

ORDINANCE NO. 178158

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

SECTION 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on properties shown upon portions of the zoning maps titled "Zone Change Ordinance Map Fletcher Square Community Design Overlay District" and the table for Section 1 below and incorporated herein by this reference, and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code.

Table for Section 1

Existing Zone	New Zone
[Q]C2-1VL	[Q]C2-1VL
M1-1	[Q]M1-1
MR1-1	[Q]MR1-1
PF1-1	[Q]PF1-1

SECTION 2. Pursuant to Section 12.32 G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1 hereof which are subject to the Permanent "Q" Qualified Classification. Where the zone symbols of the new zoning designation as shown in the table for Section 1, are preceded by the symbol "Q" in brackets, the conditions and limitations imposed by the new "Q" Qualified Classification are set forth as follows:

A. All properties located within the Zone Change Ordinance Map shall be subject to the following [Q] Conditions:

1. Use Limitations

- a. An individual retail sales facility shall be confined to a maximum of 75,000 square feet of total floor area. Floor area shall include all interior space used for the storage and display of merchandise, all exterior space used for the storage, display and sales of merchandise (including but not limited to storage and display items adjacent to the front entrance of a store or storage and display of items such as gardening, landscaping or construction equipment adjacent to a store), product storage areas not accessible to customers and ancillary office space related to the operation of a store.
- b. The following uses shall be prohibited:

- I. Drive through facilities such as those associated with restaurants, kiosks banks and drugstores;
- II. Automobile dismantling and automobile salvage yards;
- III. Outdoor storage yards for junk and salvage items, machinery or construction materials that are not associated with a retail establishment or entertainment production facility;
- IV. Freestanding unmanned wireless telecommunication facilities, including radio or television transmitters.

B. Site Planning

- a. Ground floor uses within Fletcher Square South shall be built to the front lot line except where public serving uses such as plazas and outdoor dining areas have been incorporated into the site design.
- b. Ground floor uses within Fletcher Square North shall be set back 10 feet from the public right of way.
- c. Structures along the same street frontage as the Van de Kamps Bakery Historic Monument shall be built to the same setback as the Historic Monument LA-569.
- d. All new buildings in Fletcher Square South shall provide a pedestrian entrance for each business along San Fernando Road or Fletcher Drive.
- e. A break in the building wall along San Fernando Road and Fletcher Drive in Fletcher Square South shall be permitted for a distance not to exceed the linear feet required for driveways and other vehicular access when vehicular access cannot be obtained from side streets or private alleys.
- f. All commercial projects in Fletcher Square South that exceed 50,000 square feet, including rehabilitation of existing buildings as defined in LAMC 13.08 C 2, shall incorporate a minimum of 2,000 square feet of usable outdoor public space in the form of plazas, courtyards and outdoor eating areas.
- g. Seventy five-percent of all usable outdoor public space shall be located at ground level and shall be directly accessible to the general public from San Fernando Road or Fletcher Drive.
- h. Wherever parking structures are to be located along San Fernando road or Fletcher Drive, the structure shall be designed with ground floor commercial or industrial uses integrated into the design along the entirety of the street frontage except those portions which

accommodate for automobile ingress and egress. Commercial or industrial uses shall be designed with a minimum depth of 25 feet.

C. Building Design

- a. All ground floor storefronts on new buildings or rehabilitation of existing buildings as defined in LAMC 13.08 C 2 that are greater than 30 feet in length in Fletcher Square South shall provide for structural bays at a minimum of 20-foot intervals.
- b. All facades on new buildings or rehabilitation of existing buildings as defined in LAMC 13.08 C 2 in Fletcher Square North shall be designed provide articulation that provides relief for every 20 horizontal feet and 15 vertical feet.
- c. Wall openings such as windows and doors within Fletcher Square South shall occupy at least 70-percent of the ground floor street façade along San Fernando Road and Fletcher Drive.
- d. Storefront windows should be a minimum of 18-inches and a maximum of 36-inches from the sidewalk grade to accommodate a traditional bulkhead.

