ORDINANCE NO.152471

An Ordinance Establishing a Specific Plan for the Park Mile portion of the Wilshire District.

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 building, height and bulk of buildings, architectural and landscape treatment, signs, and 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 characteristic 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 compliment the existing pattern of the Wilshire District; and

WHEREAS, the property described on the Map set forth in Section 2 of this Ordinance is required to be rezoned in order to permit development in conformity with the previously adopted Wilshire District Plan; and

WHEREAS, Wilshire Boulevard is a designated Scenic Highway; and
WHEREAS, in order to insure that such development proceeds in compliance with the Wilshire District Plan, it is necessary to adopt the following Specific Plan, NOW THEREFORE:

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

Section 1. (Definitions)

Any term used in this ordinance with the first letter or letters capitalized shall have the meaning specified in Section 12.03 of the Municipal Code or, if such term is not defined in Section 12.03, the definition shown herein:

"Billboard" shall mean a sign, structure, or device used for outdoor advertising purposes or to attract the attention of the public identifying or advertising goods, services or activities other than the primary goods, services or activities provided on the premises.

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

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

"Floor Area Ratio" shall mean the ratio between: (a) the total square footage of a building floor area, as described in Sections 12.21.1-A,5 and 12.21.1-B,4 of the Los Angeles Municipal Code, and (b) the Lot Area of the lot or parcel, as defined in Section 12.03 of the Municipal Code.

"Freestanding Sign" shall mean 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, attached, or standing directly on the ground.
"Lot Utilization" shall mean that area on a lot confined by any load-bearing exterior facade projecting more than six feet above curb and/or that area covered by pavement or other durable surface employed for the on-grade parking of any motorized vehicle except pavement for loading space and driveways.

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

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

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

"Projecting Sign" shall mean a sign other than a wall sign, suspended from or supported by a building or structure and projecting out therefrom.

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

"Rooftop Garden" shall mean a flat open area located on the roof of a building where plant materials such as trees, shrubs and ground cover have been permanently installed so that parts of said plant materials are visible from street level.

"Sign" shall mean 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.

"Sign Area" shall mean the smallest rectangle, circle, and/or triangle which will enclose all words, letters, figures, symbols, designs and pictures together with all framing, background material, colored or illuminated areas, and attention-attracting devices forming an integral part of this display.

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

"Wall Sign" shall mean 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 of said wall.

Sec. 2. (Establishment of Park Mile Specific Plan)

A. Specific Plan Area (Map). The Council hereby establishes this Park Mile Specific Plan applicable to that area of the City of Los Angeles shown within the heavy lines on the following Map:

B. General. This Specific Plan is intended to provide regulatory controls and incentives for the systematic execution of that portion of the District Plan which includes said area and to provide for public needs, convenience and general welfare as the development of such area necessitates. The regulations of this Specific Plan are in addition to those set forth in the provisions of Chapter 1 of the Municipal Code of the City of Los Angeles and do not convey any rights not otherwise granted under the provisions and procedures contained in said Chapter, except as specifically provided for herein.
C. Preservation. It is the intent of the Specific Plan to preserve the low-density residential character of the Wilshire District in and around the Park Mile area and to encourage the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use.

It is also the intent of the Plan to maintain the existing estate appearance of portions of the Specific Plan area.

D. Exception. Notwithstanding any provision of this ordinance to the contrary, this Specific Plan shall not be applicable to the property located at the northeast corner of Wilshire Boulevard and Rossmore Avenue and shown on Tentative Tract Map No. 34073, as approved by the City Council on December 14, 1978. This exception shall cease to be effective one year after the date of issuance of a first certificate of occupancy for a multiple-residential building on the property or two years from the effective date of this ordinance, whichever occurs first.

Sec. 3. (CR(PkM) Zone Regulations)

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

A. Use. No building, structure or land shall be used, and no building or structure shall be erected, structurally altered or enlarged, except for the following uses:
1. Any uses permitted in the "CR" Limited Commercial Zone. However, the following uses shall be expressly prohibited:
   (a) Business college, professional or scientific school or college (classroom or lecture instruction only).
   (b) Hotels (including motels).
   (c) Restaurant or prescription pharmacy.
   (d) Counseling and referral facilities.
   (e) Child-care facilities or nursery schools.
   (f) Church.
   (g) Any residential use, unless such use conforms to the provisions of this Plan.
   (h) Any Sign, unless such Sign conforms to the provisions of this Plan.

