

POST

ORDINANCE NO. 160515

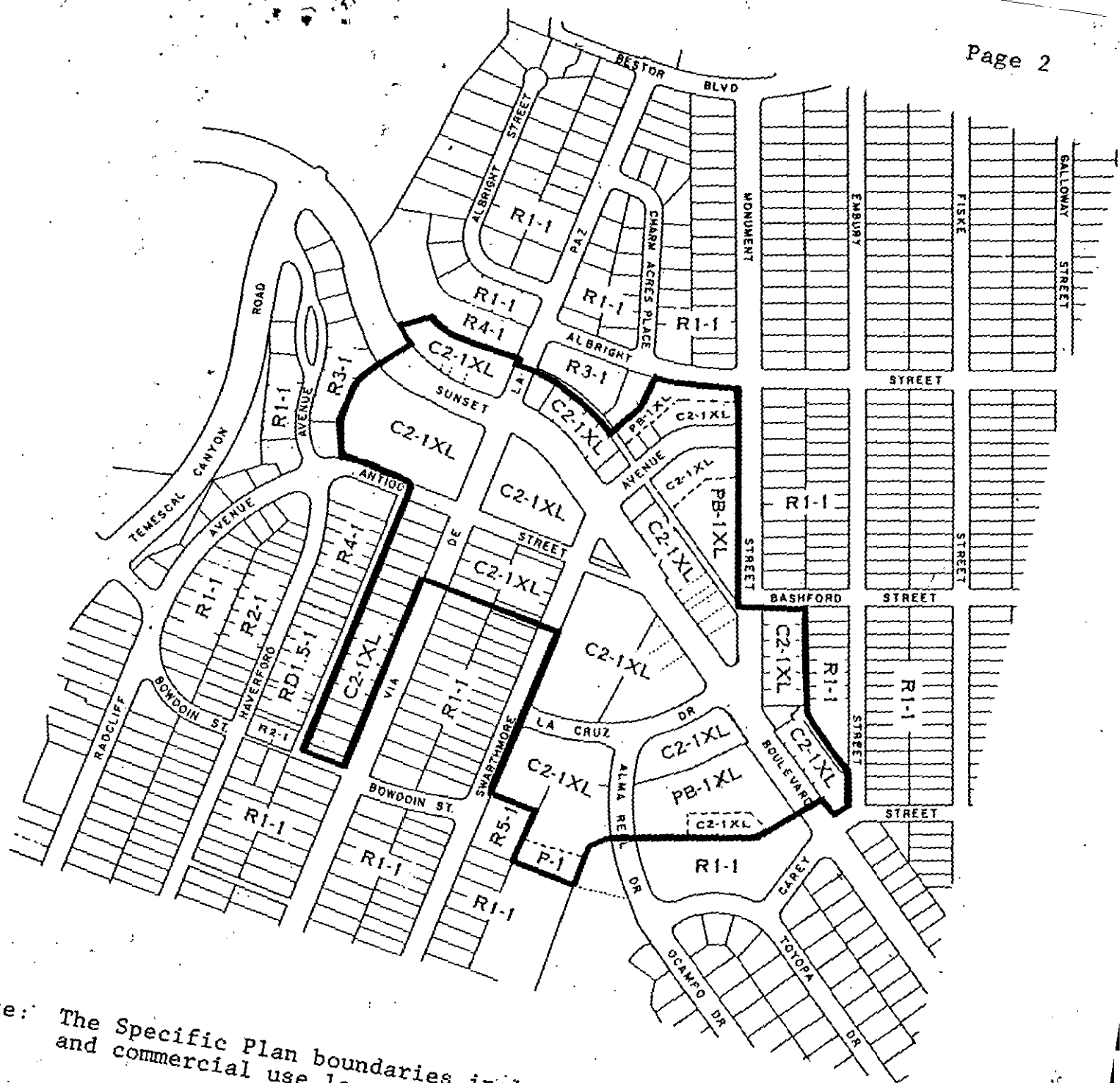
An ordinance establishing a Specific Plan for the Pacific Palisades Commercial Village.

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

SECTION 1. ESTABLISHMENT OF THE PACIFIC PALISADES COMMERCIAL VILLAGE SPECIFIC PLAN

The City Council hereby establishes this Pacific Palisades Commercial Village Specific Plan applicable to that area of the City of Los Angeles shown within the heavy black lines on the following map.

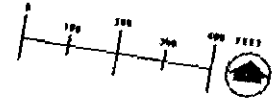
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Note: The Specific Plan boundaries include all lots zoned for parking and commercial use located within the heavy black lines shown above.

