle, except pavement for loading space and driveway), shall be
14 erected, structurally altered or enlarged so as to occupy more than
15 50 percent of a lot. The remaining area of the lot shall be open
16 space which contribute towards achievement of a park-like setting, as
17 seen by a pedestrian or motorist on Wilshire Boulevard, and shall
18 exclude atriums, interior courtyards, interior patios, or areas
19 enclosed or hidden by a building or structure.

20
21 2. Exceptions.

22
23 a. Structures built prior to January 1, 1975, and which do not
24 satisfy the minimum parking standards as set forth in
25 Section 6 of this Ordinance, may construct, on an abutting
26 lot, parking buildings or garages which occupy more than
27 50 percent of a lot, provided that the design of such

1 buildings or garages conforms to the standards set forth in
2 Sections 6 and 9 of this Ordinance.

3
4 b. Subterranean parking buildings or structures, which may
5 extend no higher than 6 feet above curb level, may occupy
6 more than 50 percent of a lot.

7
8 c. In the event that rooftop gardens are indicated on a plot
9 plan, a building or structure may occupy more than 50
10 percent of a lot, but not more than 60 percent, provided
11 that the rooftop garden is placed no higher than 28 feet
12 above curb level, encompasses an area at least equal to 10
13 percent of the area of the lot, and is designed, installed
14 and maintained in a manner similar to on-grade landscaped
15 areas.

16
17 Section 4. Buildable Area

18
19 A. Floor Area Ratio. Within the Specific Plan area no building or
20 structure shall be erected, structurally altered or enlarged so as to exceed
21 a floor area ratio of three to one (3:1).

22
23 B. Lot Sizes, RD3 and RD2 Zoned Area. Notwithstanding any other
24 provisions of Section 12.09.1 of the Los Angeles Municipal Code to the
25 contrary, within the Specific Plan area, every lot classified in the RD3 and
26 RD2 Zones shall have a minimum lot width of 50 feet.

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

7
8 Section 5. History of Building Line Repeal

9
10 That part of the 5-foot building line, between Highland Avenue and
11 Wilton Place, established by Ordinance No. 50,577 was repealed by
12 Ordinance Nos. 152,471 and 154,643.

13
14 Section 6. Parking

15
16 The purpose of this section is to provide regulatory standards
17 pertaining to the on-site parking of motor vehicles. The following
18 provisions apply to property within the Specific Plan area.

19
20 A. Transitional Lots. Within the Specific Plan area, parking shall not be
21 permitted on transitional lots.

22
23 B. Parking Space Requirements. A garage or private parking area shall
24 be provided in connection with and at the time of the erection of each of
25 the buildings or structures hereinafter specified, or at the time such
26 buildings are enlarged, converted, or increased in capacity by the addition
27 of dwelling units, guest rooms, floor area, or seating capacity.

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

3
4 1. For dwelling units, there shall be at least two and one-half
5 parking spaces for each dwelling unit regardless of the number of
6 habitable rooms contained therein. Of the total number of parking
7 spaces required pursuant to this provision, at least one-half parking
8 space per unit shall be preserved for, and accessible to, visitors and
9 guests.

10
11 2. In order to mitigate traffic congestion on public rights-of-way,
12 for office and other commercial uses, there shall be at least three
13 parking spaces provided for each 1,000 square feet of gross floor
14 area available at no charge to all patrons and employees of those
15 uses.

16
17 3. For auditoriums and churches, there shall be at least one
18 parking space for every three seats contained therein. Where there
19 are not fixed seats, there shall be at least one parking space for
20 each 25 square feet of floor area (exclusive of stage) contained
21 therein.

22
23 C. Yard Requirements. Within the Specific Plan area, parking area and
24 subterranean parking buildings or structures shall conform to
25 setbacks and building lines consistent with the zone and location of
26 the parking areas. These parking areas shall also strictly conform to
27 Section 12.21A of the Los Angeles Municipal Code, except that every
28

1 public of private parking area, exclusive of driveways, access drives,
2 or roadways, must be enclosed with a landscaped earth berm or other
3 device designed to screen visual access onto the parking area from
4 adjacent streets. The plot plan for each of these parking areas shall
5 be subject to review and approval by the Director of Planning as set
6 forth in Section 9 of this Ordinance.

- 7
- 8 D. Height of Structures. Notwithstanding any contrary provisions of the
9 Municipal Code, no parking building or garage shall exceed 45 feet in
10 height, as measured from curb level to the highest point of the roof,
11 parapet wall, penthouse or any appurtenance, whichever is highest.

