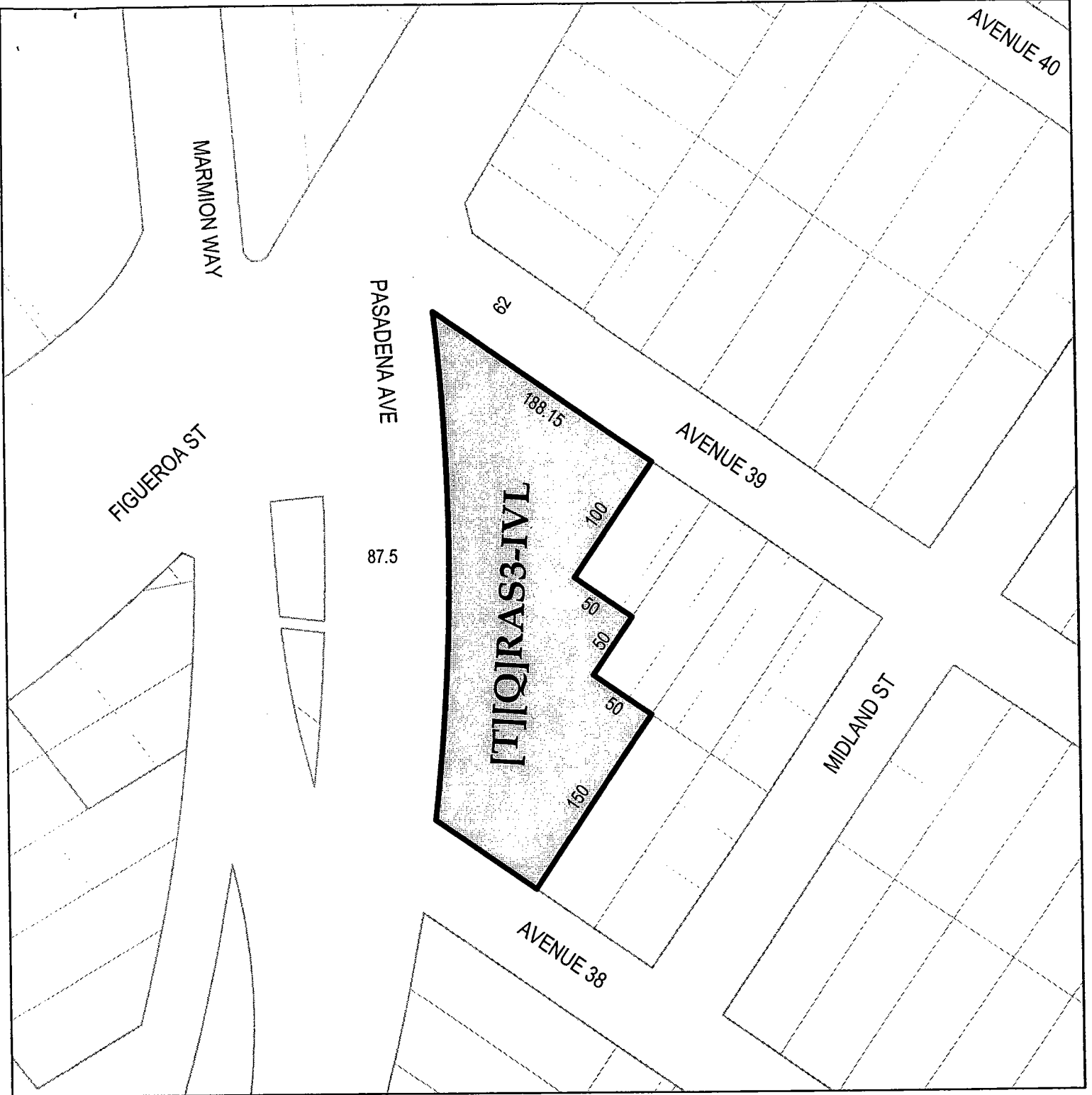


An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.


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

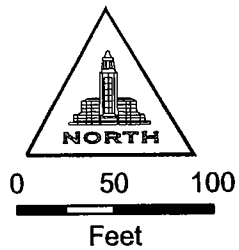
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon portions of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map shall set forth the zones and height districts as shown on the attached Northeast Los Angeles Community Plan Ordinance Maps and the Table for Section 1 attached hereto and incorporated herein by this reference.