ALISADES COMMERCIAL VILLAGE SPECIFIC PLAN

BY THE GRAPHICS SECTION - LOS ANGELES CITY PLANNING DEPARTMENT - NOVEMBER 1988



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3 SECTION 2. PURPOSES. The purposes of this Specific Plan are  
4 as follows:

- 5  
6 A. To assure that the Palisades Commercial Village continues to  
7 function as a commercial area significant to the Pacific Palisades  
8 area of the Brentwood-Pacific Palisades District Plan and that  
9 future development is compatible with the surrounding residential  
10 community, the village-like character of the commercial area and  
11 the capacity of the circulation system as defined in the District  
12 Plan;
- 13  
14 B. To enhance the aesthetic qualities of development, protect the low  
15 intensity, community-oriented uses and preserve the village-like  
16 quality of the area;
- 17  
18 C. To enhance the pedestrian-orientation of the business center by  
19 reducing the size of Signs within the Specific Plan Area to a  
20 pedestrian, as well as an automobile-viewing size, promoting  
21 design coordination between a building or structure and its use,  
22 removing Temporary Signs and clutter and enhancing windows as  
23 display areas for merchandise and unifying the village-like  
24 characteristics of the Specific Plan Area through block Signs,  
25 promotion Banners and Symbol Signs;
- 26  
27 D. To assure that the commercial uses are consistent with the general  
28 character of the Pacific Palisades community, which consists of  
single-family residences, some multiple residential structures and  
significant open space and park-like development;

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- E. To provide guidelines and a process for review and approval of exterior and site design, renovations, Signs for buildings and structures and other developments;
  - F. To promote orderly, attractive and harmonious development, minimize environmental effects of development, stabilize land values and investments and promote the general welfare by prohibiting buildings, structures or uses which are inconsistent with the purposes or standards of this Specific Plan or which are inappropriate to their sites, surroundings, traffic circulation impacts or their environmental setting;
  - G. To adequately buffer all new development from nearby residential uses, to the greatest extent feasible;
  - H. To assure that the character of Sunset Boulevard conforms to the character of the Commercial Village, because, although Sunset Boulevard is a link in the regional circulation system which is and always will be used by through commuter traffic, it is also "the front yard" of the Palisades Commercial Village and a critical route for local vehicular and pedestrian traffic;
  - I. To assure that development along Sunset Boulevard incorporates design characteristics that provide a unifying element to the Commercial Village and enhance its status as a scenic highway while providing a beautifying element to the Commercial Village through landscaping and other means;

- J. To preserve all land presently zoned for parking uses in parking zones.

SECTION 3. RELATIONSHIP TO OTHER PROVISIONS OF THE  
MUNICIPAL CODE

A. The regulations of this Specific Plan are in addition to those set forth in provisions of the Municipal Code of the City of Los Angeles and do not convey any rights not otherwise granted under such other provisions, except as specially provided herein.

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

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3 SECTION 4. DEFINITIONS

4 For the purposes of this Specific Plan only, when the following words or  
5 phrases have their first letter or letters capitalized, they shall be defined as  
6 follows:  
7

8 Animated Sign - A Sign which flashes or creates action, motion, or color  
9 changes requiring electrical, electronic or manufactured sources of energy  
10 supply.  
11

12 Banner - A fabric Sign that is hung or suspended from a building or from  
13 poles.  
14

15 Bench Sign - A Sign painted on or otherwise attached to the back support  
16 or other portion of a public bench.  
17

18 Block Directory Sign - A Sign which lists all businesses for one side of all  
19 or part of a block.  
20

21 Building Frontage - Any side of a building or structure which abuts a public  
22 street.  
23

24 Commercial Billboard - A Sign which directs attention to a business, product  
25 or service sold, offered or existing elsewhere than upon the site where such  
26 sign is located and which either expressly or impliedly invites a commercial  
27 transaction.  
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3 Business Identification Sign - A Sign containing the name of the business  
4 conducted and/or the names of the products sold or services offered on the  
5 premises where the Sign is located.

6  
7 Directional Sign - An on-premise incidental Sign designed to guide or direct  
8 pedestrian or vehicular traffic.

9  
10 Double-Faced Sign - A Sign with two faces only, with each face oriented  
11 approximately 180 degrees from the other.

12  
13 Driveway - That area of a lot or parcel covered by pavement or other  
14 durable surface extending from the abutting alley or street to the automobile  
15 parking space nearest the abutting alley or street, excluding the area  
16 located on parking areas between and among the automobile parking spaces.

17  
18 Fast-Food Restaurant - A restaurant immediately adjacent to an automobile  
19 parking area where patrons are served at a counter or a drive-through.

20  
21 Financially-Oriented Services - The provision to the public of services  
22 including, but not limited to those offered by banks, savings and loan  
23 associations, thrift associations, real estate offices, insurance  
24 companies, brokerage firms and escrow offices.

25  
26 Floor Area Ratio - The ratio between the total square footage of a  
27 building's floor area, as provided in Sections 12.21.1A5 and 12.21.1B4 of the  
28 Los Angeles Municipal Code, and the lot area.

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3 Freestanding Sign - Any Sign for which the primary structural support is  
4 not a building and which has as its primary support a post, pole or other  
5 structure which is anchored to, attached to or stands directly on the  
6 ground.

