

ORDINANCE NO. 176,332

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 Miracle Mile 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

Sub-Area	Existing Zone	New Zone
	C4-1	[Q]C4-1-CDO
	C4-2	[Q]C4-2-CDO
A	[Q]C2-1	[Q]C2-1-CDO
B	[Q]C2-1	[Q]C2-1-CDO
C	[Q]C2-1	[Q]C2-1-CDO
D	[Q]C2-1-O	[Q]C2-1-O-CDO
E	[Q]C2-1	[Q]C2-1-CDO
F	[Q]C2-1	[Q]C2-1-CDO
G	[Q]C2-1	[Q]C2-1-CDO
H	[Q]C2-1	[Q]C2-1-CDO
I	[Q]C2-1	[Q]C2-1-CDO
J	[Q]C2-1	[Q]C2-1-CDO

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. Site Planning

- a. New buildings shall be constructed to the sidewalk. Corner buildings shall be constructed to the sidewalks of Wilshire Boulevard and adjacent cross street. Small setbacks from the sidewalk no greater than fifteen feet in depth to accommodate building entries and/or pedestrian-scaled areas such as individual store entries will be permitted. In no case shall the total gross length of these setbacks exceed 20% of the linear frontage of the building fronting Wilshire Boulevard.
- b. All buildings shall have a primary ground floor entrance that serves the building as a whole with at least one (1) secondary entrance for every 100 linear feet of building frontage. In addition, each business fronting Wilshire Boulevard shall have at least one entryway on Wilshire Boulevard, which is open and unlocked during business hours.
- c. New driveway cuts and/or vehicular points of access off of Wilshire Blvd shall be prohibited except for key lots where no other access is available.
- d. **Ground floor parking stalls incorporated within a building shall be located at least 40 feet behind the building facade for adequately sized storefronts or lobbies.**

2. Circulation

Loading areas shall be located at the rear of structures.

3. Architecture

- a. The ground floor façade of all buildings shall be comprised of a minimum of 60% glazing. The bottom of a window or storefront display window shall not be lower than 18 inches from the sidewalk.

- b. All floors of a building above the ground floor shall incorporate a minimum of 40% masonry to include smooth finished plaster, brick, concrete, ceramic tile, stone, or metal finishes and a minimum of 20% glazing. The use of heavily textured stucco (combed finish, dash troweled finish, stipple-troweled finish) as the primary exterior for all buildings shall be prohibited. The use of reflective or mirrored glass as part of the facade treatment for high-rise buildings shall be prohibited.
- c. All exterior mechanical equipment, including, sprinklers, fire alarms, air conditioning equipment, satellite dishes, cellular antennas shall not be visible from public rights-of-way, but enclosed or screened through use of building parapets, masonry walls or other architectural treatments. No new mechanical equipment shall be permitted in window or door openings, except that new window air conditioning units shall be permitted in window or door openings of any facade where existing air conditioning units are located.
- d. New exterior security grilles or permanently affixed security bars, or roll-down grilles that conceal storefront windows shall be prohibited.
- e. Enlarging, closing or filling in, or altering windows, door openings and/or storefront windows within the first 35 feet in height on a façade fronting a public street shall be prohibited, unless such changes are necessary to maintain the structural integrity of the building. Enlarging, closing or filling in, or altering windows above 35 feet in height on all facades shall be prohibited, unless such changes are necessary to maintain the structural integrity of the building.

4. Parking

- a. The ground floor of parking structures fronting Wilshire Boulevard shall be comprised of storefronts, the area of a retail establishment that faces the street and consists of a display window(s) and an entrance(s), with architectural detailing to maintain visual interest and continue the street wall. Automobiles on those parking levels above the ground floor shall be screened from public view. A parking structure adjacent or across the street or alley from a residential zone or use shall install 5-foot solid decorative walls along the sides of the structure adjoining the residential areas to block light and noise, exhaust vents venting to public streets, solid spandrel panels a minimum of 3½ feet in height at the ramps of the structure, and texture surfaces on the garage floors and ramps to minimize tire squeal.