12

13 Section 7. Landscape Standards

14

15 The purpose of this Section is to provide for the planting of trees
16 and shrubs, so as to promote the park-like setting and provide shade for
17 pedestrian traffic throughout the Specific Plan area.

18

19 The erection of any structure, or the enlargement of any existing
20 structure after the effective date of this Ordinance shall conform to the
21 following requirements:

- 22
- 23 A. Street Trees. Street trees shall be planted at a ratio of at least one
24 for every 30 feet of Wilshire Boulevard lot frontage and at least one
25 for every 25 feet of lot frontage on north-south streets and at a
26 distance no greater than 10 feet from the curb face. Minimum sizes
27 for these street trees shall be 10 feet in height and 3 inches in

1 caliper. Street trees shall be planted directly onto a grass parkway.
2 In the event that a grass parkway is not approved by the City
3 Engineer, only circular tree wells shall be permitted.
4

5 B. Tree Pruning. Such street trees shall not be pruned or shaped in
6 any manner that is inconsistent with the natural form and habit of the
7 tree, except to the extent necessary to maintain its strength and vigor,
8 for the removal of unsafe or diseased branches and for other aspects of
9 public safety.
10

11 C. Incidence of Planting. Except on lots zoned for single-family
12 residential uses, trees shall be planted on each lot at a ratio of at least
13 one for every 500 square feet of lot area not utilized for buildings.
14

15 D. Decorative Wall. For CR(PkM)-designated lots, a 6-foot-high, solid,
16 decorative masonry wall shall be constructed within 5 feet of any adjacent
17 lot zoned for single-family use.
18

19 E. Additional Standards. Additional requirements, including, but not
20 limited to, street tree species, berms and grass slopes, may be established
21 pursuant to Subdivisions 5 and 6 of Subsection B of Section 9 of this
22 Ordinance.
23

24 F. Maintenance. An automatic irrigation system shall be provided for all
25 landscaped areas, including street trees and on rooftops, and shall be
26 indicated on landscape plans. Property owners shall maintain in a
27
28

1 first-class condition, all landscape features including, but not limited to,
2 plant materials, walkways, planter boxes, pots, etc.

3
4 Section 8. Sign Standards.

5
6 It is the purpose of this Section to preserve and enhance community
7 appearance and to prevent excessive and confusing sign displays which
8 may affect traffic safety, as well as detract from the unique character of
9 the area and to insure that permitted signs are used for identification and
10 not for advertising purposes.

11
12 An architectural drawing of every proposed sign, indicating location,
13 dimensions, elevations, dimensions of letters and numbers, colors and
14 materials, shall be submitted to the Director of Planning and the Park Mile
15 Design Review Board for review and approval as set forth in Section 9 of
16 this Ordinance.

17
18 A. Prohibition. Notwithstanding any provisions of the Los Angeles
19 Municipal Code to the contrary, no person shall erect or maintain a sign or
20 signs within the Park Mile Specific Plan area, unless it conforms to the
21 following regulations:

22
23 1. No sign shall be constructed, placed, or maintained which
24 advertises other than a business conducted or product sold or service
25 rendered on the premises where the sign is located, or which
26 identifies by name, logo, and/or address the building or premises on
27 which the sign is located.

1 2. No more than one sign which is visible from outside shall be
2 constructed, placed, or maintained per building; except that premises
3 with accessways to an alley may have one sign directly adjacent to
4 the alley accessway. Signs visible from outside a building shall only
5 be monument signs, except that, for buildings erected prior to
6 June 9, 1979, signs may be wall signs. All signs visible from outside
7 a building shall conform to the following:

- 8
- 9 a. The sign shall have a maximum sign area of 20 square feet
10 and a maximum vertical height of 4 feet.
- 11
- 12 b. The sign shall contain only the business identification of
13 the occupant or occupants of the building and/or the street
14 address of the building.
- 15
- 16 c. Lettering and numbering shall be of Helvetica type style not
17 to exceed 12 inches in vertical height.
- 18
- 19 d. Lettering shall be incised or applied onto the sign surface.
- 20
- 21 e. The sign shall be compatible in materials and in color
22 scheme with the building it identifies.
- 23
- 24 f. No portion of a permitted wall sign shall extend higher than
25 the finished floor level of the second story of its building,
26 and in no case shall any portion of a permitted wall sign
27 extend beyond 15 feet above curb level.
- 28

1 g. A permitted wall sign shall not project more than 8 inches
2 from the face of the building to which it is attached.

3
4 3. No flashing or blinking sign shall be constructed, placed, or
5 maintained.

6
7 4. No roof signs shall be permitted.