D. Architectural Details

- a. The primary building entrance for all buildings within Fletcher Square South shall be from the public street.
- b. Windows in Fletcher Square South should allow a minimum of 90-percent light transmission. Non-reflective glass shall be used to allow maximum visibility from the sidewalk areas into the interior of all commercial uses.
- c. Storefront windows in Fletcher Square South shall be recessed at least 3 inches from the front plane of the building.
- d. Where awnings and canopies are used on storefronts greater than 25 feet in length, one awnings or canopy shall be provided for each structural bay where such bays exist.
- e. Awnings and canopies shall project a maximum of 36 inches into the sidewalk.
- f. Signs on awnings and canopies shall be permitted only on the valance. The valance shall be a maximum of 8 inches with lettering and logos being a maximum of 6 inches high.

- g. All rooflines within Fletcher Square South that exceed 40 linear feet shall provide some kind of relief either through the application of a gable, dormer, change of material or other type of articulation.
 - h. All free standing walls shall provide a break in plane, or a change in material, or an opening in the surface of the wall every 20 feet in horizontal length or by an articulation or architectural detail such as a staggered wall, an indentation, pattered block or a symmetrical spacing of columns.
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E. Landscaping

- a. A minimum of 5-percent of the total surface area of a surface parking lot shall be landscaped with trees, shrubbery and ground cover.
- b. All surface parking lots shall contain a minimum of one tree for every four parking spaces. Such trees shall be dispersed throughout the parking area. All trees shall have a minimum canopy of 20 feet in diameter at maturity.
- c. Surface parking lots adjacent to the public right of way shall be screened by a solid wall having a continuous height of 3 feet, with breaks provided for pedestrian access only. The wall shall be separated from the sidewalk by a continuous minimum 2-foot wide landscaped buffer.
- d. Landscape buffers separating surface parking areas from the public right of way shall be landscaped with a minimum of one 24-inch box tree for every 20 feet of street frontage. Landscape buffers shall also include but not be limited to ground covering, flowering plants and shrubbery.
- e. All surface parking areas within Fletcher Square South shall include a pedestrian walkway that extends up to 50 feet from the primary structure served by the parking area. The pedestrian walkway shall be paved with stamped concrete or another decorative surface in keeping with the architectural style of the surrounding structures. Where parking areas exist adjacent to San Fernando Road or Fletcher Drive the pedestrian paved surface shall provide a direct link from the street to those structures served by the parking area.
- f. Usable public spaces, including plazas and courtyards should contain a minimum of 15% planted area, which can include trees, shrubs, and/or ground covering. Planters, planter boxes and similar planting containers may be counted toward this requirement.

- g. Paved surfaces within usable public spaces shall be comprised of stamped concrete, tile or other decorative paving surfaces. Asphalt shall be prohibited as a paving surface within usable public spaces.
- h. Landscape setbacks, where required, shall include a 24-inch box tree for every 20 feet of street frontage. Trees installed shall have a minimum canopy diameter of 20 feet at the time of maturity.
- i. Landscape setbacks, where required, shall include a 90-percent ground covering through the use of turf, grass, flowering plants and shrubs.

F. Signage

- a. Wall Signs:
 - I. *Sign Area*. The sign area of any wall sign shall not exceed 2 square feet for each one-foot of lot frontage.
 - II. *Projections*. No wall sign shall project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.
- b. Monument Signs:
 - III. *Number of Signs*. No more than 1 monument sign shall be permitted for an individual project.
 - IV. *Landscaping*. Monument signs shall be located in landscaped areas, which are equal to or greater in area than the dimensions of the face of the sign.
 - V. *Height*. No monument sign shall exceed 6 feet in height measured from grade.
- c. Projecting Signs:
 - VI. *Number of Signs*. Projecting signs shall be limited to 1 for each building.
 - VII. *Area*. The sign area of a projecting sign shall be limited to 16 square feet.
 - VIII. *Location*. Projecting signs shall only be placed at a public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley.
 - IX. *Height*. No projecting sign shall extend above the lowest point of the roof eave visible from the street.
 - X. *Projections*. No projecting sign shall project more than 24 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.

