

# SAN VICENTE SCENIC CORRIDOR

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# Specific Plan

**Ordinance No. 153,639**  
**Effective May 31, 1980**

**Amended by Ordinance No. 161,766**  
**Effective December 26, 1986**

**Amended by Ordinance No. 173,381**  
**Effective August 7, 2000**

**Specific Plan Procedures**  
**Amended pursuant to L.A.M.C Section 11.5.7**

**Design Review Board Procedures**  
**Amended pursuant to L.A.M.C. Section 16.50**

## TABLE OF CONTENTS

### MAP Specific Plan Area

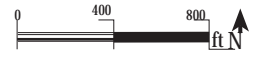
Section 1.	Purposes
Section 2.	Relationship to Other Provisions of the Municipal Code
Section 3.	Definitions
Section 4.	Establishment of Specific Plan
Section 5.	Uses
Section 6.	Signs
Section 7.	Landscaping
Section 8.	Building Setbacks and Open Space Areas
Section 9.	Sidewalks and Open Space Area Uses
Section 10.	Newsracks
Section 11.	Roadway Alignment
Section 12.	Parking
Section 13.	Building Design
Section 14.	Utilities
Section 15.	Design Review and Standards
Section 16.	Severability
Section 17.	Amendments

# San Vicente Scenic Corridor Specific Plan



Note: Zones are Indicated for Reference Purposes Only

## SPECIFIC PLAN AREA



# SAN VICENTE SCENIC CORRIDOR SPECIFIC PLAN

WHEREAS the San Vicente Scenic Corridor Specific Plan was created by Ordinance No. 153,639 and has been in effect since May 31, 1980; and

WHEREAS implementation of the ordinance has helped to preserve and enhance the ambiance and scale of the Corridor as intended by the City Council; and

WHEREAS the Corridor has traditionally served the Brentwood community by providing needed personal services and retail sales; and

WHEREAS recent development projects have replaced such retail sales and personal service uses with commercial office buildings which lack pedestrian scale and pedestrian amenities; and

WHEREAS such a trend threatens the survival of the Corridor as a pedestrian-scaled neighborhood and community-oriented commercial area; and

WHEREAS it is deemed to be vital to the Corridor to limit such a trend and place reasonable controls on uses, building design and amenities permitted in the future development of the Corridor; and

WHEREAS development along the boulevard should preserve, protect and encourage retail shops and personal services and grocery stores on the ground floor of buildings for the benefit of the local community; and

WHEREAS a specific plan should regulate commercial uses and eliminate undesirable uses for the benefit of the local community; and

WHEREAS development should encourage the use of San Vicente Boulevard over extended hours by the local community; and

WHEREAS development should enhance the beauty of the Scenic Corridor; and

WHEREAS development on San Vicente Boulevard should be encouraged to be compatible with the surrounding residential neighborhood; and

WHEREAS the owners of commercial and parking properties along San Vicente Boulevard should be encouraged to provide open space, landscaping and pedestrian orientation; and

WHEREAS more adequate parking should be provided;

NOW THEREFORE:

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

**Section 1.**

**PURPOSES**

This Scenic Corridor Specific Plan is hereby established to implement expressed policies mandated by the Scenic Highways Plan and the Brentwood-Pacific Palisades Community Plan, two portions of the City's General Plan. According to the policies of the Scenic Highways Plan, the provisions of this Plan are individually tailored to address the unique character of the designated Scenic Highway, San Vicente Boulevard. As such, specific criteria are established to guide the ongoing and future development of that portion of the City of Los Angeles as shown on the accompanying Specific Plan Area Map. It is the purpose of these design and development standards to provide appropriate measures for maintaining the existing ambiance of San Vicente Boulevard, preserving and enhancing the inherent beauty and value of its landscaped median strip, and assuring that commercial signage along the Boulevard is appropriately scaled and properly placed so as not to dominate the existing streetscape.

