

ORDINANCE NO. 180797

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 zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the Zoning map shall be as follows:

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Pursuant to Section 12.32.G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

Q-Condition 1: General. For all projects that include one or more lots within the boundary of the Loyola Village Community Design Overlay District, all properties shall meet the guidelines and standards of that overlay.

Q-Condition 2: Parking. Surface parking lots shall not be located between the front property line and the primary building/storefront on Lincoln Boulevard or Manchester Avenue but rather to the rear of all structures, provided there is vehicular access from side streets or alleys to the rear of the lot. Drive-through establishments shall be prohibited.

Q-Condition 3: Parking Access. New driveways or curb cuts along Lincoln Boulevard and Manchester Avenue are prohibited provided there is vehicular access from side streets or alleys to the rear of the lot. Lincoln and Manchester shall be maintained and improved to promote walkability.

Q-Condition 4: Ground-floor Façade Articulation. For new commercial development, at least 60 percent of the building façade at the ground level shall consist of doors and windows. Transparent, non-reflective glass shall be used.

Q-Condition 5: Use: For commercial or RAS zoned parcels, no residential uses shall be permitted on the ground floor. Residential entrances and lobby areas for upper floor residences shall account for no greater than 50% of any ground floor with the balance dedicated to commercial activity. Notwithstanding the above, properties in the RAS4 zone located in the area specified in Ordinance Number 175,996 shall be permitted to have residential uses on the ground floor as authorized by that ordinance and subject to all conditions therein.

Q-Condition 6: Entrances. All buildings shall have their primary ground floor pedestrian entrance from Lincoln Boulevard or Manchester Avenue. This ground floor primary entrance shall be in addition to any rear entrance toward rear parking lots or alleys.

Q-Condition 7: Parking Structure Design. The ground floor of new parking structures shall consist of commercial space fronting Lincoln Boulevard or Manchester Avenue, measuring a depth of at least 15 feet from the building façade.

Q-Condition 8: Security Grilles. External security grilles or permanently affixed security bars, or roll-down grilles that conceal storefront windows shall not be affixed to any façade abutting a public street, excluding rear alleys.

Q-Condition 9: Fences. Chain-link fences and barbed wire are prohibited.

Q-Condition 10a: Landscaping. All areas of a site not occupied by buildings, parking, driveways, or used for outdoor dining or other pedestrian uses should be landscaped; a minimum of 80% of landscaped areas shall consist of plant materials.

Q-Condition 10b: Landscaping. For new building projects, trees shall be planted along rear lot lines adjacent to residential parcels at a ratio of one tree for every 25 feet of lot width. At a

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minimum, these trees should be 24-inch box size with a trunk diameter of two inches and a height of 10 feet at the time of planting.

Q-Condition 11a: Signs. Billboards, super graphics, off-site signs, pole signs, roof signs, banners, illuminated architectural canopy signs, flashing, moving or blinking signs and inflatable devices are prohibited. The following changes to above-mentioned existing signs shall be prohibited: the enlargement of signs, the augmentation of signs with lighting or digital displays, and the addition of sign facing. No upgrading, modernization, electrification, digitizing or alteration to existing billboards shall be permitted.

Q-Condition 11b: Signs. Each premise or business shall be permitted one wall sign. If the premise abuts another street, alley, or public parking area, one additional sign is permitted on the building at that location.

Q-Condition 12: Retention of Previously Existing (Q) Qualified Conditions. This Q-Condition assures compliance with conditions of prior zone changes pursuant to Ordinance Number 175,996 for the property located at the Southwest corner of Manchester Avenue and Lincoln Boulevard (Assessor Parcel Number 4119026039).

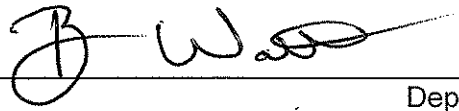
Q-Condition 13: Multi-Family Residential Development. There are several parcels zoned R-3 along Lincoln Boulevard north of 83rd Street. Any new residential development on these parcels shall adhere to the Multiple Family Residential design policies specified in the Urban Design chapter of the Westchester – Playa del Rey Community Plan. The mixed use concept encourages cohesive commercial development integrated with housing, which also includes separate commercial and residential structures in the same block.

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Section 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles JUL 07 2009, and was passed at its meeting of JUL 14 2009.

JUNE LAGMAY, City Clerk

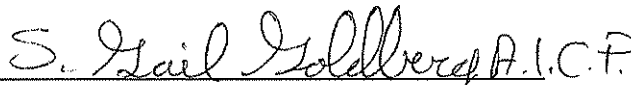
By  Deputy

Approved JUL 23 2009

 Mayor

Pursuant to Sec. 559 of the City Charter,
I **approve** this ordinance on behalf of the City
Planning Commission and recommend its
adoption.

June 19, 2009
See attached report

 A.I.C.P.
S. Gail Goldberg
Director of Planning 

File No. 09-0870 CPC 2007-3278-ZC-CDO

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. 180797 – Zone change for the Loyola Village Community Design Overlay District in the Westchester-Playa Del Rey Community Plan Area – CPC 2007-3278-ZC-CDO - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **July 14, 2009**, 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 **July 27, 2009** 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 Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **July 27, 2009** 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 **27th** day of **July 2009** at Los Angeles, California.



Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: September 5, 2009

Council File No. 09-0850