SUBAREA 1

Legend

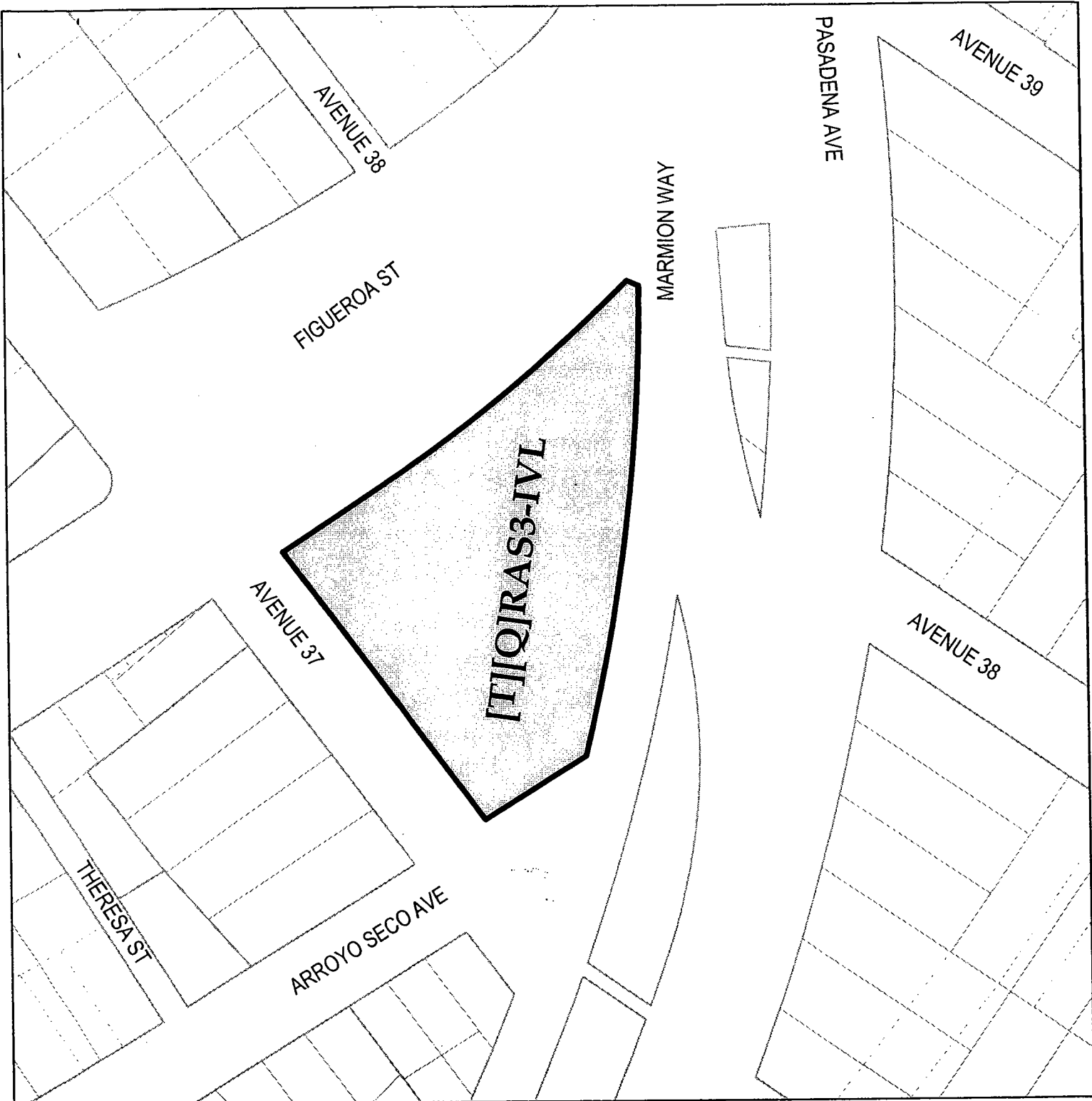
 ZONE CHANGE AREA



CM 144A223 & 145.5 A223	CPC 2006 - 5242 ZC GPA
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DG 1/16

