An Ordinance amending the San Vicente Scenic Corridor Specific Plan, Ordinance No. 153,639.

WHEREAS the San Vicente Scenic Corridor Specific Plan was created by Ordinance No. 153,639 and has been in effect since May 30, 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. Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, inclusive, are hereby redesignated as Sections 3, 4, 6, 7, 11, 12, 13, 15, 16, 17 and 18 respectively.

Sec. 2. Section 1 of Ordinance No. 153,639 is hereby amended to read 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 District 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 located within the dashed lines of 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, 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.

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.

Sec. 3. Ordinance No. 153,639 is hereby amended by adding a new Section 2 to read as follows:

**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 provisions of the Municipal Code of the City of Los Angeles and are intended to carry out the purposes of the Municipal Code. This Specific Plan is intended to be self-contained and to include all the provisions that are necessary to implement the purposes of this Specific Plan. The Specific Plan is not intended to replace or modify the provisions of the Municipal Code, but to exist in addition to them. The Specific Plan shall be read in conjunction with the Municipal Code, and in the event of any conflict between the Specific Plan and the Municipal Code, the provisions of the Specific Plan shall control.
Angeles and do not convey any rights not otherwise granted under such other provisions, except as specifically 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.

Sec. 4. Section 2 of Ordinance No. 153,639 is hereby renumbered and amended by adding the following definitions in their proper alphabetical sequence:

SECTION - 3 - DEFINITIONS

Bar - An establishment operating primarily for the purpose of selling alcoholic beverages to be consumed on the premises.

Block - All lots contained within one of the four numbered areas set forth on the Map in Section 1.
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 12.21.1A 5 and 12.21.1 B4 of the Los Angeles Municipal Code, and the lot area.

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 Cafe - 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.
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.

Sec. 5. Ordinance No. 153,639 is hereby amended by amending the map in Section 4 to include 4 numbered blocks and by adding a new Section 5 to read as follows:

SECTION 5 - USES

A. Permitted and Prohibited Uses.

All uses permitted in the "C4" and "C1.5" 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 A2 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 north to Barrington Avenue.

h. East side of Gorham from San Vicente 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.

Sec. 6. Section 5 of Ordinance No. 153,639 is hereby renumbered and amended to read as follows:

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 alternation 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 E 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 7 E.

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 7 E and 7 F:

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 45-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 from the completion of demolition, a landscape buffer shall be installed pursuant to Section 7 G.

Sec. 7. Ordinance No. 153,639 is hereby amended by adding a new Section 8 to read as follows:

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 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 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.

Sec. 8. Ordinance No. 153,639 is hereby amended by adding a new Section 9 to read as follows:

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:
1. a. Plaza
b. Seating
c. Landscaping
d. Bicycle Racks
e. Outdoor Cafe
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.

Sec. 9. Ordinance No. 153,639 is hereby amended by adding a new Section 10 to read as follows:

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.

Sec. 10. Section 7 of Ordinance No. 153,639 is hereby renumbered and amended to read as follows:

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.

Sec. 11. Section 8 of Ordinance No. 153,639 is hereby renumbered and amended to read as follows:

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.

Sec. 12. Ordinance No. 153,639 is hereby amended by adding a new Section 14 to read as follows:

SECTION 14 - BUILDING HEIGHT AND FLOOR AREA RATIO

A. No building may exceed a Floor Area Ratio of 2.5 to 1.
B. Notwithstanding Section 12.21.1 of the Los Angeles Municipal Code, a building may contain four stories, provided that:

1. The height of the building shall not exceed 48 feet.

2. The Floor Area Ratio of the building shall not exceed 2.0 to 1.

Sec. 13. Section 10 of Ordinance No. 153,639 is hereby renumbered and amended to read as follows:

SECTION 16 - DESIGN REVIEW AND STANDARDS

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 for the following unless plans, elevations and/or other graphic representations of said development have been reviewed and approved by the Director of Planning, acting on the recommendations of the San Vicente Design Review Board:
1. The construction of any new building or structure (other than a single-family residence).

2. Exterior remodeling (other than maintenance and repair work).

3. Signs.

B. The San Vicente Design Review Board

1. Composition. The San Vicente Design Review Board shall consist of seven voting members. The voting members shall be appointed by the Councilmember or Councilmembers of the District(s) in which the Specific Plan Area is located. At least three members shall be from among the following disciplines: architecture, building construction, landscape architecture, planning, landscaping and visual or graphic design. 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.

2. Quorum. The presence of five voting members shall constitute a quorum.
3. Terms. Members of the San Vicente Design Review Board shall be appointed for terms of five years. Of the original seven members, two shall be appointed for two-year terms, two for three-year terms, two for four-year terms and one for a five year term, thus staggering the terms.

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

5. Authority and Duties. The San Vicente Design Review Board shall make a recommendation to the Director of Planning with respect to each project to be constructed in the Specific Plan area after reviewing plans, elevations, and/or other geographic representations to show the project's compliance with the criteria set forth in this Specific Plan.

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

8. Design Review Approvals

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

(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:

(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.

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

d. Appeals. Any applicant, member of City Council, the Mayor, any owner of property within 1,000 feet of the
Scenic Corridor or any other interested person adversely affected by a determination of the Director of Planning pursuant to this Specific Plan may appeal the Director's determination or action to the City Planning Commission and may thereafter appeal the action of the City Planning Commission to the City Council. Such appeals must be made within 15 days after the postmark date of the Director's determination or the Commission's determination if appealed to the City Council, in the manner prescribed for Tentative Maps in Section 17.06 of the Municipal Code.

e. Appeal Fees. Fees for filing an appeal from the Director's determination by the applicant shall be the same as those for approval of an application required for a Commission Plan approval, as established in Section 19.01 l of the Municipal Code. Appeals by any other person claiming to be aggrieved shall be as provided in Section 19.01 K2 of the Municipal Code.
Sec. 14. 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, by a vote of not less than two-thirds of all of its members, at its meeting of NOV 18 1986.

ELIAS MARTINEZ, City Clerk,
Approved NOV 19 1986
By
Approved as to Form and Legality
JAMES K. HAHN, City Attorney
By Susan D. Pfennig
File No. CPC No. 28385
CF No. 76-1923 S-3
JLB66

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

OCT 29 1986
See attached report.

Director of Planning