8
9 5. No commercial billboards shall be permitted.

10
11 6. No projecting signs shall be permitted.

12
13 7. No wall signs shall be permitted, except as provided in
14 Subdivision 2 of this Subsection A.

15
16 8. No freestanding signs except monument signs shall be permitted.

17
18 9. In addition to the signs permitted in Subdivision 2 of this
19 Subsection A, a street address number may be placed on a building
20 exterior, provided numbering is incised or applied onto the wall
21 surface, is of Helvetica type style, and has a maximum vertical height
22 of 18 inches.

23
24 10. No sign or lettering shall be placed or maintained on any window
25 or door, except as permitted in Subsection B of this Section 8.

1 11. No advertising sign may be placed, or maintained on any bus
2 shelter within the Park Mile Specific Plan area. Space on bus
3 shelters normally used for such signs shall have light tubes or other
4 illuminating devices removed and the tubes and signs shall be
5 replaced with clear glass or plastic, so that the shelter has only
6 transparent walls and no advertising.

7
8 B. Exceptions. The provisions of this Section shall not apply to:

9
10 1. Any sign required by law, provided that the sign shall not
11 exceed the size limitations of Subdivision 4 of this Subsection B.

12
13 2. Any sign owned by a governmental agency.

14
15 3. A public utility sign which contains no advertising copy and
16 which is customarily utilized in the performance of the utility's
17 function.

18
19 4. A freestanding construction sign located on a lot where a
20 building or structure is being erected or remodeled and which
21 identifies the architects, engineers, financing agent and/or
22 contractors involved in the project; provided the sign shall not be
23 more than 40 square feet in total sign area not extend more than 8
24 feet above ground level. The construction sign may be attached to
25 any of the wooden construction fences required by the Los Angeles
26 Municipal Code, and such fences shall be painted a single earth-tone
27 color.

1 5. A temporary political or other ideological sign, provided that the
2 sign does not exceed 20 square feet in sign area and, if it related to
3 an election or other event, is removed within 15 days following the
4 election or event to which it relates.

5
6 6. A temporary real estate sign, which indicates the building, or
7 land, or premises is for sale, lease or rent; provided such sign is
8 located on the property to which it relates and does not exceed 15
9 square feet in sign area nor extend more than 8 feet above ground
10 level.

11
12 7. A sign contained on the list of cultural or historical monuments
13 of the Los Angeles Cultural Heritage Board or the Windsor
14 Square-Hancock Park Historical Society.

15
16 8. Emergency and safety signs may be placed on windows or doors
17 as required by any applicable government code. An area not to
18 exceed one square foot may be used for other emergency and safety
19 signs on appropriate windows and doors.

20
21 C. Abatement of Nonconforming Sign. Any sign which is rendered
22 nonconforming by reason of this Section 8 shall be made to comply or
23 be completely removed within the following time periods (based upon
24 the effective date of Ordinance No. 154,653, the Ordinance
25 constituting the first amendment of the Park Mile Specific Plan, that
26 is, December 19, 1980):

1 1. Portable, window or temporary sign: 180 days (June 18, 1981);

2
3 2. Any other nonconforming sign except bus shelter signs: five
4 years (December 20, 1985).

5
6 Bus shelter signs rendered nonconforming by reason of this Section
7 of this Ordinance shall be made to comply or the bus shelter shall be
8 completely removed within one year from the effective date of this
9 amending Ordinance.

10
11 Section 9. Design Review and Standards

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

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

23
24 B. The Park Mile Design Review Board.

25
26 1. Composition. The Park Mile Design Review Board is hereby
27 established, which shall consist of five (5) voting members. The
28

1 members shall be appointed by the Councilmember(s) of the Specific
2 Plan area's Council District(s). At least three (3) members shall be
3 from among the following disciplines: architecture, building
4 construction, landscape architecture, planning, landscaping and visual
5 or graphic design. Two (2) members shall reside within the Specific
6 Plan area, or the immediate adjacent area no farther than 1 mile from
7 the outermost boundary of the Specific Plan area.

8
9 2. Quorum. The presence of three (3) voting members shall
10 constitute a quorum.

11
12 3. Terms. The voting member of the Park Mile Design Review
13 Board shall be appointed so as to stagger the term of the appointees
14 so that one term becomes vacant on each successive year. The term
15 of each member appointed to a full term shall be five years.

16
17 4. Authority and Duties. The Park Mile Design Review Board shall
18 advise the Director of Planning on aspects of exterior design, site
19 layout, height and bulk of any building, structure, sign or other
20 development of property or appurtenances or alterations thereto,
21 except in instances of single-family development.