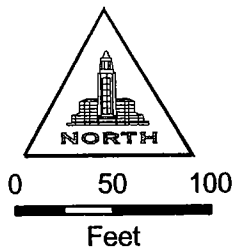
06/19/07



SUBAREA 2

Legend

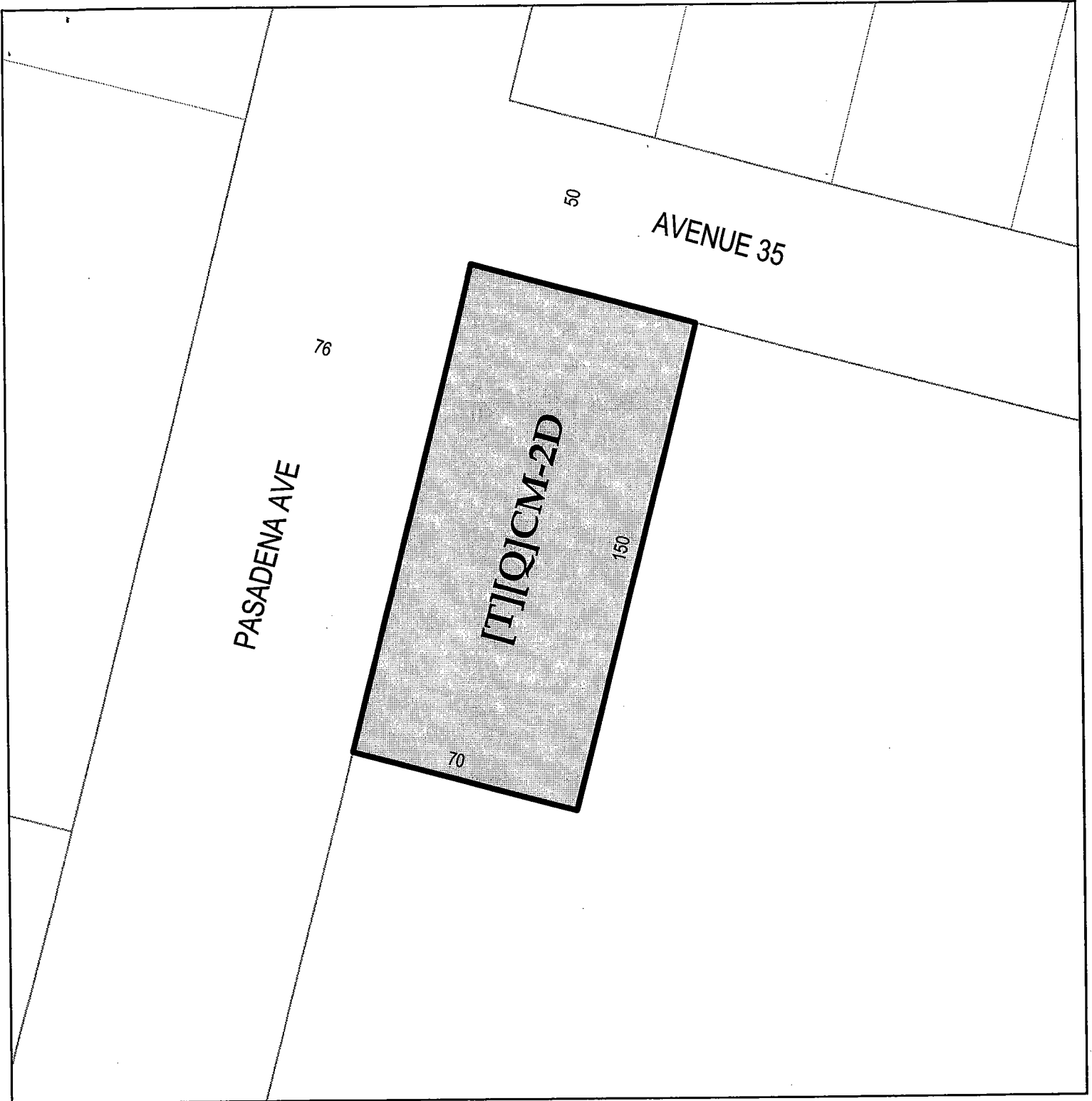
 ZONE CHANGE AREA



CM 144 A 223	CPC 2006 - 5242 ZC GPA
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DG 104