2. Christmas tree and ornament sales on vacant lots from December 1 through December 25, inclusive, only, provided that the provisions of Section 12.22-A,4 of the Municipal Code are complied with.

3. Conditional uses enumerated in Section 12.24-B,1 of the Municipal Code approved pursuant to the provisions of said Section, except for the following, which shall be expressly prohibited:
   (a) Airports or aircraft landing fields.
   (b) Cemeteries.
   (c) Correctional institutions.
   (d) Land reclamation projects as defined in the Municipal Code.
   (e) Research and development centers for experimental or scientific investigation of materials, methods or products.
   (f) Trailer parks and mobile home parks where any trailer or mobile home is permitted to remain longer than one day.
4. Other uses similar to those listed in 12.12.2,A of the Municipal Code when determined by a Zoning Administrator, as provided for in Section 12.21-A,2 of the Municipal Code, but not including the following uses, which shall be expressly prohibited:

(a) Stores, shops, or other establishments where goods, wares or merchandise are displayed, sold or serviced.

(b) Long-term health facilities, including convalescent homes or rest homes, homes for aged persons or special care homes, nursing homes.

(c) Mortuaries and columbariums

(d) Motion picture studios

(e) Rescue missions

(f) Hotels and motels or motor lodges

(g) Heliports and helistops

5. The following accessory uses:

(a) Barber shop

(b) Beauty shop

(c) Book and magazine store, new only

(d) Cafe or coffee shop

(e) Drug store and prescription pharmacy

(f) Duplicating and copying services

(g) Florist or flower shop

(h) Medical or dental laboratory

(i) Private museum or gallery

(j) Restaurants or other eating and drinking places

(k) Entertainment ticket offices

(l) Tobacco shop
(b) Parcel 22 of Map Book 5092, Page 1, Parcel 1 of Map Book 5092, Page 7, and Parcels 1, 2, 5, 6, 7, 8, 27 and 28 of Map Book 5092, Page 8, of the County Tax Assessor Map Books.

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

(d) Parcels 1, 2, 3, 4, 14, 15, 16, and 17 of Map Book 5504, Page 18 of the County Tax Assessor Map Book.

3. Any CR(PkM) lot shall conform to the yard requirements enumerated for the "CR" Limited Commercial Zone in Section 12.12.2-C of the Municipal Code, except that there shall be a front yard at least 15 feet in depth. In applying this provision, Wilshire Boulevard shall be considered the principal street.

C. Building Height. So as to minimize shade and shadow impacts, impacts on the peace, enjoyment and privacy of adjacent single-family residences, and to provide for a smooth transition in scale, no building on the northerly side of Wilshire Boulevard may extend in height above a plane inclined toward the southerly sky upward at a 30-degree angle from a horizontal line 20 feet above Curb level at the northerly lot line. In addition, no building may exceed three stories or 45 feet, in height, as measured from the Curb; except that:

1. No building may exceed four stories or 55 feet in height, as measured from the Curb, for those areas within Fire District No. 1; and

2. No building may exceed six stories or 72 feet in height, as measured from the Curb, for those areas as described in Paragraphs (a), (b), (c) and (d) of Subdivision 2 of Subsection B of Section 3 of this Ordinance.
6. The uses enumerated in this Section shall be permitted for a CR(PkM) designated lot fronting on a right-of-way designated as a Collector or Local Streets on the adopted Wilshire Plan only in the event that said lot is described on a Plot Plan as being part of a building site which includes a CR(PkM)-designated lot fronting on Wilshire Boulevard or Wilton Place. In the event that said lot is not so described, then the uses permitted on said lot shall conform to those permitted by the most restrictive zone to which a side lot line of said lot abuts.