The San Vicente Scenic Corridor is one of Los Angeles' few pedestrian-oriented scenic highways comprised of commercial development which is well used by the community it serves. Retail sales and personal services are provided to local residents in a pedestrian-scaled environment with special qualities such as widened sidewalks, many small plazas and generous amounts of parking that have consistently generated vitality, diversity, and interest and ultimately success. However, recent projects have begun to replace the retail shops with larger scale office buildings in which ground floor space is typically dominated by financially oriented services. As a result, ground floor retail is being systematically displaced by commercial buildings which lack diversity, pedestrian scale and pedestrian amenities. If this trend continues, the pedestrian appeal of the Boulevard and the retail-oriented services offered to the community will be seriously curtailed. In addition, the displacement of the small retail shops and neighborhood services is forcing the residents of the surrounding neighborhoods to go elsewhere for these goods and services. This represents counterproductive development which adds unnecessarily to increased traffic and its resultant impacts.

**Section 2.**

**RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE**

A. The regulations of this Specific Plan are in addition to those set forth in regulations of the Municipal Code of the City of Los Angeles and do not convey any rights not otherwise granted under such other regulations, except as specifically provided herein. Wherever this Specific Plan contains regulations which differ from or conflict with regulations contained in Chapter 1 of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the applicable regulations of that Code.

**Section 3.**

**DEFINITIONS**

For the purposes of this ordinance only, the following words and phrases shall be defined as follows

**Bar** - An establishment operating primarily for the purpose of selling

alcoholic beverages to be consumed on the premises.

**Billboard** - A sign, structure, or device used for outdoor advertising purposes or to attract the attention of the public relative to products, services or uses other than those provided on the premises.

**Block** - All lots contained within one of the four numbered areas set forth on the Map herein.

**Building Identification Sign** - A sign containing the name and/or address of the building to which the sign is attached.

**Business Identification Sign** - A sign containing the name of the business conducted and/or the names of the products sold or services offered on the premises where the sign is located provided that business identification signs shall not include signs on the exterior windows or doors of any premises.

**Community Service Sign** - A sign depicting on at least 3/4 of its sign area, the time, date, temperature, and/or community news and events.

**Coral Tree** - Botanic generic name *Erythrina caffra*.

**Financially-Oriented Services** - Services including, but not limited to banks, savings and loans, thrift associations, real estate offices, insurance companies, brokerage firms, escrow offices, title insurance, and financial advisors, such as CPA's.

**Floor Area Ratio** - The ratio between the total square footage of a building's floor area, as provided in Sections 12.21.1 A 5 and 12.21.1 B 4 of the Los Angeles Municipal Code, and the lot area.

**Freestanding Sign** - Any sign of which the primary structural support is not a building, and which has as its primary support a post, pole or other structure which is anchored to, attached to, or stands directly on the ground.

**Ground Floor Frontage** - The lowest story within a building which is accessible to the street, the floor level of which is within three feet above or below curb level, is parallel to or primarily facing any public street, and which is at least 30 feet in depth or the total depth of the structure, whichever is less.

**Outdoor Café** - That portion of a legal use of a lot or lots not totally enclosed within a building or structure, which is used primarily for the consumption of food and/or beverages.

**Pedestrian Entrance** - That portion of the ground floor frontage area of a building used for pedestrian access to uses in a building.

**Personal Services** - The provision to the public of services related to home, health or family, such as dry cleaners, shoe repair and pharmacy and not including financially-oriented services or professional offices, such as

medical, dental or legal.

**Premises** - A building or portion thereof together with adjacent yards, courts, and/or public parking areas used as a location for a single business.

**Projecting Sign** - A sign other than a wall sign, suspended from or supported by a building and projecting out therefrom.

**Public Accessway** - A courtyard, balcony, public parking area, or walk which provides public access to one or more premises.

**Restaurant** - An establishment operating primarily for the purpose of selling food to be consumed on the premises which may have a secondary purpose of selling alcoholic beverages.

**Retail Sales** - The sale of tangible goods to the public, including sales by grocery stores, as distinguished from wholesale goods (which are not available to the public) and from the provision of services.

**Roof Sign** - Any sign erected upon or above a roof or parapet of a building or structure.

**Scenic Corridor** - The land area visible from, and normally contiguous to, a Scenic Highway which can be realistically subjected to protective land use controls. Minimally it will incorporate the Scenic Highway itself and the adjacent lots but may extend to the line of sight.

**Scenic Highway** - A public way which provides opportunities for the enjoyment of scenic resources and designated as such by the Scenic Highways Plan for the purpose of preserving and enhancing those resources through reasonable controls.