06/19/07



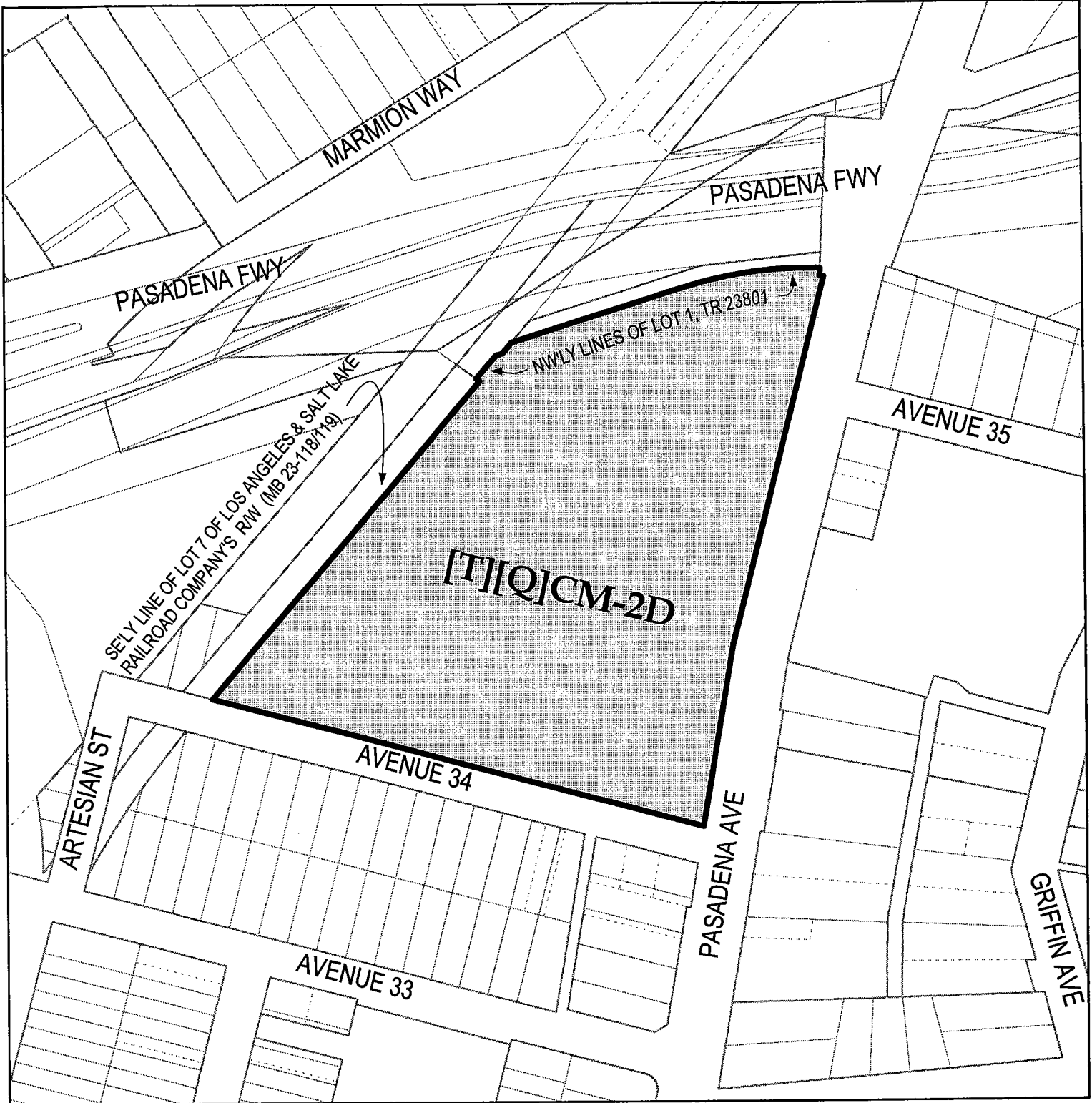
SUBAREA 3

Legend

 ZONE CHANGE AREA



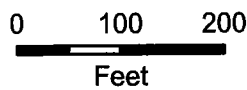
CM 142.5 A 223	CPC 2006 - 5242 ZC GPA
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