7  
8 Grade - The lowest point of elevation of the finished surface of the ground,  
9 paving or sidewalk within the area between the building and the property  
10 line, or when the property line is more than 5 feet from the building,  
11 between the building and a line 5 feet from the building.

12  
13 Ground Floor Retail - The sale of commodities in small quantities to the  
14 public as distinguished from wholesale sales not available to the public and  
15 the provision of services, located on the ground floor of a building.

16  
17 Map - The map contained in Section 1 of this Ordinance.

18  
19 Marquee Sign - Any Sign attached to or constructed on a marquee.

20  
21 Medical and/or Dental Building - Any building or structure in which more  
22 than 30 percent of the Gross Floor Area is devoted to the examination,  
23 diagnosis or treatment of physical or psychological disorders of out-patients.

24  
25 Monument Sign - Any Sign which is neither attached to nor part of a  
26 building or structure and which is permanently affixed in or upon the  
27 ground with no air space between the ground and the Sign face, and does  
28 not exceed 6 feet in height.



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3 Multi-Faced Sign - A Sign with more than two faces with each face oriented  
4 at less than 180 degrees from any other face.

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

9  
10 Parcel - A legal lot, two or more legal lots which contain a single building or  
11 use or two or more contiguous legal lots which are in the same ownership.

12  
13 Personal Services - The provision to the public of needed services related to  
14 home, health or family such as dry cleaners, shoe repair and pharmacy and  
15 not including Financially-Oriented Services.

16  
17 Project - Any building, structure or other development of property which  
18 requires a building or mechanical permit, excluding single-family residences  
19 and interior remodeling.

20  
21 Projecting Sign - A single-faced, Double-Faced or Multi-Faced Sign other  
22 than a Wall Sign, suspended from or suspended by a building or structure  
23 and projecting out therefrom.

24  
25 Roof Sign - Any Sign erected upon a roof or parapet of a building or  
26 structure.

27  
28 Sandwich Sign - A small, portable Sign consisting of two Sign faces  
connecting at the top and extending outward at the bottom of the Sign and  
which is usually placed on a public sidewalk.

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3 Scenic Corridor - An area consisting of Sunset Boulevard and those lots  
4 having any one of their lot lines contiguous to Sunset Boulevard.

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6 Sign - Any display board, screen, flag, object, device or part thereof used  
7 to announce, declare, demonstrate, display or otherwise advertise and  
8 attract the attention of the public (excluding restaurant menus 9 square feet  
9 or less in area).

10  
11 Sign Area - The smallest rectangle, circle and/or triangle which will enclose  
12 all words, letters, figures, symbols, designs and pictures, together with all  
13 framing, background material, colored or illuminated areas and  
14 attention-attracting devices forming a Sign.

15  
16 Specific Plan Area - That area shown within the heavy black lines on the  
17 Map in Section 1 of this Ordinance.

18  
19 Symbol Sign - A wooden Sign attached to a wall or projecting therefrom  
20 identifying a use or service by symbol rather than words.

21  
22 Temporary Sign - A Sign of limited duration, not to exceed 180 days,  
23 including paper Signs and other Signs that are not permanently affixed to  
24 the ground or building.

25  
26 Village Identification Sign - A Sign at the entrance or exit of the Pacific  
27 Palisades Commercial Village business district.  
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3 Wall Sign - Any Sign attached to, or painted on, or erected against the wall  
4 of a building or structure with the exposed face of the Sign in a plane  
5 approximately parallel to the plane of said wall.

6  
7 Window Sign - Any Sign painted on or affixed to the transparent or  
8 translucent surface of a window or door and which is visible from outside  
9 the building or structure.

10  
11 Woonerf - A sidewalk encroachment into a street alternating with bays  
12 utilized for parking purposes.

13  
14 SECTION 5. LAND USE

15  
16 A. Uses. Lots zoned C2 may only be used for gas stations and other  
17 uses permitted in the C4 Zone (Section 12.16 of the Los Angeles  
18 Municipal Code), including conditional uses enumerated in Section  
19 12.24 of the Municipal Code when the location is approved  
20 pursuant to the provisions of said section. The following uses  
21 shall be prohibited:

- 22  
23 1. automobile, recreational vehicle or bus-related uses, including  
24 automobile wash racks, used automobile and trailer sales, tire  
25 and battery servicing;  
26  
27 2. department stores;  
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3. drive-in businesses;

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2 4. hotels and motels; and

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5 5. trade schools and universities.

6  
7 B. Ground Floor Retail. Ground Floor Retail uses and/or Personal  
8 Services shall occupy at least 75 percent of the linear frontage of  
9 a building along a public street.

10  
11 C. Residential uses may occupy the second story of any building  
12 subject to the floor area requirement in Section 7 and the parking  
13 requirements in Sections 11C3 and 11D of this Specific Plan.

14 SECTION 6. HEIGHTS

15  
16 A. No building or structure located in whole or in part within the  
17 Specific Plan Area shall be constructed, altered or enlarged so  
18 that it exceeds either two stories or 30 feet in height.

