

**Draft Broadway [Q] Qualified Conditions
Public Hearing Draft | 6/10/09**

Definitions

Prevailing Setback: The most commonly reoccurring line between the property line and the vertical exterior façade of one or more building on the same block or street frontage. Along Broadway, the prevailing setback in many cases coincides with the property line or is offset from the property line between six (6) inches and one (1) foot.

Streetwall: The vertical exterior facade of one or more buildings adjacent and parallel to the sidewalk. The cumulative façade effect created on a pedestrian oriented corridor when structures are built to the edge of the front property line and each side property line or the prevailing setback.

Uses

1. All uses permitted in the C2, C4, and C5 zones are permitted, except for the following uses.
 - Auto-related uses
 - Adult entertainment uses
 - Pawnshops
 - Recycling centers
 - Storage uses
 - ...more uses to be identified
2. Commercial uses up to a minimum depth of 25 shall be located on the ground floor. Ground floor commercial uses shall be built to the property line or prevailing setback, whichever applies.
3. Surface parking lots as a main use are prohibited.

Building Form and Massing

2. Any alterations or additions to existing buildings shall be built to the property line or maintain the prevailing setback and reinforce the existing streetwall (building wall along the sidewalk), where a prevailing setback is different from the property line. Storefronts and building entryways may be recessed as long as the main structural elements (structural bays) are built to the property line or prevailing setback, whichever applies
3. Notwithstanding Conditions 4 and 5, all new buildings shall be built to the front and side property lines:
 - a. The minimum streetwall (building wall along the sidewalk) shall be 100 feet in height and the maximum shall be 150 feet in height.
 - b. Not less than 95% of the streetwall shall be built to the property line or prevailing setback.
 - c. For new buildings or additions south of Fourth Street, portions of buildings above 150 feet shall be stepped back from the front and side property lines a minimum of 30 feet.
4. A break in the streetwall (building wall along the sidewalk) may be permitted for a distance not to exceed the linear feet required for pedestrian and vehicular access, when vehicular access cannot be obtained from a side street or an alley as determined by the Director of Planning, in consultation with the Department of Transportation (DOT).

5. Limited breaks in the streetwall may be permitted when a public open space, paseo or pedestrian walkway or arcade is provided, in compliance with the Broadway Design Guide.
6. The lot coverage for portions of buildings over shall cover be no less than 30% of the lot and no more than 40% of the lot.

Parking.

7. No parking shall be permitted between the building and any abutting street.
8. Parking shall be located to the rear of the building or underground.
9. Ground floor retail uses at a minimum depth of 25 feet shall be provided in any parking structure fronting Broadway or any perpendicular street.

Ground Floor Treatment

10. The minimum floor-to-ceiling height of the ground floor of any new building shall be 15 feet.
11. All development parcels adjacent to Broadway shall designate Broadway as the required front yard for setback purposes.
12. All new construction or the addition of floor area to an existing building or structure fronting substantially or in part on a public street shall provide at least one ground floor pedestrian entrance to each premise or storefront from a public street or pedestrian walkway. Entrances to residential lobbies or primary building lobbies shall be more prominent than other entrances along the public street.
13. A minimum of 70 percent of the building façade at the ground level of abutting street shall consist of doors and transparent windows.

Urban Design

14. Corporate establishments and formula or retail businesses shall be designed to comply fully with the Broadway Design Guide.

Mechanical Equipment

15. All structures on the roof, including air conditioning units, mechanical equipment, vents, skylights, solar panels, parapets etc., shall not be visible from the street at ground level. Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.
16. Required restaurant venting shall be installed on a secondary façade and integrated with the design of the building, especially historic buildings, whenever feasible.

Signage

17. Wall Sign size shall not exceed 1.5 square feet in area for each foot of street frontage of the premise or storefront.

18. Each business or tenant shall be permitted one pedestrian sign limited to a maximum of six (6) square feet in size.
19. The following signs are prohibited: Canister signs, pole signs, monument signs, animated signs, temporary signs and electronic message display signs.

Removal of Existing Q

20. Removal of Q Condition limiting height to 150 feet on Broadway from the north side of 3rd Street to 5th Street.