B. Area and Yards.

1. So as to promote a logical transition between single-family uses and more intensive residential or commercial uses, any CR(PkM) lot shall conform to the lot area requirements enumerated for the "CR" Limited Commercial Zone in Section 12.12.2/C of the Los Angeles Municipal Code, except that:

(a) The minimum lot area per dwelling unit shall be two thousand square feet for lots located outside Fire District No. 1; and

(b) The minimum lot area per dwelling unit shall be one thousand, five hundred square feet for those areas within Fire District No. 1.

2. Notwithstanding Subdivision 1 of this Subsection, the minimum lot area per dwelling unit in the CR(PkM) Zone shall be one thousand square feet for the following areas:

(a) The CR(PkM) lots southerly of Wilshire Boulevard between Lucerne Boulevard and Crenshaw Boulevard;
D. Lot Utilization. So as to maximize the amount of open areas between buildings, and to allow greater flexibility in site design and site planning, development shall comply with the following:

1. No building or structure shall be erected, structurally altered or enlarged so as to have a Lot Utilization of more than 50 percent, except that structures built prior to January 1, 1975, and which do not satisfy the minimum parking standards as set forth in Section 6 of this Ordinance, may construct, on an abutting lot, parking buildings or garages with a Lot Utilization in excess of 50 percent, provided that the zone of the abutting lot permits such uses and further provided that the design of such buildings or garages conforms to the standards set forth in Sections 6 and 9 of this Ordinance.

2. In the event that Rooftop Gardens are indicated on a Plot Plan, Lot Utilization may be greater than 50 percent but not greater than 60 percent, provided that the Rooftop Garden is placed no higher than 28 feet above the Curb, encompasses an area at least equal to 10 percent of the gross area of the lot, and is designed, installed, and maintained in a manner similar to on-grade landscaped areas.

Sec. 4. (Buildable Area)

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

B. Lot Sizes, RD3 and RD2 Zoned Area. Notwithstanding any other provision of
Section 12.09.1 of the Municipal Code to the contrary, within the Specific Plan Area, every lot classified in the RD3 and RD2 Zones shall have a minimum lot width of fifty feet.

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

Sec. 5. (Building Line Repeal) That part of the 5-foot building line, between Highland Avenue and Wilton Place, established by Ordinance No. 59,771, is hereby repealed.

Sec. 6. (Parking)

The purpose of this section is to provide regulatory standards pertaining to the on-site parking of motor vehicles. The following provisions apply to property within the Specific Plan Area:

A. Transitional Lots. Within the Specific Plan Area, parking shall not be permitted on
   Transitional Lots.

B. Parking Space Requirements. A garage or private parking area shall be provided in
   connection with and at the time of the erection of each of the buildings or structures hereinafter specified, or at the time such buildings are enlarged, converted, or increased in capacity by the addition of dwelling units, guest rooms, floor area or seating capacity.
The parking space capacity required in the garage or parking area shall be determined by the use of the structure, as follows:

1. For dwelling units, there shall be at least two and \( \frac{1}{2} \) parking spaces for each dwelling unit regardless of the number of habitable rooms contained therein. Of the total number of parking spaces required pursuant to this provision, at least \( \frac{1}{2} \) parking space per unit shall be preserved for, and accessible to, visitors and guests.

2. In order to mitigate traffic congestion on public rights-of-way, for office and other commercial uses, there shall be at least three parking spaces provided for each 1,000 square feet of Gross Floor Area available at no charge to all patrons and employees of said uses.

3. For auditoriums and churches, there shall be at least one parking space for every three seats contained therein. Where there are no fixed seats, there shall be at least one parking space for each 25 square feet of floor area (exclusive of stage) contained therein.

C. Yard Requirements. Within the Specific Plan area, parking areas shall conform to setbacks and building lines consistent with the zone and location of said parking area. Such parking areas shall also strictly conform to Section 12.21-A of the Los Angeles Municipal Code, except that every public or Private Parking Area, exclusive of access drives or roadways, must be enclosed with a landscaped earth berm or other device designed to screen visual access onto the parking area from adjacent streets. The Plot Plan for each such parking area shall be subject to review and approval by the Advisory Agency as set forth in Section 9 of this Ordinance.
D. Height of Structures. No parking building or garage shall exceed 45 feet in height, as measured from the Curb.