19  
20 B. No building or structure shall be more than 27 feet between Grade  
21 and the ceiling of its upper story.

22  
23 C. The measurement of height shall include all roof structures.

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26 D. Section 12.21.1A7 of the Municipal Code shall not apply to  
27 buildings or structures in the Specific Plan Area.  
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3 SECTION 7. FLOOR AREA RATIO

4 The Floor Area Ratio of any building or structure located in whole or in  
5 part within the Specific Plan Area shall not exceed 1.5 to 1, except  
6 that a building or structure which provides residential units in  
7 conjunction with Ground Floor Retail uses shall be allowed a Floor Area  
8 Ratio no greater than 2 to 1.  
9

10 SECTION 8. SETBACKS  
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12 Any building or structure to be constructed on a lot or lots located in  
13 whole or in part within the Specific Plan Area shall have a minimum  
14 setback of 2 feet from the inside of the sidewalk.  
15

16 SECTION 9. LANDSCAPE STANDARDS  
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18 A. Street Trees.  
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20 Street trees shall conform to the City's street tree requirements,  
21 except that the type of any tree installed shall be approved by  
22 the Design Review Board. Such trees shall be placed at least  
23 30 feet apart and a distance of no greater than 10 feet from  
24 the curb. The minimum sizes for the trees shall be 10 feet in  
25 height and 2 inches in caliper.  
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27 B. Entrances to Courtyards and Walkways.  
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3 Groupings of plant materials, consisting of small trees, shrubs,  
4 planter boxes or tubs of flowers shall be placed at entrances to  
5 courtyards and along walkways.

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7 C. Rear and Side Yard Areas.

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9 Rear and side yard areas shall be landscaped using plant materials  
10 similar to those used at the front of a building or structure so  
11 that the total development creates a cohesive landscaped view.  
12 Where such areas include entrances to buildings or structures,  
13 the entrances shall be subject to Subsection B above.

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15 D. Buffering

16  
17 There shall be a buffer of plant material satisfactory to the Design  
18 Review Board wherever residentially zoned or used land occurs  
19 adjacent to or abutting the side or rear yards of commercial  
20 property within the Area. The plant material shall be maintained  
21 to a height not exceeding 8 feet and may not be lower than 6 feet  
22 at maturity. If a buffer of plant material is not feasible, a  
23 6-foot-high decorative masonry wall shall be utilized as a buffer.

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25 E. Parking lots

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27 At least 5 percent of the total area of an open parking lot within  
28 the Specific Plan Area shall be landscaped with plant material,  
and at least half of the landscaped area shall be planted with  
evergreen, shade-producing trees no less than 10 feet in height.

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2 F. Landscape Maintenance  
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4 It shall be the responsibility of the property owner to maintain all  
5 landscape features located on private property, including, but not  
6 limited to, plant material, signs, walkways, benches and fountains  
7 in accordance with the following criteria:  
8

- 9
- 10 1. All fabricated features shall be maintained in a good condition  
11 both in structural integrity and cosmetic appearance, and
  - 12 2. All vegetation shall be watered, fertilized, trimmed and  
13 maintained in a good condition.  
14

15 SECTION 10. URBAN DESIGN FEATURES  
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17 A. All public Signs, trash containers and street furniture shall be  
18 reviewed by the Design Review Board for compliance with  
19 standards established in accordance with Subdivision 7 of  
20 Subsection B of Section 14 of this Specific Plan.  
21

22 B. Metal Awnings and Bars on Windows  
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- 24
- 25 1. Metal awnings attached to any part of a building or structure  
26 are prohibited.  
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2. Metal bars at the front of any window are prohibited unless approved by the Design Review Board pursuant to standards established in Subdivision 7 of Subsection B of Section 14 of this Specific Plan.

8 SECTION 11. PARKING

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- A. PB Zones. Lots zoned PB (Parking Building) shall conform to the following:

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1. Parking buildings shall be limited to a height of 30 feet, including any rooftop appurtenances, walls or parapets.
2. Parking buildings shall not exceed two stories.
3. Rooftop parking shall be allowed on any building or structure.
4. Parking buildings shall be landscaped at all levels and shall observe a second-story setback of 10 feet. A landscaped buffer shall be provided between parking buildings and adjacent residential areas.
5. All vehicles parked in or on a building shall be completely screened from view, as seen from a public street.