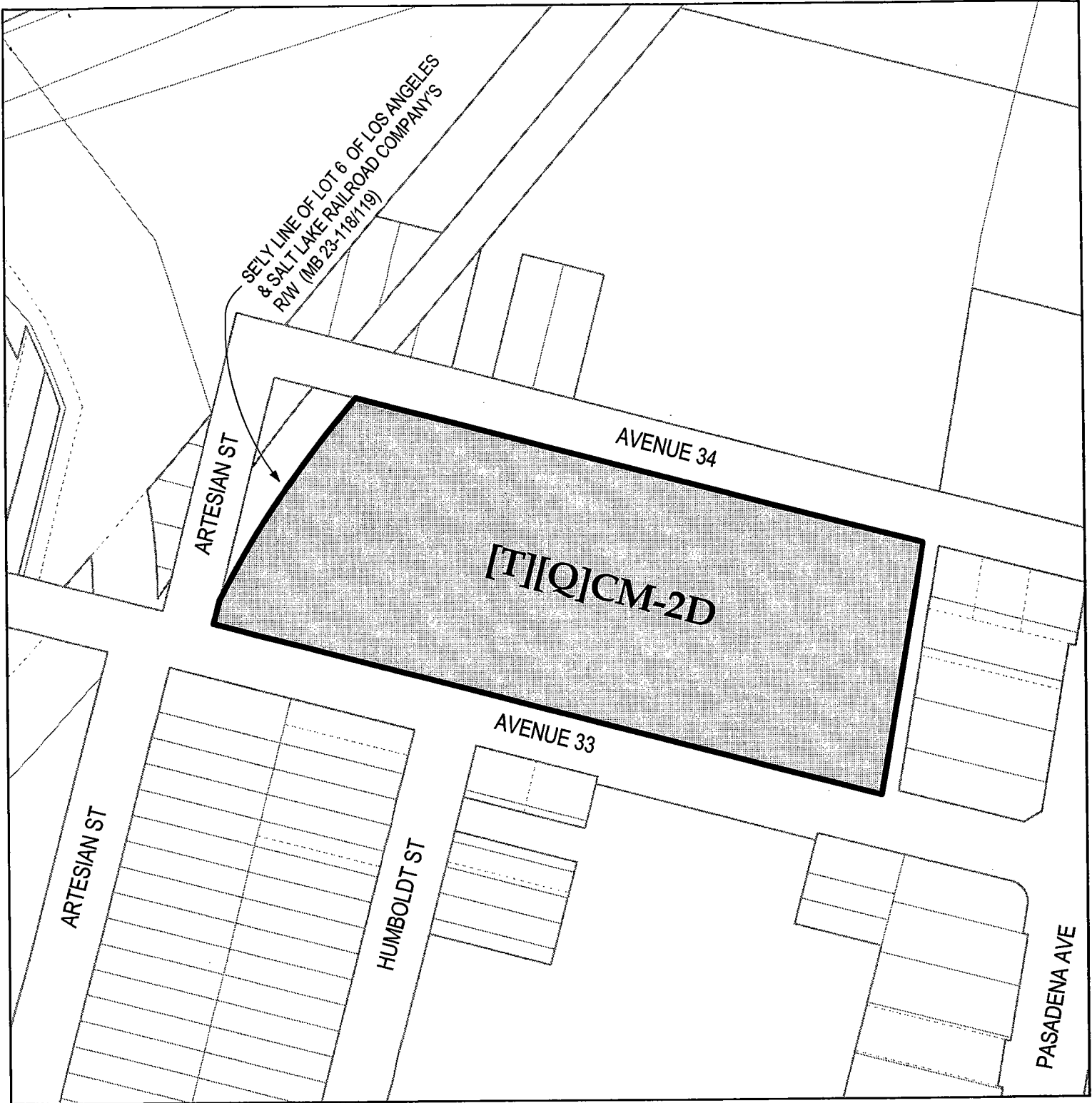
SUBAREA 4

Legend

 ZONE CHANGE AREA




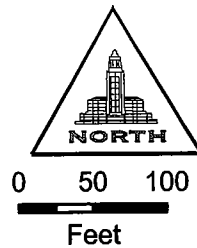
CM 142.5 A221 & 142.5 A223	CPC 2006 - 5242 ZC GPA
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SUBAREA 5