- d. Any time and temperature sign which is not placed on a building roof, shall be permitted, provided it has no blinking lights, includes no advertising, sign content consists exclusively of time and temperature information, the face of the sign is no larger than 16 square feet in area, and the sign conforms to the requirements for projecting signs.
- e. Billboards, Off-site & Pole Signs:
 - XI. Off-site signage, including, billboards and signs advertising off-site activities shall be prohibited.
 - XII. Pole signs shall not be used. This includes the structural modification, increase in height, massing, fascia or addition of poles of existing pole signs.
- f. Temporary banners, streamers, flags not affixed to a flagpole, inflated devices, bubble-machines, rotating devices, and other attention-getting devices shall be prohibited.
- g. Electronic message display signs shall be prohibited.
- h. Internally illuminated canister signs and illuminated architectural canopy signs shall be prohibited.
- i. Signs shall be limited to the use of a maximum of three colors.
- j. Wherever multiple business signs exist on a single building or monument sign the signs shall be of a uniform color scheme and style (allowing for variation in typeface and iconography). All sign backgrounds shall be of a uniform color and all sign typeface shall be of a similar scale.
- k. Florescent colors in signs shall be prohibited.

G. Mechanical, Security & Trash Equipment

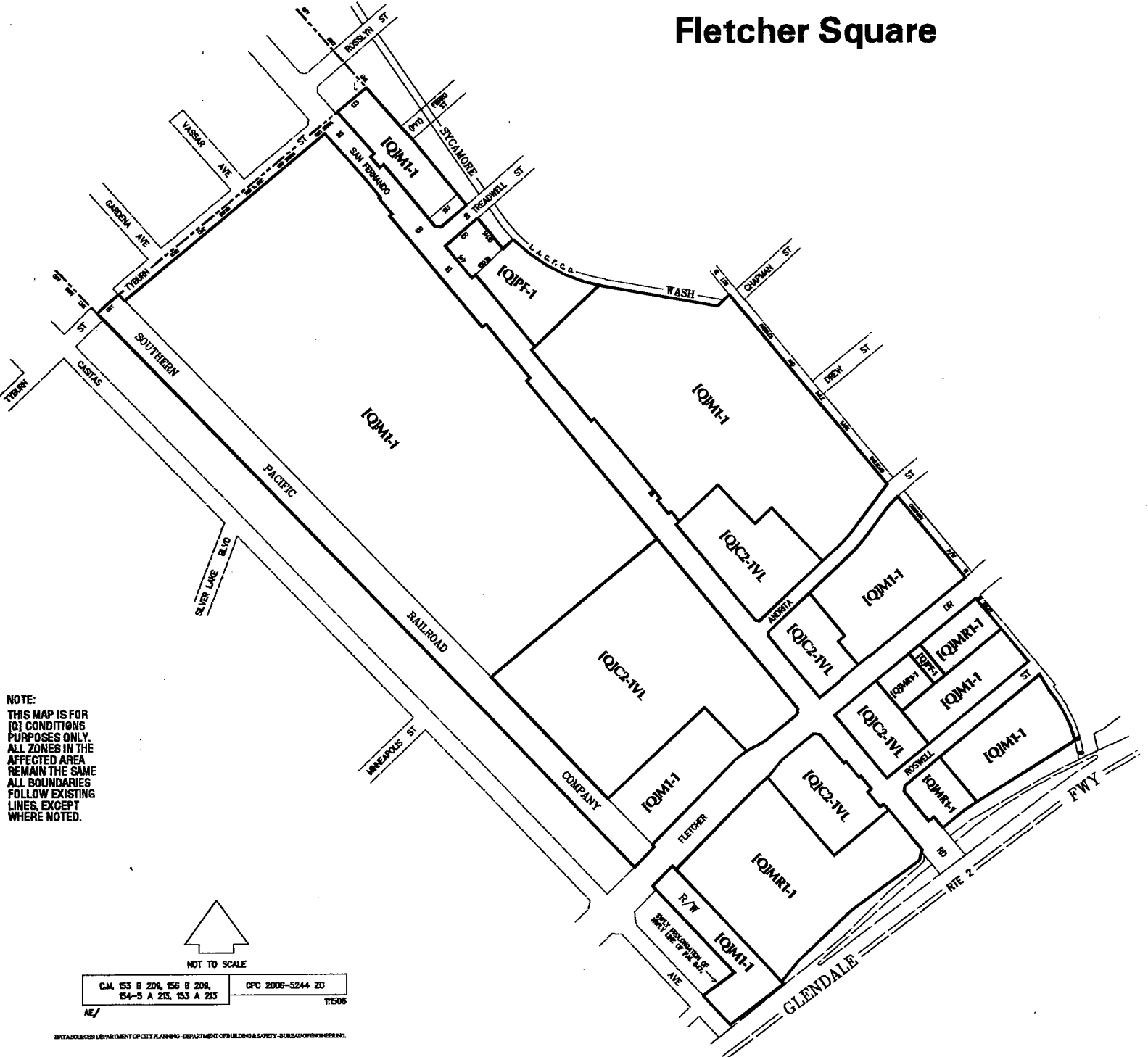
- a. All service areas and loading docks within Fletcher Square South shall be located at the rear of structures.
- b. All exterior rooftop and ground level mechanical equipment, including HVAC equipment, exhaust fans and satellite dishes shall be screened from public view.
- c. All service areas shall be enclosed or completely screened from public view. Enclosures shall consist of fencing, walls or landscaping.
- d. Exterior security grills or permanently affixed security bars shall be prohibited.