- B. Parking Space Requirements. A garage or private parking area shall be provided in connection with and at the time of erection of



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3 any building or for the uses hereinafter specified, or at the time  
4 such building or structures are enlarged, converted or increased  
5 in capacity by the addition of dwelling units, floor area or seating  
6 capacity. The parking space capacity required in the garage or  
7 parking area shall be determined by the use of the structure as  
8 follows:

- 9
- 10 1. For dwelling units containing fewer than four habitable rooms  
11 or not more than 700 square feet, there shall be one parking  
12 space per unit.
  - 13 2. For dwelling units containing four or more habitable rooms or  
14 more than 700 square feet, there shall be two and a half  
15 parking spaces for each unit.
  - 16 3. For retail and service commercial uses, one parking space  
17 shall be required for each 300 square feet of gross floor  
18 area.
  - 19 4. For restaurants, one parking space shall be required for each  
20 100 square feet of gross floor area. For Fast-Food  
21 Restaurants there shall be one parking space for each  
22 75 square feet of gross floor area.
  - 23 5. For general offices, one parking space shall be required for  
24 each 300 square feet of gross floor area.  
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- 3 6. For Medical and Dental Buildings, one parking space shall
- 4 be required for each 125 square feet of gross floor area.
- 5
- 6 7. For Financially-Oriented Services, one parking space shall
- 7 be required for each 300 square feet of gross floor area.
- 8
- 9 8. For movie theaters, one parking space shall be required for
- 10 every four seats.
- 11
- 12 9. For high schools, seven parking spaces shall be required for
- 13 each classroom or teaching station.
- 14
- 15 10. For elementary or junior high schools, four parking spaces
- 16 shall be required for each classroom or teaching station.
- 17
- 18 11. For child care and preschool, there shall be one parking
- 19 space for each staff member and one parking space for each
- 20 eight children.
- 21
- 22 12. For gyms, aerobic dancing, health club or similar uses, there
- 23 shall be one parking space for each 100 square feet of gross
- 24 floor area.

25  
26 Where additions to existing buildings or structures are 500 square  
27 feet or less, the above requirements shall apply only to the  
28 addition. For additions of more than 500 square feet, these  
parking requirements shall apply to both the existing building or  
structure and the addition.

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C. In-lieu Parking Requirements. Notwithstanding the distance limitations set forth in Section 12.21A4(g) of the Municipal Code, required parking may be provided anywhere within the Specific Plan Area. However, the following regulations shall apply:

1. Such parking shall comply with the requirements of Section 11B of this Ordinance.
2. Such parking shall comprise no more than 25 percent of the number of required parking spaces.
3. Parking for residential dwelling units shall not be provided anywhere except on the site where such units are located.

D. Provisions for Bicycle Parking. New projects or additions of greater than 500 square feet shall provide bicycle parking in conformance with the following requirements:

1. Bicycle parking shall be provided in an area equivalent to one percent of the floor area of a Project or at a ratio of two bicycle parking stalls per 1,000 square feet of floor area of the building or structure, whichever is less.
2. Such bicycle parking spaces shall be located as close to the front entrance of the building or structure as possible and not within the sidewalk right of way.

3. For theaters, there shall be bicycle parking spaces equal to 30 percent of the automobile parking spaces required by this Specific Plan.

E. On-site Parking and Driveway Access, Proposed Development.

Prior to submittal of plans for building permits, all proposals for new construction shall be reviewed in detail by the Department of Transportation as to the adequacy of the design of parking lots, buildings or structures and the number and placement of driveways.

1. Left turns from or into driveways providing access to Sunset Boulevard shall be minimized as determined by the Department of Transportation in accordance with Section 80.14 of the Los Angeles Municipal Code.
2. Wherever possible, when property to be developed is a corner site with one of the frontages on Sunset Boulevard, driveway access shall be from the side street rather than from Sunset Boulevard.
3. Where the property to be developed does not have a side street property line, but has a rear property line abutting a street or an alley which has an outlet to a side street, site plans shall incorporate access points at said alley or side street in addition to access on Sunset Boulevard.

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3 SECTION 12. SIGN STANDARDS  
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5 A. Prohibitions. The following Signs are expressly prohibited:

6 (a) Commercial Billboards.  
7

8 (b) Roof Signs.  
9

10 (c) Window Signs (except store names, store hours, logos  
11 and holiday paintings which must be removed within five  
12 business days after the holiday).  
13

14 (d) Animated Signs, including flashing neon Signs.  
15

16 (e) Bench Signs.  
17

18 (f) Freestanding Signs (except Sandwich Signs and except as  
19 provided in Subsection C of this Section).  
20

21 B. Requirements. All Signs, except as provided in Subsections C and  
22 D of this Section, shall conform to the following criteria:  
23