Sec. 7. (Landscape Standards)

The purpose of this section is to provide for the planting of trees and shrubs so as to promote the park-like setting and provide shade for pedestrian traffic throughout the Specific Plan Area.

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:

A. Shade Trees. 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.

B. Tree Pruning. 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.

C. Incidence of Planting. Except on lots zoned for single-family residential uses, trees shall be planted on each lot at a ratio of at least one for every 500 square feet of lot area not utilized for buildings.
D. Decorative Wall. For CR(PkM)-designated lots, a six-foot-high decorative masonry wall shall be constructed within five feet of any adjacent lot zoned for single-family residential use.

Sec. 8. (Sign Standards)

It is the purpose of this section to preserve and enhance community appearance and to prevent excessive and confusing Sign displays which may affect traffic safety as well as detract from the unique character of the area, and to insure that permitted Signs are used for identification and not for advertising purposes.

A. Prohibition. Notwithstanding any provision of the Municipal Code to the contrary, no person shall erect or maintain a Sign or Signs within the Park Mile 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 or product sold or service rendered, on the Premises where the Sign is located, or which identifies by name, logo, and/or address of the building or Premises on which the Sign is located.

2. No more than one Sign shall be constructed, placed, created or maintained on the Premises; except that: (a) Premises, situated in buildings located on corner lots, may have one Sign on each exterior wall which abuts a street; (b) Premises with accessways to an alley may have one additional Sign directly adjacent to the alley accessway.
3. No flashing or blinking Sign shall be constructed, placed or created or maintained.

4. No Sign shall exceed two square feet for each one foot of first-story street frontage of the Premises. Double-faced Signs shall be considered as one sign. No such Sign shall exceed 75 square feet. First-story street frontage must be calculated separately for each street which the Premises abuts and may not be accumulated for determining the size of any Sign.

5. No Roof Signs shall be permitted.

6. No Billboards shall be permitted.

7. No Projecting Sign shall project more than 30 inches from the wall to which it is attached, nor have a vertical dimension exceeding 4 feet.

8. No Sign shall extend beyond 25 feet above ground level. Ground level shall be considered to be that elevation at the top of the Curb.

9. No Wall Sign shall project more than 18 inches from the face of the building to which it is attached.

10. No Freestanding Signs greater than 10 feet in height shall be constructed, placed or created.

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

1. Any Sign required by law, provided that any such Sign shall not exceed the size limitations of Subsection B(4) of this Section.

2. Any Sign owned by a governmental agency.

3. A public utility Sign which contains no advertising copy and which is customarily utilized in the performance of the utility's function.

4. A 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 contractors involved in the project; provided such sign shall not be more than 40 square feet in area nor extend over eight feet above ground level.

5. A temporary political Sign; provided that any such Sign does not exceed 20 square feet and is removed within 15 days following the election to which it relates.

6. A temporary real estate Sign which indicates the building, or land, or premises is for sale, lease or rent; provided such Sign is located on the property to which it relates and does not exceed 15 square feet in size.

7. A Sign contained on the list of cultural or historical monuments of the Los Angeles Cultural Heritage Board or the Windsor Square-Hancock Park Historical Society.
8. For Premises on which there are located businesses with no direct street access, each business shall be allowed one Sign on street frontages, not to exceed two square feet, to identify such businesses.

C. Abatement of Nonconforming Signs. Any Sign which is rendered nonconforming by reason of this Section shall be completely removed within the following time period commencing on the effective date of this Ordinance:

1. Portable, window or temporary Sign: 180 days.
2. Any other nonconforming Sign: 5 years.

Sec. 9. (Design Review and Standards)

The purpose of this Section is to provide guidelines and a process for review and approval of exterior and site design of buildings, structures or other developments proposed for construction within the Park Mile Specific Plan Area.

A. Jurisdiction. No building permit shall be issued for any building, structure, or other development of property, except for single-family residences, unless plans, elevations and/or other graphic representations of the said development have been reviewed and approved by the Advisory Agency, acting on the recommendations of a Design Review Board.