**Shopping Center** - A building or a cluster of buildings located on one lot not exceeding three stories in height within which are located five or more premises, at least fifty percent of which have access from a public accessway other than a public-way. For purposes of this definition one lot shall include several recorded lots, or portions thereof, tied together by common ownership, appropriate leases or covenants so as to provide common parking as required by law for all buildings thereon.

**Sign** - Any display board, screen, object, device or part thereof used to visually 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, but excluding restaurant menus.

**Sign Area** - The area of the smallest rectangle, circle, and/or triangle (or any combination of these) which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated area, and attention-attracting devices forming an integral part of the sign. Sign Area refers only to single-faced signs; the area of multi-faced signs shall be no more than twice that allowed for a single-faced sign.

**Temporary Sign** - Any sign constructed of paper, canvas, or similar material and designed for temporary use.

**Wall Sign** - Any sign attached to or erected against the wall of a building or structure with the exposed face of the sign in a plane approximately parallel to the plane said wall.

Other words and phrases shall have the meaning set forth in Section 12.03 of the Municipal Code.

**Section 4.**

**ESTABLISHMENT OF SPECIFIC PLAN**

The Council hereby establishes this Specific Plan applicable to that area of the City of Los Angeles shown on the Specific Plan Map.

**Section 5.**

**USES**

**A. Permitted and Prohibited Uses**

All uses permitted in the C4 and CI.5 Zones shall be permitted on property in the plan area so zoned, except as limited by Subsections C and D of this Section; however, the following uses shall be expressly prohibited:

1. Discotheques (dance halls)
2. Gunsmith stores
3. Gun clubs
4. Baths, Turkish and the like
5. Helicopter landings

**B. Other Uses Not Specifically Listed in the Los Angeles Municipal Code**

In determining whether a use not specifically listed in the Los Angeles Municipal Code is permitted in each of the various zones pursuant to Section 12.21 A 2 of the Code, the Zoning Administrator shall make an additional finding that such use conforms to the purposes, intent and provisions of the San Vicente Scenic Corridor Specific Plan. Written notice of the proposed use shall be submitted to the San Vicente Design Review Board for its recommendation at least 15 working days prior to such determination by the Zoning Administrator.

**C. Limited Uses**

The following uses shall be permitted only as limited herein:

1. No more than seven Restaurants, each of which contains a gross floor area exceeding 3,000 square feet, shall be permitted on any

Block.

2. No more than one Bar shall be permitted on any Block.

#### **D. Ground Floor Frontage Uses**

1. On lots located on streets specified in Subsection D4 of this Section, at least 80% of the Ground Floor Frontage shall contain the following uses:
  - a. Retail Sales.
  - b. Personal Services.
  - c. Restaurants and Bars.
  - d. Signs.
  - e. Parks and plazas.
  - f. Driveways, when no other means of access to parking exists or for the purpose of providing access to parking for a supermarket which contains a gross floor area exceeding 10,000 square feet.
  - g. Pedestrian Entrances, which are not more than 15 linear feet in width or 15% of the linear frontage of the structure, whichever is greater.
  - h. Schools.
  - i. Libraries.
2. On lots located on streets specified in Subsection D4 of this Section, 20% or 20 linear feet of the Ground Floor Frontage of a structure (whichever is greater) may contain uses not listed in Subsection D1, but such uses may not be located within 25 feet of the corner of any parcel which has two street frontages.

#### **3. Pedestrian Entrances**

Any portion of a Pedestrian Entrance which is greater than 15 feet or 15% of the linear frontage of a structure shall be considered a part of the 20% Ground Floor Frontage uses specified in Subsection D2 of this Section.

#### **4. Ground Floor Frontage Streets**

The following street frontages within the San Vicente Scenic Corridor Specific Plan area shall be subject to

the Ground Floor Frontage use regulations of this Subsection D:

- a. North side of San Vicente Boulevard.



- b. South side of San Vicente Boulevard between Mayfield Avenue and the westerly boundary of the Specific Plan.
- c. East side of 26th Street south of San Vicente Boulevard.
- d. East side of Bundy Drive north of San Vicente Boulevard.
- e. West side of Montana Avenue from San Vicente Boulevard north to Westgate Avenue.
- f. East side of Montana Avenue from San Vicente Boulevard south to Westgate Avenue.
- g. East and west sides of Gorham Avenue from San Vicente Boulevard north to Barrington Avenue.
- h. East side of Gorham Avenue from San Vicente Boulevard south to Granville Avenue.
- i. East and west sides of Barrington Avenue both north and south of San Vicente Boulevard from Dorothy Street to Gorham Avenue.