Legend

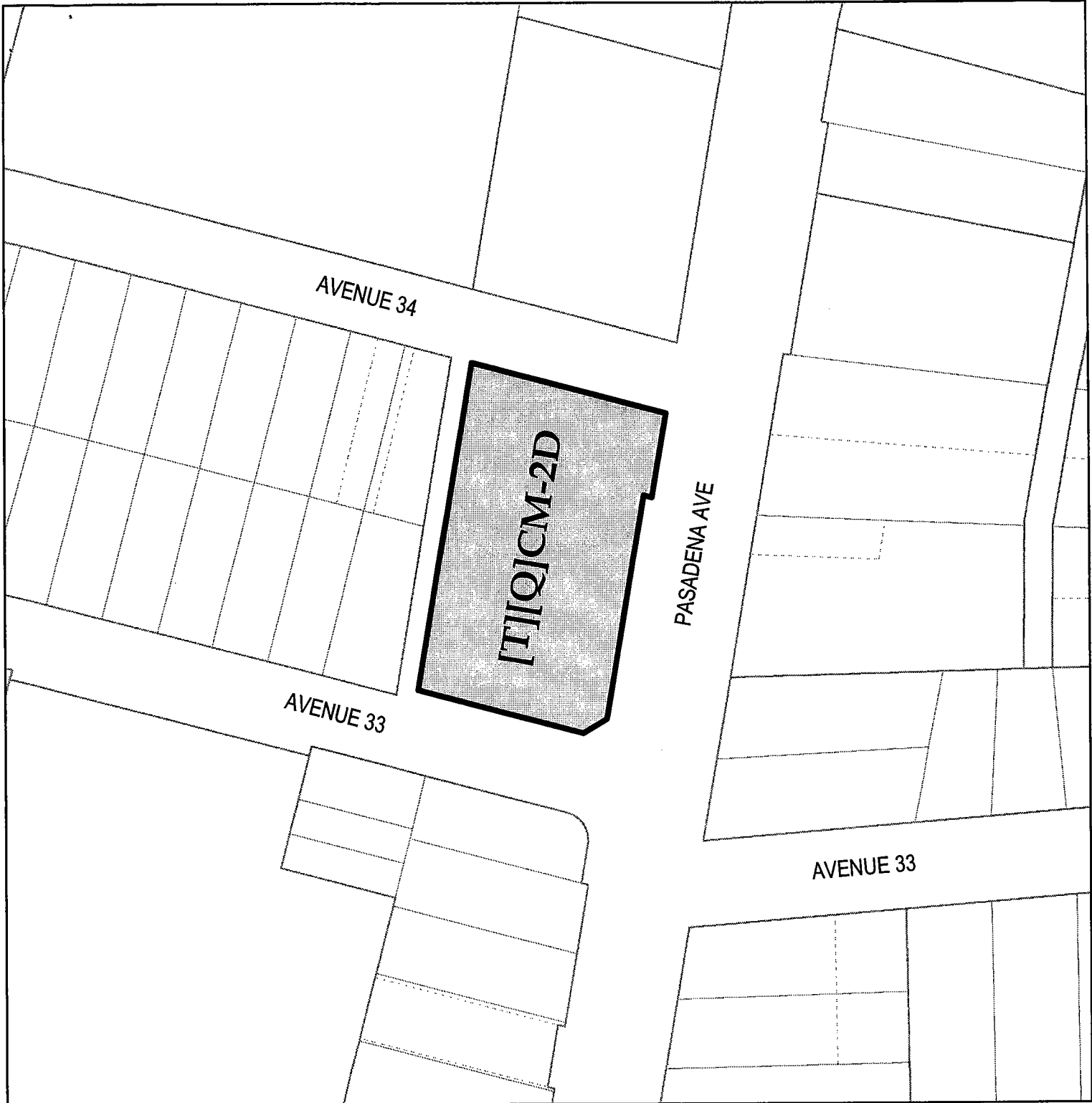
 ZONE CHANGE AREA



CM 142.5 A221 & 142.5A223	CPC 2006 - 5242 ZC GPA
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DYG/uc

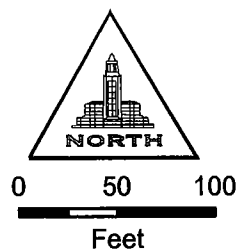
06/19/07



SUBAREA 6

Legend

 ZONE CHANGE AREA



CM 142.5 A 223	CPC 2006 - 5242 ZC GPA
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CPC-2006-5242-ZC-GPA

Section 2. The intent of this Ordinance is to change the zones and height districts of property in order to promote mixed-use development in close proximity to a transit station. Because of the number of parcels affected by this ordinance, the City Council has approved this form of ordinance which utilizes subarea designations, tables and a map to establish the location of the affected properties and to make the necessary changes.

Each subarea listed in the attached Table for Section 1 is shown on the attached maps. Reference is made on each map to "CM" (Cadastral Map), a map maintained on file by the Department of Building and Safety.

References in the Table for Section 1 under the column "Existing Zone and Height District" are to the zoning classification and height district classification prior to the adoption of this ordinance and are for informational purposes only, to assist in the updating of the zone map.

In the Table for Section 1, the column "New Zone and/or Height District" sets forth the change of zone and/or height district effectuated by this ordinance.

If this ordinance effectuates a height district change for a subarea, or a portion thereof, and if such a subarea, or portion thereof, is already subject to existing "Q" Qualified Conditions limiting the height or floor area, then as between the requirements of the new height district classification and the existing "Q" Qualified Conditions, the more restrictive limitations shall control.

TABLE FOR SECTION 1 – ZONE AND HEIGHT DISTRICT CHANGES

SUBAREA	EXISTING ZONE	NEW ZONE
NO.	AND HEIGHT DISTRICT	AND/OR HEIGHT DISTRICT
1	[Q]C2-1VL	[T][Q]RAS3-1VL
1	RD2-1	[T][Q]RAS3-1VL
2	[Q]C2-1VL	[T][Q]RAS3-1VL
3	M1-1	[T][Q]CM-2D
4	MR1-1	[T][Q]CM-2D
5	MR1-1	[T][Q]CM-2D
6	M1-1	[T][Q]CM-2D

CPC-2006-5242-ZC-GPA

Section 3. Pursuant to Section 12.32 K 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, which is subject to the "Q" Qualified Classification or "D" Development Limitation.

Limitations imposed upon the use of property subject to the permanent "Q" Qualified Classification or "D" Development Limitation are imposed pursuant to Section 12.32K and 12.32G, respectively, of the Los Angeles Municipal Code. The "Q" Qualified Conditions are indicated by the symbol "Q" in brackets proceeding the proposed zoning designation (for example, [Q]C2). The "D" Development Limitations are indicated by a "D" following the height district designation (for example, C2-2D).