- e. Interior security grills shall be retractable and shall recess completely into pockets that completely conceal the grill when it is retracted. Such pockets shall be integrated into the design of the building.
- f. Roll-down security grills that conceal storefront windows shall be prohibited.

B. In addition to those [Q] Conditions listed under Section 2A, the [Q] Conditions pursuant to Ordinance 173,540-SA895 shall be retained.

SECTION 3. URGENCY CLAUSE. The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: An Interim Control Ordinance for the district was adopted to protect the area from development which may be inconsistent with the intent of the approved Community Design Overlay Design Guidelines and Development Standards. Without an Interim Control Ordinance or a permanent zoning regulation in place, the subject area will likely experience significant alterations to the physical environment that would negate the intent of the CDO and degrade the district as a whole. The Interim Control Ordinance will expire on January 9, 2007, and it is therefore urgent that the Zone Change, which implements the approved Design Guidelines and Development Standards, becomes effective prior to the expiration of that Interim Control Ordinance. This Zone Change shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Fletcher Square



NOTE:
 THIS MAP IS FOR
 IQJ CONDITIONS
 PURPOSES ONLY.
 ALL ZONES IN THE
 AFFECTED AREA
 REMAIN THE SAME.
 ALL BOUNDARIES
 FOLLOW EXISTING
 LINES, EXCEPT
 WHERE NOTED.



NOT TO SCALE

C.M. 153 B 200, 156 B 200, 154-5 A 213, 153 A 213	CPC 2008-5244 ZC	116506
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DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, 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. 178158 - Zone change for those parcels lying within the Fletcher Square Interim Control Ordinance Boundary - CPC 2006-5244 ZC -

Urgency Clause - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **December 20, 2006**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **December 28, 2006** I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on **December 28, 2006** and will be continuously posted for ten or more days.

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

Signed this **28th** day of **December 2006** at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: January 7, 2007

Council File No. 06-3167