**Section 6.**

**SIGNS**

**A. Prohibitions**

Notwithstanding any provisions of the Los Angeles Municipal Code to the contrary, no person shall erect or maintain a Sign or Signs within the San Vicente Scenic Corridor Specific Plan Area unless it conforms to the following regulations:

- 1. No Sign shall be constructed, placed, created or maintained which advertises other than a bona fide business conducted, product sold or service rendered on the Premise where the Sign is located, or which identifies by name, logo, and/or address the building or Premise on which the Sign is located, or which announces community news and/or events.
- 2. No Billboards shall be permitted.
- 3. No Roof Signs shall be permitted.
- 4. No flashing or blinking signs shall be constructed, placed, created, or maintained, except a flashing or blinking sign depicting on at least 3/4 of its Sign Area the time, date, temperature, and/or community news and events.
- 5. No more than one Business Identification wall sign shall be constructed, placed, created or maintained on any Premise, except that Premises which abut more than one street, or abut one or more streets and an alley, exit court, or public parking area, may

have an additional Sign on each exterior wall which abuts said additional street, or alley, or exit court, or public parking area.

6. No more than one Projecting Sign shall be constructed, placed, created or maintained on any Premise.
7. No Freestanding Signs shall be permitted on any Premise which has a Projecting Sign. On any other Premise no more than one Freestanding Sign shall be constructed, placed, created or maintained; provided that a Freestanding Sign shall not extend higher than 20 feet above the adjacent grade, except that:
  - a. Shopping Centers shall be permitted two Free-standing Signs not to exceed a total of 50 square feet in Sign Area. One of the permitted signs shall contain the name and/or address of the Shopping Center; and the second permitted sign shall identify each Premise within the Shopping Center, provided each Premise identification shall utilize no more than 5 square feet of Sign Area. The two permitted signs may be combined into a single sign, not to exceed 50 square feet in Sign Area.
  - b. Grocery stores with 10,000 or more square feet of building floor area shall be permitted one additional Freestanding Sign with changeable letters, not to exceed 125 square feet in Sign Area.
8. No more than one Building Identification Sign shall be constructed, placed, created or maintained on any building, provided that a Building Identification Sign shall be constructed, placed, created or maintained only on an exterior building wall which abuts a secondary highway. Buildings which exceed six stories in height may have one additional Building Identification Sign.
9. The Sign Area of a Business Identification Sign shall not exceed two square feet for each lineal foot of the premise which is adjacent to a Public Accessway. Lineal footage on more than one street, alley or public parking area cannot be accumulated for the purpose of Sign Area determination. No Business Identification Sign shall exceed 100 square feet in Sign Area.
10. For all buildings less than six stories in height, the Sign Area of a Building Identification Sign shall not exceed 40 square feet.
11. Signs permanently attached or affixed to exterior windows or doors may not occupy more than 25% of the total window or door area to which they are attached or affixed.
12. No Projecting Sign shall project more than 30 inches from the wall to which it is attached, nor have a vertical dimension which exceeds 4 feet.
13. No Business Identification Sign attached to a building shall extend higher than 20 feet above the adjacent Public Accessway.

14. No Wall Sign shall project more than 18 inches from the face of the building to which it is attached.
15. For all buildings less than six stories in height, no Building Identification Sign shall extend higher than 45 feet above grade.
16. Premises with awnings may have painted on or affixed to the valances thereof in letters, numbers, or symbols not to exceed 9 inches in height the name, occupation, and/or address of the tenant or owner.
17. No Temporary Signs shall be placed or maintained on any premises except that:
  - a. A grocery store with 10,000 or more square feet of building floor area shall be permitted Temporary Signs or Signs with changeable letters on each exterior wall abutting a street or public parking area, provided that no one Sign exceeds 20 square feet, and the total area of all such Signs on each exterior wall does not exceed 80 square feet or 5% of the exterior wall area to which it is attached, whichever is less.
  - b. All other Premises shall be allowed one Temporary Sign on each exterior wall of a Premise which abuts a street, alley, exit court, or public parking area indicating that a sale of goods or services is being conducted on said Premise, provided that said Sign does not exceed 10 square feet in area; its letters, numbers, or symbols do not exceed 12 inches in height; and no such Sign is maintained for more than 30 days in any consecutive 180 day period.
18. No Sign which is lighted or illuminated to an intensity in excess of 20,000 lumens shall be constructed or maintained within 200 feet of and facing a residential building.
19. No banners shall be permitted which announce, advertise, or commemorate other than local events.