SUBAREAS 3, 4, 5 AND 6

“D” Development Limitations

1. **Floor Area.** The total floor area of all buildings on the subject lots shall be limited to a Height District 2D with a maximum FAR of 3:1. An additional FAR of 1:1 may be granted for mixed-use projects that incorporate affordable housing at income levels and dwelling unit percentages consistent with State Code. An additional FAR incentive of 0.5:1 may be granted for the inclusion of a childcare facility. Therefore, mixed-use developments which incorporate affordable housing may have a maximum FAR of 4.0:1; mixed-use developments which include a childcare facility without an affordable housing component may have a maximum FAR of 3.5:1; mixed-use developments which include both affordable housing and a childcare facility may have a maximum FAR of 4.5:1.

SUBAREAS 1 AND 2

[Q] QUALIFIED 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.

A. General Conditions

1. **Use Limitations.**

- a. There shall be no 100% commercial projects allowed on parcels fronting Figueroa Street or Pasadena Avenue.
- b. There shall be no 100% residential projects allowed on parcels fronting Figueroa Street or Pasadena Avenue.
- c. The following uses shall be prohibited:
 - (i) Any drive-through facilities, such as those associated with restaurants, kiosk banks and drugstores;
 - (ii) Automobile dismantling and automobile salvage yards, and automobile storage 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) Recycling Centers;
 - (v) Off-site alcoholic beverage sales.

2. **Parking.**

a. **Surface Parking.**

- (i) Approval of plans by the Director of Planning shall be required for any project for which surface parking exceeds 20% of the total lot area.
- (ii) Surface parking shall be to the rear of the lots that front Pasadena Avenue or those that front Figueroa Street, or shall be placed below grade.

- b. **Shared Parking.** Residential and mixed-use commercial/residential projects shall provide parking as required by the Los Angeles Municipal Code. Commercial parking shall be made available to residents and residential visitors during off-business hours. In the event that the project is developed under the regulations contained in Section 12.22 A 25 of the Municipal Code (Affordable Housing Incentives/Density Bonuses), parking may be provided as permitted by that Section for the length of time that the residential units remain as restricted affordable units.

- (i) Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
- (ii) Signs shall be clearly posted at project entrances directing residential visitors to commercial parking during off-business hours. The signs shall be in large, easy-to-read lettering and shall indicate the general location of the parking. Sign wording shall be to the satisfaction of the Planning Department.

SUBAREAS 1 AND 2

B. Design Conditions

1. Site Planning

- a. Development fronting Figueroa Street or Pasadena Avenue shall designate Figueroa Street or Pasadena Avenue as the front yard.
- b. All new buildings fronting Figueroa Street or Pasadena Avenue shall provide a pedestrian entrance for each business along Figueroa Street or Pasadena Avenue.
- c. Ground floor commercial uses shall be built to the front lot line except where publicly accessible open spaces are provided, such as plazas and outdoor dining areas, and have been incorporated into the site design.
- d. A minimum of 75 percent of all usable outdoor public space shall be located at ground level and shall be directly accessible to the general public from Figueroa Street or Pasadena Avenue beginning at dawn and ending at dusk or close of on-site businesses, whichever occurs later.
- e. Ground floor frontage along Pasadena Avenue and Figueroa Street shall be designated for commercial uses. Ground floor uses shall be designed with a minimum depth of 25 feet.

2. Building Design

- a. A break in the building wall along Figueroa Street or Pasadena Avenue shall only be permitted when vehicular access cannot be obtained from side streets or private alleyways, as determined by LADOT. The break in the wall, when permitted, shall not exceed a distance of the linear feet required for driveways and other vehicular access. When vehicular access must be taken from the primary street, the driveway entry gate shall be recessed from the sidewalk by a minimum of 20 feet.
- b. All ground floor storefronts in new buildings that are greater than 30 feet in length shall provide architectural features on the building façade that will help to create a pattern along the street frontage and avoid the presence of a monotonous façade through the use of vertical elements, such as columns, placed in a pattern, or recesses in the façade, at minimum intervals of 20 feet.
- c. All facades on new buildings shall be designed with articulation that provides relief for every 20 horizontal feet and 15 vertical feet.
- d. The front elevation of all new structures shall be stepped back a minimum of five (5) feet from the front property line at the third story and again at the fifth story.
- e. Wall openings, such as windows and doors, shall occupy at least 70 percent of the ground floor street façade along Pasadena Avenue and Figueroa Street.
- f. Storefront windows shall be a minimum of 18 vertical inches and a maximum of 36 vertical inches from sidewalk grade.

3. Architectural Details

- a. Articulation and architectural detail shall be applied equally on all building elevations.
- b. All balconies shall be flush with the exterior wall and made of an opaque materials for the first four feet.