- 24 1. The total Sign Area shall not exceed 2 square feet for each of  
25 the first 20 feet of Building Frontage which is adjacent to a  
26 public access way and 1 square foot for each linear foot of  
27 Building Frontage which exceeds the first 20 feet.  
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- 3 2. Where buildings or structures occupy a corner site, total Sign
- 4 Area shall be 1.5 times the Building Frontage. For such
- 5 corner locations, no more than two thirds of the total
- 6 allowable Sign Area shall be permitted facing on any one of
- 7 the street frontages.
- 8
- 9 3. For all buildings occupied by several businesses or uses, the
- 10 size of Signs pertaining to each business or use is governed
- 11 by the proportion of the Building Frontage occupied by that
- 12 business or use.
- 13
- 14 4. Where there is a public entrance from an alley or from a
- 15 parking lot in addition to the main entrance, there shall be
- 16 allowed an additional Sign Area of 1/2 square foot for each
- 17 linear foot on that side of the premises, not to exceed 20
- 18 square feet in area. If there is no public entrance on that
- 19 side of the building, Sign Area is limited to a Business
- 20 Identification Sign, not to exceed 2 square feet in Sign Area.
- 21
- 22 5. No single Sign shall exceed 100 square feet in Sign Area.
- 23
- 24 6. Marquee Signs and Signs attached to awnings may not project
- 25 above the marquee or awning; may not extend more than 12
- 26 inches below the marquee or awning; and shall be at least
- 27 8 feet above the sidewalk or ground.
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- 3 7. One Symbol Sign shall be permitted for each business or use
- 4 and is not included in aggregate size limits. A Symbol Sign
- 5 may not exceed 3 square feet in total area and must project
- 6 from the building or structure on wrought iron brackets of
- 7 uniform size established by the Design Review Board.
- 8
- 9 8. Banners shall be hung on 4-foot flag poles attached
- 10 perpendicularly to the front of a building or structure 12 feet
- 11 above adjacent grade. Banners must be a uniform size of 4
- 12 by 2.5 feet and may not be displayed for more than 30 days.
- 13
- 14 9. All Signs, other than those described in Subdivisions 6, 7, 8
- 15 and 10 of this Subsection shall be parallel to building walls or
- 16 facades.
- 17
- 18 10. Temporary Signs inside a building and visible from the
- 19 outside shall be set back at least 6 inches from a window and
- 20 may not be displayed for more than 30 days. The total Sign
- 21 Area of such Signs shall not exceed 20 percent of the total
- 22 square footage of the window.
- 23
- 24 11. No Sign shall be attached directly to either the inside or
- 25 outside of any window or door, except for store names, store
- 26 hours and logos.
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#### C. Gas Station Sign Requirements

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3 1. In addition to one Wall Sign, a gas station may have one  
4 Monument Sign or one Freestanding Sign. A Freestanding  
5 Sign for a gas station shall not exceed the height of the roof  
6 line of the station or 8 feet in height from ground level,  
7 whichever is less.
- 8  
9 2. Each gas station Freestanding or Monument Sign shall not  
10 exceed 36 square feet of Sign Area including all faces of a  
11 Multi-Faced Sign, and shall be placed in a permanently  
12 landscaped area of no less than 24 square feet surrounded by  
13 a concrete curb of no less than 6 inches and no more than  
14 12 inches in height.
- 15  
16 3. A Double-Faced Sign shall be used to advertise the price of  
17 gasoline. The Sign Area of such Sign shall not exceed  
18 9 square feet on each side, shall be hung beneath the canopy  
19 of the station and shall not extend more than 4 feet beneath  
20 the canopy.
- 21  
22 4. One additional Sign may be used to advertise services offered  
23 by the gas station. Such Sign shall be single-faced, not  
24 more than 12 square feet in total Sign Area, shall be attached  
25 to the building, and shall not extend above the roof of the  
26 building to which it is attached.

27  
28 D. Exceptions. The provisions of this Section shall not apply to:



1. Any Sign required by law or by a governmental agency, except for gas station Signs.
2. Real estate Signs which pertain to rent, lease or sale of property only and have a Sign Area which does not exceed 18 by 25 inches.
3. Block Directory Signs which have been approved by the Design Review Board.
4. Village, traffic direction and parking information Signs which have been approved by the Design Review Board.
5. Murals which have been approved by the Cultural Affairs Commission of the City after approval by the Design Review Board.
6. Time and temperature Signs, provided no advertising is included.
7. Signs advertising the sale or lease of a vacant lot provided they have been approved by the Design Review Board and comply with the following conditions:
  - (a) Signs shall not be illuminated.
  - (b) Total Sign Area shall not exceed 9 square feet.

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3 (c) Signs shall not exceed a height of 6 feet above the  
4 ground level or adjacent sidewalk.

5  
6 (d) Signs shall be located not less than 10 feet from the  
7 property line.

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9 8. Temporary construction Signs located on lots where a building  
10 or structure is being erected or remodeled and which identify  
11 the owner, architects, engineers, financing agent and/or  
12 contractors involved in the project; provided such Sign shall  
13 not be more than 40 square feet in total Sign Area nor extend  
14 more than 8 feet above ground level and shall be removed  
15 within 15 days of the issuance of a certificate of occupancy  
16 for the building or structure.

17  
18 9. Temporary political or other ideological Signs, provided  
19 that such Signs may not be Roof Signs, may not exceed  
20 20 square feet in Sign Area and 10 feet in height, and if  
21 they relate to an election or other event are removed within  
22 15 days following the election or event to which they relate.

23  
24 10. Store hours Signs shall be placed in the front door or window  
25 closest to the front door. Such Signs shall not exceed 3  
26 square feet in Sign Area.