## **B. Exceptions**

The provisions of this Section shall not apply to:

1. Signs required by law, provided that such signs shall not exceed the size and height limitations of Subsections A 10 and A 15 of this Section.
2. Signs owned by a governmental agency.
3. Public utility signs which contain no advertising copy and which are customarily utilized in the performance of the utility's function.
4. One construction sign located on a lot where a building or structure is being erected or remodeled and which identifies the architects, engineers, financing agent and/or contractors involved in the

project; provided, however, that such sign shall not extend more than eight feet above ground level, nor exceed 40 square feet in area.

5. Mural decorations intended for ornament or commemoration which have been determined by the Board of Municipal Arts Commissioners to have artistic merit.
6. Temporary political signs; provided, however that such signs do not exceed 20 square feet and are removed within 15 days following the election to which they relate.
7. One temporary real estate sign on the building face of each premise which abuts a street, alley, exit court, or parking lot, indicating the building or land or premises is for sale, lease or rent; provided such signs are located on the property to which they relate and do not exceed 15 square feet in size.
8. Signs which are contained on the list of cultural or historical monuments of the Los Angeles Cultural Heritage Board.
9. Two Freestanding Signs at or near the east and west boundaries of the San Vicente Scenic Corridor which contain the names of, or any other information regarding civic, fraternal or religious organizations located within the San Vicente Scenic Corridor Specific Plan area.
10. Signs identifying or directing motorists toward parking lots, provided that such signs shall not exceed the size and height limitations of Subsections A 10 and A 15 of this Section.
11. Existing Community Service Signs.

### **C. Abatement of Nonconforming Signs**

All Signs which are rendered nonconforming by reason of this Section shall be completely removed within the following time period, which period shall commence on the effective date of this ordinance:

1. Temporary signs - 90 days.
2. All other nonconforming signs - five years.

## **Section 7.**

### **LANDSCAPING**

- A. The existing Coral Trees which line the median strip of San Vicente Boulevard shall be preserved and maintained with proper irrigation and pruning. In the event that disease or disaster necessitate the removal of a Coral Tree, it shall be replaced by the City of Los Angeles with a healthy specimen which is at least a 24-inch box size Coral Tree.
- B. Inasmuch as it is the purpose of this Plan to preserve, in perpetuity, the landscaped median strip of San Vicente Boulevard, no major alteration

of the median strip shall occur without a public hearing, to be held by the Board of Public Works, notification of which shall be posted along the right-of-way and published in a newspaper of local circulation at least 16 days prior to the hearing date.

- C. The erection of any structure, or the enlargement of any existing structure after the effective date of this ordinance, shall conform to the following requirements:
1. 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.
  2. 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.
- D. The south side of San Vicente Boulevard between Bundy Drive and Gretna Green Way, which forms one of the boundaries of the Brentwood Elementary School, should be planted with street trees (at no more than 30 foot intervals) or shrubs, as deemed appropriate by the Street Tree Division of the Bureau of Street Maintenance, Department of Public Works.
- E. Where an open surface parking lot within the Specific Plan area abuts a public street, at least five per cent of the total area shall be landscaped and maintained. Where an open surface parking lot within the Specific Plan area does not abut a public street, at least three per cent of the total area shall be landscaped and maintained. The landscaping shall conform to a landscape plan which shall be approved by the Director of Planning pursuant to Section 16, and which shall conform with Section 7G.
1. In computing the required landscaped area, driveways and loading areas shall be excluded.
  2. Rooftop parking areas shall be excluded from the requirements of this Section.
  3. Ground cover material placed in the areas of the car front end overhang beyond the wheel stop may be included in the required landscaped area.
  4. A landscape area shall be required only to the extent that it does not cause a reduction in the existing number of parking spaces or an increase in the number of tandem spaces.
  5. Notwithstanding Section 12.23 of the Los Angeles Municipal Code, all parcels rendered nonconforming by this Subsection F shall

comply with the provisions of Subsection E within three years of the effective date of this ordinance.

