

ORDINANCE NO. 176,558

**RESEDA CENTRAL BUSINESS DISTRICT COMMUNITY DESIGN OVERLY
PERMANENT [Q] CONDITIONS**

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

NOW THEREFORE,

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 shown upon portions of the zoning map entitled “Zone Change Ordinance Map - Reseda Central Business District (CBD) Community Design Overlay District (CDO)”, and Tables A and B for Section 1 below are incorporated herein by this reference, and made part of Article 2, Chapter 1, of the Los Angeles Municipal Code.

Table A for Section 1

Existing Zone	New Zone
C2-1L	[Q]C2-1L
C2-1VL	[Q]C2-1VL
C2-1D	[Q]C2-1D
C2-2D	[Q]C2-2D
CR-2D	[Q]CR-2D
CR-1VL	[Q]CR-1VL
M1-1	[Q]M1-1
M1-2	[Q]M1-2
OS-1XL	[Q]OS-1XL
P-1	[Q]P-1
P-1L	[Q]P-1L
P-1VL	[Q]P-1VL
P-1D	[Q]P-1D
P-2D	[Q]P-2D
R1-1	[Q]R1-1

Existing Zone	New Zone
R1-2	[Q]R1-2
R1-1D	[Q]R1-1D
R1-2D	[Q]R1-2D
R1-1VL	[Q]R1-1VL
R1P-1L	[Q]P-1L
R1P-1VL	[Q]P-1VL
R1P-1D	[Q]P-1D
R1P-2D	[Q]P-2D
R2-1D	[Q]R2-1D
R2-2D	[Q]R2-2D
R2-1L	[Q]R2-1L
R2P-2D	[Q]P-2D
R3-1	[Q]R3-1
R3-1D	[Q]R3-1D
R3-1L	[Q]R3-1L
R3-1VL	[Q]R3-1VL
R3P-1D	[Q]R3-1D
R3P-1L	[Q]P-1L
RA-1	[Q]RA-1
RA-1VL	[Q]RA-1VL
RD2-1VL	[Q]RD2-1VL
(Q)C2-1VL	[Q]C2-1VL
(Q)C2-L	[Q]C2-L
(Q)C2-1L	[Q]C2-1L
(Q)C2-2	[Q]C2-2
(Q)P-1	[Q]P1
(Q)P-1L	[Q]P-1L

Existing Zone	New Zone
(Q)P-1VL	[Q]P-1VL

Table B for Section 1

Subarea	Existing Zone	New Zone
A	(Q)C2-1VL	[Q]C2-1VL
B	(Q)R3-2	[Q]R3-2
C	(Q)C2-2	[Q]C2-2
D	QC1-2D	[Q]C1-2D
E	[Q]P-1VL	[Q]P-1VL
F	(Q)CR-2D	[Q]CR-2D
G	(Q)C2-2D	[Q]C2-2D
H	(Q)CR-2D	[Q]CR-2D
I	(Q)CR-1D	[Q]CR-1D
J	[Q]RD2-1VL	[Q]RD2-1VL

Section 2. The conditions and limitations imposed by the new “[Q]” Qualified Classification are set forth as follows.

[Q] Conditions:

A. Uses.

1. Commercial.

a. Auto-Related Uses

- i. New auto-related uses as defined in Sec. 12.03 of the Los Angeles Municipal Code shall be prohibited with the exception of automobile retail. Retail shall include automobile related items which are purchased on-site, but are installed off-site. For the purpose of this ordinance, auto-related uses shall also include the installation of tires, stereo equipment, automobile alarms, lubrication, fueling and repair, and other such uses as determined by the Director of Planning.

- ii. Remodeling or expansion of any existing, legal non-conforming auto-related use (as evidenced by a final Certificate of Occupancy issued prior to the effective date of this ordinance), of an area greater than 20 percent of the existing structural square footage, shall be shall in accordance with Sec. 13.08 E of the Los Angeles Municipal Code. Signage included as part of a remodeling and/or expansion pursuant to this subsection, shall be reviewed in accordance with Sec. 13.08 E of the Los Angeles Municipal Code.
- b. Open Storage shall be prohibited.
- i. For purposes of this ordinance, open storage is the covered or uncovered ground level portion of a business operation which is not completely enclosed within a building or structure and is used to store items for purchase or repair.
 - ii. For the purposes of this ordinance, the term does not apply to plant nurseries or flower stores.
 - iii. Additional uses may be exempt from this provision as determined by the Director of Planning.
- c. Residential use of any building/structure located on a commercially-zoned lot shall be prohibited on the ground-floor level to a depth of a minimum 100 feet, as measured from the building frontage.
- d. Commercial projects located on Sherman Way or Reseda Boulevard shall provide a street front entrance to remain open during business hours for pedestrian access. The front entrance can be provided directly onto the public right-of way, or via a walkway connecting the entrance to the public right-of-way (when parking is provided in front of the business).