27  
28 11. Signs which identify security protection systems, provided  
such Signs do not exceed a Sign Area of 49 square inches.

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3 12. Flags.

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5 13. Sandwich Signs, provided they do not exceed dimensions of  
6 2 feet by 3 feet, are no higher than 40 inches in overall  
7 height, are placed so as not to impede pedestrian traffic and  
8 are approved by the Design Review Board.

9  
10 E. Abatement of Nonconforming Signs.

11  
12 1. Any Window or Temporary Sign made nonconforming by reason  
13 of this Section shall be completely removed within  
14 180 days following the effective date of this ordinance:

15  
16 2. All other Signs made nonconforming by this Section shall be  
17 completely removed within five years after the effective date  
18 of this ordinance, except for a Sign or structure which  
19 qualifies as an "advertising display" as defined in Section  
20 5202 of the Business and Professions Code.

21 SECTION 13. UNDERGROUND UTILITIES

22  
23 Where feasible, when a completely new building or structure is developed  
24 within the Specific Plan Area, utility connections shall be placed  
25 underground.  
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2 SECTION 14. DESIGN REVIEW AND STANDARDS  
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5 A. Jurisdiction. No building permit shall be issued for any building,  
6 structure or other development of property, except for  
7 single-family residences, unless plans, elevations and/or other  
8 graphic representations of the development have been reviewed and  
9 approved by the Director of Planning after receipt of  
10 recommendations of the Pacific Palisades Commercial Village  
11 Design Review Board.

12 B. The Pacific Palisades Commercial Village Design Review Board  
13

14 1. Composition. The Pacific Palisades Commercial Village Design  
15 Review Board is hereby established, which shall consist of  
16 seven voting members. The voting members shall be  
17 appointed by the Councilmember(s) of the District(s)  
18 encompassing the Specific Plan Area and shall live or work  
19 in the Pacific Palisades, within zip code areas 90272 and  
20 90402.  
21

22 The Board shall be constituted as follows:  
23

24 (a) one member qualified in the discipline of architecture;  
25

26 (b) one member qualified in the discipline of landscape  
27 architecture;  
28

1  
2  
3 (c) one member qualified either in the discipline of urban  
4 planning or of landscape architecture;

5  
6 (d) four additional members.

7  
8 2. Quorum/Action. The presence of five voting members shall  
9 constitute a quorum. However, an approval of any proposal  
10 shall require the positive vote of five members of the Board.

11  
12 3. Terms. Members of the Pacific Palisades Commercial Village  
13 Design Review Board shall be appointed for terms of five  
14 years. Of the original seven members, two shall be appointed  
15 for two-year terms, two for a three-year term, two for a  
16 four-year term and one for a five year term, thus staggering  
17 the terms.

18  
19 4. Vacancies. In the event a vacancy occurs during the term of  
20 a member of the Board, the same official or successor of the  
21 official who appointed the member shall make an interim  
22 appointment of a person to fill out the unexpired term of the  
23 member. Where the member is required to have specific  
24 qualifications, the vacancy shall be filled by a person  
25 having such qualifications.

26  
27 5. Authority and Duties. The Design Review Board shall make a  
28 recommendation to the Director of Planning with respect to  
each Project to be constructed in the Specific Plan Area,

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3 after reviewing plans, elevations and/or other graphic  
4 representations to show the project's compliance with the  
5 criteria set forth in this Specific Plan.

6  
7 6. Fees. A filing fee for processing a design review  
8 application shall be charged pursuant to Section 19.01 of the  
9 Los Angeles Municipal Code.

10  
11 7. Development of Design Guidelines. The Pacific Palisades  
12 Commercial Village Design Review Board shall propose and  
13 the City Planning Commission shall adopt specific design  
14 guidelines to implement provisions established in  
15 Subdivision 8 of this Subsection B. Said guidelines may be  
16 illustrations, interpretations, standards or policies, and  
17 may address the color, materials, texture and/or design of  
18 features including but not limited to public Signs, street  
19 furniture, trash containers, metal bars on windows and  
20 doors, traffic direction and parking information Signs and  
21 exterior building facades.

22  
23 8. Design Review Approvals.

24  
25 (a) Application. All applications for design review approval  
26 shall be submitted to the Office of General Planning in  
27 the Planning Department. Applications shall be deemed  
28 complete only if all the following are included with the  
application:

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(i) Site plan (including illustration of shadow impacts on December 21),

(ii) Landscape plan,

(iii) Floor plan,

(iv) Elevations (including adjacent buildings or structures),

(v) Sign plan and

(vi) Samples of exterior building materials and/or Sign construction materials.

(b) Action of Design Review Board. The Director of Planning shall refer the application to the Design Review Board for its recommendation within five working days of the Department's acceptance of the complete application. The Design Review Board shall review the project and submit its findings to the Director of Planning within 10 working days of such referral or within such additional time as is mutually agreed upon in writing between the applicant and the Board. These findings shall indicate a recommendation of approval, disapproval or approval with modifications to the project. The Board shall make its recommendation on the basis of the following criteria:

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(i) All proposed new buildings or structures shall conform to the provisions of this Specific Plan.