F. Landscaping, in conformance with Section 7G, shall be provided and maintained along the public street frontage(s) of all open surface parking lots and gasoline service stations to provide a continuous landscaped buffer which is a minimum of three feet wide between the sidewalk and parking or service station areas, except in pedestrian or vehicle entrances. The landscaping shall conform to a landscape plan approved by the Design Review Board in conformance with Section 7G.

1. A landscaped buffer shall be required only to the extent that it does not cause a reduction in the existing number of parking spaces or an increase in the number of tandem spaces.
2. Landscaping provided pursuant to this Subsection shall count towards the landscape area requirement in Section 7E.
3. Notwithstanding Section 12.23 of the Los Angeles Municipal Code, all parcels rendered nonconforming by this Subsection F shall comply with the provisions of Subsection F within six months of the effective date of this Ordinance.

G. The following standards shall apply to the landscaped area and landscaped buffer required in Sections 7E and 7F:

1. Shrub plant materials shall be no smaller than five-gallon container size at time of planting.
2. Shrub plant materials shall be species which grow to a height and diameter of approximately three feet at maturity, and shall be maintained at that height and depth.
3. At a point approximately every 20 lineal feet within the landscape buffer, one specimen tree shall be planted.
4. At least one tree shall be required for every six parking spaces, and they shall be evenly dispersed throughout the parking lot area.
5. The required trees shall be no smaller than 15-gallon container size at time of planting.
6. Ground cover shall be planted to insure full coverage within six months.
7. A decorative wall no higher than three feet may be constructed behind the landscape buffer, abutting a parking lot. Landscaping on either side of the wall shall count in the total landscaping area which is required.
8. No artificial plant materials shall be permitted.
9. The landscape plan shall identify the placement, species, height and a sprinkler system for all plant materials within the landscaped

areas.

- H. Vacant lots. Where a building or structure has been demolished and plans for new construction have not been submitted to the Department of Building and Safety within six months of the completion of demolition, a landscape buffer shall be installed pursuant to Section 7G.

## **Section 8.**

### **BUILDING SETBACKS AND OPEN SPACE AREAS**

#### **A. Sidewalk grade setback**

All structures on San Vicente Boulevard shall provide an open space area approximately at sidewalk grade. The required open space area shall be situated on the front portion of the lot, shall not extend more than 20 feet from San Vicente Boulevard, and shall be effectively oriented toward San Vicente Boulevard. The required open space shall be subject to the approval of the Design Review Board and shall conform with the following requirements:

1. For a structure no more than one story in height, the open space area shall be at least that amount of square footage obtained by multiplying five times the frontage of the parcel not used for Financially-Oriented Services.
2. For a structure which is greater than one story in height, the open space area shall be at least that amount of square footage obtained by multiplying five times the frontage of the parcel.

#### **B. Upper story setback**

All structures on San Vicente Boulevard shall provide an additional open space setback area for multi-story structures which shall be at least that amount of square footage obtained by multiplying ten times the frontage of the parcel for a two-story structure and fifteen times the frontage of the parcel for a three- or four-story structure.

1. The additional open space setback can be observed either at grade or on each additional story, creating an articulated frontage for the multi-story structures.
2. If the structure maintains a uniform face on the second, third and/or fourth stories, a uniform setback shall be provided which shall be at least that amount of square footage obtained by multiplying 12.5 times the frontage of the parcel.
3. The fourth story of any building or structure shall observe a minimum 25-foot setback from any street, alley, or adjoining R-Zoned lot.

#### **C. Exception for corner lots**

Where streets intersecting with San Vicente Boulevard do not intersect at a perpendicular angle, corner lots have been created with an unusual

configuration. For such lots, where the regulations of this Section would create a hardship, the open space requirements can be reduced to not more than 50% of the minimum open space requirement, upon approval of the Director of Planning.

- D. All structures located on streets other than San Vicente Boulevard shall maintain a minimum landscaped setback with an average depth of 2.5 feet.