22
23 5. Procedure. Upon acceptance of plot plans and/or tract or parcel
24 maps submitted for approval, the Director of Planning shall refer the
25 plot plans, tract or parcel maps to the Design Review Board within
26 five days for its recommendation. The Park Mile Design Review
27 Board shall thereupon submit findings to the Director of Planning

1 within 10 days of the referral, recommending approval or disapproval
2 of the subject plot plans, tract or parcel maps after consideration of
3 compliance with the following criteria:
4

- 5 a. Every proposed building or structure shall conform to all of
6 the provisions contained within the Park Mile Specific Plan.
7
- 8 b. Every proposed building or structure shall be designed in
9 such a fashion so that all ventilation, heating or air
10 conditioning ducts, tubes, equipment, or other related
11 appurtenances are adequately screened from public view,
12 unless such appurtenance have been employed as an
13 integral and tasteful component in the design.
14
- 15 c. The design motif of proposed buildings or structures shall
16 be applied with equal rigor to all externally visible
17 elevations.
18
- 19 d. Colors and types of building materials shall be reasonably
20 consistent with the nature of adjacent structures.
21
- 22 e. All balconies shall be of usable dimension.
23
- 24 f. The size of the proposed buildings or structures shall
25 relate in scale to surrounding buildings.
26
27
28

- 1 g. All proposed buildings shall be designed so as not to cast
2 objectionable shadows on adjacent properties.
- 3
- 4 h. All building designs shall emphasize foyers and courts,
5 rather than double-loading corridors.
- 6
- 7 i. All open areas (including any roof of any subterranean
8 parking building or structure) not utilized for buildings,
9 driveways, parking areas, recreational facilities or walks
10 shall be landscaped so that multiple-family and commercial
11 uses are reasonably buffered from the view of single-family
12 residences.
- 13
- 14 j. The facade of any parking building or garage shall be
15 designed in a manner so as to substantially screen
16 automobiles contained therein from public view.
- 17
- 18 k. The facade of any parking building or garage shall be
19 designed so that it is similar in architectural character to
20 its principal building.
- 21
- 22 l. The design of all proposed buildings, structures, or signs
23 shall conform to the prevailing design standards established
24 by the Park Mile Design Review Board and incorporated into
25 the design of buildings, structures and signs which have
26 been approved by the Design Review Board since June 9,
- 27
- 28

1 6. Design Guidelines. The Park Mile Design Review Board may
2 adopt specific design guidelines to implement procedures established
3 in Subdivision 5 of Subsection B of Section 9 of this Ordinance.
4 These guidelines may be illustrations, interpretations or clarifications
5 of policies established by the Design Review Board since its inception
6 on June 9, 1979. The guidelines shall be approved by the City
7 Planning Commission and updated as necessary, and copies of the
8 guidelines shall be available from the Department of City Planning.
9

10 7. Appeals. Any applicant, member of the City Council, the
11 Mayor, or any other interested person adversely affected by a
12 determination or action of the Director of Planning pursuant to the
13 Specific Plan may appeal the Director of Planning's determination or
14 action in the manner prescribed for Tentative Maps in Section 17.06
15 of the Los Angeles Municipal Code.
16

17 8. Following plan approval, no change to any portion of a plan
18 reviewed and approved by the Director of Planning shall be made
19 without additional review and written approval of the Director of
20 Planning acting on the recommendation of the Park Mile Design Review
21 Board.
22

23 Section 10. Repeal of Ordinance No. 152,471
24

25 Ordinance No. 152,471 was repealed by Ordinance No. 154,653.
26
27
28

1 Section 11. Severability
2

3 If any provision or clause of this Specific Plan or the application
4 thereof to any person or circumstance is held to be unconstitutional or
5 otherwise invalid by any court of competent jurisdiction, such invalidity
6 shall not affect other Specific Plan provisions, clauses or applications
7 thereof which can be implemented without the invalid provision, clause or
8 application, and to this end the provisions and clauses of this Ordinance
9 are declared to be severable.
10
11
12
13
14
15
16
17
18
19
20

21 COM 514

22 daf
23
24
25
26
27
28

Sec. 12 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 JUN 30 1987

ELIAS MARTINEZ, City Clerk.

By Edward W. ... Deputy.

JUN 30 1987

Approved

Pat Russell

Approved as to Form and Legality

ACTING Mayor. D 352 913 7/8

JAMES K. HAHN, City Attorney,

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

By Deputy.

MAY 19 1987

File No. 83-1674-S2 83-1674-S1

See attached report Kenneth C. ... Director of Planning