(ii) All signs and exterior renovations of existing buildings and structures shall conform to the provisions of this Specific Plan.

(iii) All proposed buildings or structures shall be designed in such a fashion that all ventilation, heating or air conditioning ducts, tubes, equipment or other related appurtenances are adequately screened from public view.

(iv) Any exterior treatment of a building or structure including color, texture, windows or other architectural features shall be applied to all exterior walls in a similar manner.

(v) Colors and types of building materials shall be reasonably consistent with the nature of existing structures in the area and shall be harmonious with the village-like character of the area.

(vi) The exterior building components, art work, sun shading devices, lighting plan and fixtures shall be compatible with the general village-like character of the area.



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(vii) The proposed buildings or structures shall be designed, to the extent feasible, so as not to cast shadows on adjacent property.

(viii) Buildings and structures shall be oriented to maximize the potential for landscaped areas and public spaces and to minimize obstruction of mountain views.

(ix) The size of proposed buildings or structures shall be similar in scale to surrounding buildings or structures and shall be appropriate to the character of the Palisades Village.

(x) All open areas not utilized for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped so that multiple-family or commercial uses are substantially buffered from the view of single-family residences.

(xi) Landscape design and plant types shall be compatible with the building design, site location and the general village-like character of the area.

(c) Action of Director. The Director of Planning, within 10 working days following receipt of the recommendation of the Design Review Board, shall approve, disapprove

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3 or approve the project with modifications and shall  
4 forward a copy of the determination to the applicant,  
5 Design Review Board and Department of Building and  
6 Safety.

7  
8 (d) Appeals. Any applicant, a member of the City Council,  
9 the Mayor or any other interested person adversely  
10 affected by a determination of the Director of Planning  
11 pursuant to this Specific Plan may appeal the Director's  
12 determination to the City Planning Commission and may  
13 thereafter appeal the action of the City Planning  
14 Commission to the City Council. Such appeals must  
15 be made within 15 days after the postmark date of  
16 the Director's determination or the Commission's  
17 determination if appealed to the City Council, in the  
18 manner prescribed for Tentative Maps in Section 17.06  
19 Los Angeles Municipal Code.

20  
21 (e) Appeal Fees. Fees for filing an appeal from the  
22 Director's determination by the applicant shall be the  
23 same as those for approval of an application required for  
24 a Commission Plan approval, as established in Section  
25 19.01 of the Municipal Code. Appeals by any other  
26 person claiming to be aggrieved shall be as provided in  
27 Section 19.01K2 of the Municipal Code.  
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3 SECTION 15. SEVERABILITY

4 If any provision or clause of this Ordinance or the application thereof to any  
5 person or circumstance is held to be unconstitutional or otherwise invalid by  
6 any court of competent jurisdiction, such invalidity shall not affect other  
7 ordinance provisions, clauses or applications thereof which can be  
8 implemented without the invalid provision, clause or application, and to this  
9 end the provisions and clauses of this Ordinance are declared to be  
10 severable.  
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3 Sec 16 The City Clerk shall certify to the passage  
4 of this ordinance and cause the same to be published by posting for ten  
5 days in three public places in the City of Los Angeles, to wit: one copy  
6 on the bulletin board located at the Main Street entrance to the City Hall  
of the City of Los Angeles; one copy on the bulletin board located at the  
east entrance to the Hall of Justice in said City; and one copy on the  
bulletin board located at the Temple Street entrance to the Hall of  
Records in the said City.

7 I hereby certify that the foregoing ordinance was passed by the Council  
8 of the City of Los Angeles, at its meeting of

NOV 15 1985

9 ELIAS MARTINEZ, City Clerk,

10  
11 By Edward W. Anderson  
Deputy

12 NOV 19 1985

13 Approved \_\_\_\_\_

14  
15 Tom Bradley  
16 Mayor

17 Approved as to Form and Legality

18 November 6, 1985

19 JAMES K. HAHN, CITY ATTORNEY,

20  
21 By Gail Gordon  
22 GAIL GORDON Deputy. City Attorney

23 File No 81-2583, S-1

24  
25  
26 COM011

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

27 See attached report.  
[Signature]  
28 Director of Planning

DECLARATION OF POSTING ORDINANCE

I, Gloria Greene, state as follows:

I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 160515, entitled:

a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on November 15, 19 85, and under direction of said Council and said City Clerk, pursuant to Section 31 of the Charter of the City of Los Angeles, on 11-21 19 85

I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board at the east entrance to the Hall of Justice of the County of Los Angeles in said City, and one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously and conspicuously for ten days, or more, beginning 11-21- 19 85 to and including 12-31 19 85.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 2nd day of January, 19 85 at Los Angeles, California.

Gloria Greene

Deputy City Clerk

Effective Date: 12-31-85