## **Section 9.**

### **SIDEWALKS AND OPEN SPACE AREA USES**

#### **A. Physical requirements for sidewalks**

The public sidewalk in front of each parcel shall conform to the following:

1. Sidewalks abutting San Vicente Boulevard shall be at least 12 feet in width and maintain a minimum unobstructed width of 10 feet for pedestrian access.
2. Sidewalks abutting all public streets other than San Vicente Boulevard shall be at least 10 feet in width and may include a landscaped parkway area.

#### **B. Open space uses**

1. The required open space shall contain one or more of the following amenities:
  - a. Plaza
  - b. Seating
  - c. Landscaping
  - d. Bicycle racks
  - e. Outdoor café
  - f. Tables for outdoor eating
  - g. Other uses similar to a - f above
2. The Design Review Board shall review and approve the use of open space areas and sidewalks.
3. Applications for permits for use of a portion of the sidewalk area shall be made on forms prescribed by the Board of Public Works, setting forth a description of each use and all other information the Board may require. Such forms shall indicate prior approval or conditional approval of the use by the San Vicente Design Review Board.

#### **C. Maintenance of sidewalks and open space**

The owner of each parcel abutting a sidewalk or containing required open space shall adequately provide for the maintenance and upkeep of all amenities contained on the sidewalk and open space other than street trees, and shall keep the open space and sidewalk area in a clean and



litter-free condition.

**Section 10.**

**NEWSRACKS**

Within one year of the effective date of this ordinance, no newsrack may be installed or maintained which, in whole or in part, rests upon, in or over any dedicated sidewalk, parkway, or private property unless it conforms to the following:

No group of newsracks shall be less than 400 feet from any other newsrack or group of newsracks.

**Section 11.**

**ROADWAY ALIGNMENT**

- A. The design and alignment of the San Vicente Scenic Highway shall accommodate a 30 and 35 mph safe speed, the existing adopted speed limits.
- B. No roadway alignment changes shall be made on the San Vicente Scenic Corridor (except for safety improvements) without a public hearing, to be held by the Board of Public Works, notification of which shall be posted along the right-of-way and published in a newspaper of local circulation at least 16 days prior to the hearing date.

**Section 12.**

**PARKING**

- A. A garage or off-street parking area shall be provided in connection with and at the time of erection of each new commercial structure or at the time any existing commercial structure is enlarged or increased in floor area or seating capacity, or when any building is converted from a more restrictive use to a commercial use. The following minimum parking requirements shall apply to new structures, conversions and to the net additional floor area added to an existing structure:
  - 1. For Restaurants not located in a Shopping Center or in an office building with six or more stories, 15 spaces shall be required for each 1,000 square feet of gross floor area including area used for outdoor cafes.
  - 2. For hotels and motels, one space shall be required for each guest room in addition to other parking requirements for offices, restaurants, and service areas.
  - 3. For medical and dental offices, one space shall be required for each 125 square feet of gross floor area.
  - 4. For buildings or Premises occupied by any other commercial use, one space shall be required for each 300 square feet of gross floor area.
  - 5. For gyms, health clubs, aerobic dancing or similar uses, one space

shall be required for each 100 square feet of gross floor area.

- B. Any tenant operating a commercial establishment within the Specific Plan area under one or more leases which, including terms covered by options to renew, has at least 30 years to run at the time of application for a building permit shall be permitted to utilize leased space on an adjoining parcel (which must also be under a lease of at least 30 years to the same tenant) for purposes of complying with parking requirements contained herein. In the event that a loss of use of any part of the required parking occurs, the size of the commercial building shall be altered or additional parking shall be leased or acquired to satisfy the requirements of Section A.
- C. No parking structure shall exceed 45 feet in height.
- D. The facade of any parking building shall be designed in a manner so as to substantially screen automobiles contained therein from the public view, as seen from a public street or alley.
  - 1. Where C- or P-zoned property abuts R-zoned property, the commercial or parking use shall be separated at the ground level from the R-zoned property by a solid masonry wall a minimum of six feet in height.
  - 2. Where C- or P-zoned property is adjacent to R-zoned property but is separated by an alley, parking shall conform to the following:
    - a. No parking area which has a finished floor level higher than 18 inches above the elevation of the alley, measured at the mean mid-point of the alley, shall be allowed within 50 feet of an R Zone without being covered for at least the rear 20 feet of the parking area, as measured from the alley.
    - b. Parking which is located more than 50 feet from an R Zone shall have a solid masonry wall at least six feet in height separating the parking use from the R Zone.
- E. The facade of any parking building shall be designed so that it is similar in architectural character to the building for which it serves as required parking.