SUBAREAS 1 AND 2

- c. All balconies shall be of a usable dimension, a minimum of six feet wide.
 - d. Building entrances shall meet the following criteria:
 - (i) All projects shall provide a prominent residential entry that is accessible from the public right-of-way abutting the front yard; and
 - (ii) Each commercial premise shall provide a front door that is accessible from the public right-of-way abutting the front yard.
 - e. All buildings shall provide security lighting for pedestrians on the ground floor of building facades fronting public rights-of-way.
 - f. Windows shall 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.
 - g. Storefront windows shall be recessed at least 3 inches from the front plane of the building.
 - h. Where awnings and canopies are used on storefronts greater than 25 feet in length, one awning or canopy shall be provided for each structural bay where such bays exist.
 - i. Awnings and canopies shall project a maximum of 36-inches into the sidewalk.
 - j. Awnings and canopies shall be attached to the building, without support poles on the sidewalk.
 - k. All rooflines 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.
- 4. Walls and Fences:**
- a. Exterior walls shall be treated with graffiti resistant-surfaces. Such treatment may include specialized coatings and the installation of vegetation.
 - b. All free-standing walls shall provide a break in plane, or a change in material, or an opening in the surface of the wall at minimum every 20 feet in horizontal length, or by an articulation or architectural detail such as a staggered wall, an indentation, patterned block or a symmetrical spacing of columns at minimum every 20 feet.
 - c. Free-standing walls or fences shall not use barbed wire or razor wire to adorn the tops of walls within view of the public right-of-way.
 - d. Walls or fences in the front yard shall not exceed 42 inches in height, as measured from the lowest adjacent grade, and shall be constructed of transparent decorative materials that are integrated into the design and architecture of the building.
 - e. Where taller walls or fences, up to a maximum of 6 feet in height, are required for security reasons, the fence or wall shall be located inside the setback landscape buffer, integrated into the architecture of the building and screened by landscaping or otherwise designed to be obscured from view from the public way. This condition applies to walls or fences in side or rear yards only.
 - f. Fences and walls exceeding 42 inches in side or rear yards may be located at the property line only when permitted portions of the required yard are used for private or common open space, as allowed by the Los Angeles Municipal Code. Otherwise these walls and fences shall be located within the landscaped setback, per Condition C-4(e).

SUBAREAS 1 AND 2

5. Landscaping

- a. Open space shall be provided per LAMC.
- b. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, pedestrian paths or walkways shall be attractively landscaped and include an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.
- c. A minimum of five percent of the total surface area of a surface parking lot shall be landscaped with trees, shrubbery and ground cover.
- d. A minimum of 50 percent of common usable open space, including plazas and courtyards, shall be planted in ground cover, shrubs or trees. Trees shall be planted at a ratio of one tree for every 1,000 square feet of lot area. Trees shall be at minimum 24-inch box trees, and shall be planted within open space areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly irrigated and drained to the satisfaction of the Planning Department.
- e. 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.
- f. Any portion of a parking level which exceeds grade shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms, none of which shall be shorter than three (3) feet in height. Any planter box or berm shall not be considered in calculating additional height of a structure.
- g. All surface parking areas shall include a pedestrian walkway from the primary structure served by the parking area up to a distance measuring 50 straight-line feet. The pedestrian walkway shall be paved with stamped concrete or another decorative surface in keeping with the architectural style of the surrounding structures.
- 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 90 percent ground covering through the use of turf, grass, flowering plants and shrubs.
- j. Street trees shall be 24-inch box trees planted along the street frontage, spaced 20 feet on center with root collars to prevent uplifting of sidewalks. Street tree type shall match the prevailing street tree of the street provided that it is an acceptable tree species, to the satisfaction of the Bureau of Urban Forestry.

6. Mechanical, Security & Trash Equipment

- a. All service areas and loading docks 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.

SUBAREAS 1 AND 2

- 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.

C. Environmental Conditions

1. Aesthetics (Landscaping)

All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

2. Aesthetics (Surface Parking)

A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb and landscape. An automatic irrigation plan shall be approved by the City Planning Department.

3. Aesthetics (Graffiti)

The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to heights of at least 9-feet, excluding windows and signs or the walls may be covered with graffiti proof coatings.

4. Aesthetics (Signage)

On-site signs are limited to the maximum allowable under the Municipal Code. Multiple temporary signs in the store windows and along the building walls shall be prohibited.

5. Aesthetics (Light)

Outdoor lighting shall be designed and installed with shielding so that the light source cannot be seen from adjacent residential properties.

6. Aesthetics (Glare)

The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.

7. Air Pollution (Stationary)

RESIDENTIAL – The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