Business Hours, as defined for the purpose of this ordinance, shall be the time period in which a business is open, operational, and providing goods and/or services to the public.

2. Industrial.

A. Industrial uses shall be limited to those first permitted in the M1 Zone, except the following uses shall not be permitted:

- i. All sports stadiums, arenas and concert halls [unless approved by conditional use as indicated in Section 12.24 U of the Los Angeles Municipal Code.].
- ii. Asbestos products manufacturing
- iii. Battery rebuilding
- iv. Bus storage or operating yard
- v. Car barn
- vi. Cesspool pumping, cleaning and draining
- vii. Equipment storage yard
- viii. Electric foundry
- ix. Electroplating works
- x. Foundry
- xi. Freight forwarding station
- xii. Gardener's refuse collection yard or station
- xiii. Moving van storage or operating yard
- xiv. Portland cement, bulk transfer
- xv. Tank truck parking or storage
- xvi. Truck rental, sales or storage yard

B. Auto-Related Uses.

- i. Remodeling or expansion of any existing, legal non-conforming auto-related use (as evidenced by a final Certificate of Occupancy issued prior to the effective date of this ordinance), of an area greater than 20 percent of the existing structural square footage, shall be shall in accordance with the Los Angeles Municipal Code. Signage included as part of a remodeling and/or expansion pursuant to this subsection, shall be reviewed in accordance with Sec. 13.08 E of the Los Angeles Municipal Code.

3. Other Use Prohibitions

A. Shelters for the Homeless shall be expressly prohibited.

i. For purposes of this ordinance, the prohibition shall apply to Shelters for the Homeless as defined in the Los Angeles Municipal Code Section 12.03, and further established pursuant to Los Angeles Municipal Code Sections 12.80, 12.81, and 14.00.

B. Building/Structural Height

1. Height of buildings shall be restricted to 45 feet with the exception of projects located within the Residential Accessory Service (RAS) Zone which shall not exceed 50 feet in height.

a. The regulations relative to height, noted in subsection (1), above, shall prevail for buildings and structures located on those lots within the Zone Change Ordinance-Reseda CBD CDO boundaries, except as expressly noted herein.

i. For Subarea A (Ord. No. 150,669); Subarea B (Ord. No. 163,460); Subarea C (Ord. No. 163,214); Subarea D (Ord. No. 153,671); Subarea F (Ord. No. 160,444); Subarea G (Ord. No. 154,826); Subarea H (Ord. No. 161,061); and Subarea I (Ord. No. 156,185), the more restrictive height limitations, as set forth in said ordinances, shall prevail.

C. Signs.

1. Prohibited Signs.

- a. Poles Signs.
- b. Off-site commercial signs, including billboards.
- c. Freestanding signs on walls and fences.
- d. Illuminated Architectural Canopy Signs.
- e. Cabinet Signs.
- f. Roof Signs.
- g. Inflatable signs, including, inflatable devices used for display or to attract attention.

- h. Blinking, flashing, electronic, moving signs and or signs with any rotating or moving parts which gives the impression of movement.
- i. Flags, individual or attached to a string , used for commercial purposes.

2. Sign Restrictions

- a. The total signage per business shall be limited to 2 square feet for each 1 foot of building frontage (excluding window signage). The sign area shall be calculated using only the frontage of that particular business and shall be affixed to the wall from which the calculations were taken.
- b. Each business is permitted one wall or channel letter sign for each public entrance.
- c. Wall Sign - Area of wall sign shall be limited to 2 square feet for each 1 foot of building frontage.
- d. Projecting Signs shall be a maximum 16 square feet and shall not project more than 30 inches or half the width of the adjacent public sidewalk, whichever is less. Projecting Signs shall be limited to one per business.
- e. Awning Signs shall be limited to 1 square foot for each 1 foot of building frontage.
- f. Rear signage shall be non-illuminated.

D. Parking Buildings Adjacent to Residential Zoned Property.

- 1. Parking Buildings shall be limited to a maximum of two (2) stories in height above grade. Subterranean parking shall not exceed two (2) feet in height above grade.
- 2. There shall be no external wall openings nor open driveway ramps to the upper level of a parking building on the side of the building facing the residential-zoned property.
- 3. To minimize noise impact, parking buildings equipped with air circulation vents and/or fans shall not have such vents and/or fans facing a residential zone.
- 4. All interior and exterior driveways and ramps of parking structures shall be broom-finished concrete.
- 5. Parking buildings shall be designed to substantially screen automobiles contained therein from the public view. The front of a parking building or any of its sides facing a public right-of-way, shall be designed so that it is similar in color, materials, and architectural detail with the building it serves.

Section 3. The City Clerk shall certify to the passage of this ordinance and have it published 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 City Hall; one copy on the bulletin board located on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in said City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of March 9, 2005.

Ordinance Passed by City Council: March 9, 2005

Ordinance Effective: May 2, 2005