## **Section 13.**

### **BUILDING DESIGN**

- A. Commercial buildings and parking structures shall be designed so that when viewed from a public street or alley, all ventilation, heating, or air conditioning ducts, mechanical equipment, or other related appurtenances, trash and storage areas are adequately screened from public view, unless such appurtenances have been employed as an integral and tasteful component in the design of the building or structure.
- B. Temporary construction fences required by the Los Angeles Municipal Code shall be painted in a single earth tone color.

- C. Through block connection. In conjunction with the construction of a new building or the enlargement of an existing building which provides parking behind or under the building, pedestrian access shall be provided directly from the parking areas to the ground floor retail areas.
- D. Ducts and vents for air conditioning, ventilation, or other mechanical equipment shall be designed so that noise, odors, and/or fumes shall be minimized to the extent practical for adjacent or nearby commercial or residential properties.

**Section 14.**

**UTILITIES**

As commercial buildings and structures are replaced, the utility lines which service the new structures shall be placed underground, at no cost to the City of Los Angeles, pursuant to City policy of eliminating overhead power distribution within Scenic Corridors over a period of time.

**Section 15.**

**DESIGN REVIEW PROCEDURES**

The purpose of this Section is to provide guidelines and a process for review and approval of exterior and/or site design of any new building or structure (other than a single-family residence), exterior remodeling, projects (other than maintenance and repair work), and commercial signage located within the San Vicente Scenic Corridor Specific Plan area.

**A. Jurisdiction.** No building permit shall be issued unless the project has been reviewed and approved in accordance with the Design Review Board Procedures of Section 16.50 and the Specific Plan Procedures of Section 11.5.7 of the LAMC:

- 1. The construction of any new building or structure (other than a single-family residence); or
- 2. Exterior remodeling (other than maintenance and repair work); or
- 3. Signs.

**B. The San Vicente Design Review Board**

- 1. **Authority.** The authority, duties, and review procedures applicable to the San Vicente Design Review Board shall comply with Section 16.50 of the LAMC and the procedures in this Section.
- 2. **Composition.** The San Vicente Design Review Board shall consist of seven voting members. Three members shall reside within the Specific Plan area, or the immediately adjacent area no greater than one mile from the outermost boundary of the Specific Plan area, and one member shall own a retail business or be a managerial employee of a retail business within the Specific Plan area.

3. **Development of design guidelines.** The San Vicente Design Review Board shall propose and the City Planning Commission shall adopt specific design guidelines to implement provisions established in Section 16. Said guidelines may be illustrations, interpretations, standards or policies, and may address the color, materials, texture and/or design of features including but not limited to Signs, street furniture, trash containers, landscaping, traffic direction and parking information signs and exterior building facades.
4. **Recommendation of Design Review Board.** The Design Review Board shall make its recommendation based upon the following criteria:
  - 1) All proposed structures, remodeling and Signs shall conform to all of the provisions contained within the San Vicente Scenic Corridor Specific Plan.
  - 2) The design motif of all proposed buildings or structures shall be applied with equal rigor to all externally visible elevations.
  - 3) Color and types of building materials shall be reasonably consistent with the nature of structures in the area.
  - 4) All proposed buildings shall be designed, to the extent feasible, so as not to cast objectionable shadows on adjacent properties.
  - 5) All open areas not utilized for building, driveways, parking areas, recreational facilities or walks shall be landscaped so that multiple-family or commercial uses are reasonably buffered from the view of single-family residences.

## **Section 16.**

### **SEVERABILITY**

If any provision or clause of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other ordinance provisions, clauses or applications thereof which can be implemented without the invalid provision clause or application, and to this end the provisions and clauses of this ordinance are declared to be severable.

## **Section 17.**

### **AMENDMENTS**

It is intended that as additional regulations with respect to the development of the area become necessary or desirable, such regulations may be added as amendments to the Specific Plan, in accordance with Section 11.5.7.G of LAMC.

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Updated April 2003*