B. The Park Mile Design Review Board.

1. Composition. The Park Mile Design Review Board is hereby established which shall consist of five (5) voting members. The voting members shall be appointed by the Councilmember or Councilmembers of the District. At least
three (3) voting members shall be from among the following disciplines: architecture, building construction, landscape architecture, planning, landscaping and visual or graphic design. Two (2) voting 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.

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

3. Terms. The voting members of the Park Mile Design Review Board shall be appointed so as to stagger the term of the appointees so that one term becomes vacant on each successive year. The term of each member appointed to a full term shall be five (5) years.

4. Authority and Duties. The Park Mile Design Review Board shall advise the Advisory Agency on aspects of exterior design, site layout, height and bulk of any building, structure or other development of property or appurtenances or alterations thereto, except in instances of single-family development.

5. Procedure. Upon acceptance of Plot Plans and/or Tract or Parcel Maps submitted for approval, the Advisory Agency shall refer said Plot Plans, Tract or Parcel Maps to the Design Review Board within 5 days for their recommendation. The Park Mile Design Review Board shall thereupon submit findings to the Advisory Agency within 10 days of such referral, recommending approval, conditional approval, or disapproval of the subject Plot Plans, Tract or Parcel Maps after consideration of compliance with the following criteria:

(a) Whether all proposed buildings or structures conform to all of the provisions contained within the Park Mile Specific Plan.
(b) Whether all proposed buildings or structures are designed in such a fashion so that all ventilation, heating or air conditioning ducts, tubes, equipment, or other related appurtenances are adequately screened from public view, unless such appurtenances have been employed as an integral and tasteful component in the design.

(c) Whether the design motif of all proposed buildings or structures has been applied with equal rigor to all externally visible elevations.

(d) Whether colors and types of building materials are reasonably consistent with the nature of adjoining structures.

(e) Whether all balconies are of usable dimension.

(f) Whether the size of the proposed buildings or structures relates in scale to surrounding buildings.

(g) Whether all proposed buildings are designed so as not to cast objectionable shadows on adjacent properties.

(h) Whether all building designs emphasize foyers and courts rather than double-loading corridors.

(i) Whether all open areas not utilized for building, driveways, parking areas, recreational facilities or walks are landscaped so that multiple-family or commercial uses are reasonably buffered from the view of single-family residences.

(j) Whether the facade of any parking building or garage is designed in a manner so as to substantially screen automobiles contained therein from public view.

(k) Whether the facade of any parking building or garage is designed so that it is similar in architectural character to its principal building.
In the event that only a Plot Plan has been submitted, the Advisory Agency may require the filing of a Tract or Parcel Map if in the opinion of the Advisory Agency such a map is necessary as a means of securing improvements in the manner prescribed in Section 12.37 of the Municipal Code.

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 Municipal Code.

In the event that the determination by the Advisory Agency differs substantially from the recommendation of the Park Mile Design Review Board, the Advisory Agency must submit as a part of its determination a report, setting forth conclusions and recommendations in writing and stating briefly reasons therefor.

6. Appeals. Any applicant, member of City Council, the Mayor, or any other interested person adversely affected by a determination or action of the Advisory Agency pursuant to this Specific Plan may appeal the Advisory Agency's determination or action in the manner prescribed for Tentative Maps in Section 17.06 of the Municipal Code.
Sec. 10. 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 4 1979.

REX E. LAYTON, City Clerk,

By Edward W. Ashdown, Deputy.

Approved JUN 5 1979

Tom Bradley
Mayor.

Pursuant to Section 97.2 of the City Charter, the City Planning Commission on 5-31-79 recommended that this ordinance be adopted by the City Council.

File No. 75-28245-3
City Clerk Form 23
City of Los Angeles

Proof of Publication

(2015.5 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

C. BRAMBILA

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of "The Los Angeles Daily Journal," a daily newspaper printed and published in the English language in the City of Los Angeles, and a newspaper of general circulation as defined by the laws of the State of California. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

JUN 8 1979

all in the year 1979.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

C. BRAMBILA

Signature

JUN 8 1979