- b. New surface parking shall not be located between the front property line and any building fronting Wilshire Blvd and shall be located to the rear of all structures. Surface parking lighting shall be shielded to prevent glare to adjacent residential properties.
- c. Parking areas adjacent to a public right-of-way shall be separated from the sidewalk with a 5-foot landscape buffer to be located between the sidewalk and parking area. **The landscape buffer shall contain one fifteen-gallon tree for every 20 lineal feet of parking frontage and may contain fountains, flowering plants, decorative tile, vines and grass, and shall include an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.**

5. Signage

- a. Legally existing signs and/or sign structures at the time of adoption of this ordinance shall be governed by the Nonconforming Building and Uses Provisions in the Los Angeles Municipal Code and the Existing Sign Provisions in the Los Angeles Building and Safety Code.
- b. The combined sign area of all signage shall not exceed three (3) square feet for each foot of street frontage, except that signs comprised of neon or channel lettering may increase the allowable sign area by 20% not to exceed three and a half square feet (3½) for each foot of street frontage.
- c. Pole, monument, and illuminated architectural canopy signs as defined in Section 91.6202 of the Building and Safety Code shall be prohibited.
- d. Box/Cabinet/Can/Cannister signs shall be prohibited.

Box/Cabinet/Can/Cannister Signs: a sign with text, logos and/or symbols that are placed on a face(s) of an enclosed cabinet attached to a building, structure, or pole.

- e. Any type of electronic message display sign shall be prohibited.

Electronic Message Display Sign: a wall, projecting or pedestrian sign that displays still images, scrolling or moving images, including video animation, utilizing a series of grid lights that may be changes through electronic means such as cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media.

- f. Internal illumination shall be used only for signs composed of individual channel or neon letters or graphics.
- g. A pedestrian sign shall be used to identify the business tenant served by the sign only. No text message or logos shall be allowed on that portion of a pedestrian sign that is parallel to the face of the building. Each business on the ground floor may have one pedestrian sign except that corner businesses with frontage on both streets may have two pedestrian signs. Each business that is located on a second floor may have a pedestrian sign on the ground level if there is direct exterior pedestrian access to the business. The sign area for a pedestrian sign shall not exceed 6 square feet and all portions of the sign parallel to the face of the building shall not exceed two (2) feet in width. A pedestrian sign that incorporates neon can increase the allowable sign area by 20%.

Pedestrian Sign: A sign attached to a wall or to the underside of an awning, architectural canopy or marquee with one or two faces perpendicular to the face of the building, identifying a use or service exclusively or primarily by symbol.

- h. The text message or logo on a projecting sign as defined in Section 91.6202 of the Building and Safety Code shall consist of individual letters or graphic elements. No text message or logos shall be allowed on that portion of a projecting sign that is parallel to the face of the building. A projecting sign shall align with major building elements such as cornices, string-courses, window banding, or vertical changes in material or texture. The width of a projecting sign shall not exceed 20% of the overall height of the sign and in no event shall exceed 4 feet. All portions of the projecting sign parallel to the face of the building shall not exceed 2 feet in width.
- i. The top of a wall sign as defined in Section 91.6202 of the Building and Safety Code may not be located at a height higher than 35 feet above grade as measured vertically except as a high rise sign. A wall sign shall not cover the exterior of windows, doors, vents, or other openings that serve occupants of buildings. The overall height of a wall sign shall not exceed three feet, except that signs composed of individual channel or neon letters or graphics can increase the allowable height by 20%. Notwithstanding Section 91.6209 of the Building and Safety Code to the contrary, the area of a single wall sign shall not exceed 250 square feet in area, except that signs composed of individual channel or neon letters or graphics can increase the allowable sign area by 20%, up to a maximum of 300 square feet.

- j. A high-rise sign as defined in Section 91.6209 of the Building and Safety Code shall comply with the regulations as outlined in Section 91.6209.5(e) of the Building and Safety Code, except that a high-rise sign shall be prohibited on any building or property, which has a roof sign. Signs on the rear sides of buildings that abut residentially zoned areas shall be prohibited.
- k. Each building/business shall be permitted one awning sign over the building/business entrance. An awning sign is defined as any sign located on the valance of a shelter supported entirely from the exterior wall of a building which extends over a building feature such as a door or window, or a landscape/site feature such as a patio, deck, or courtyard and which is constructed of fabric. Letters, numbers, or symbols on awning valances may not exceed ten (10) inches in height and covering no more than seventy percent (70%) of the valance area. Telephone numbers or services offered shall not be permitted on any part of the awning.

B. In addition to those [Q] Conditions listed under Section 2A the [Q] Conditions shall be retained as follows:

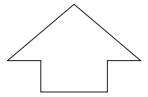
1. **[Q] Condition for Sub-Area 'A' (Sub-Area No. 951 of Ordinance 174,483)**, which states "The use of the property shall be limited to parking lots or residential development up to R3 densities", is incorporated herein by this reference.
2. **[Q] Condition for Sub-Area 'B' (Sub-Area No. 952 of Ordinance 174,483)**, which states "The use of the property shall be limited to parking lots or residential development up to R3 densities", is incorporated herein by this reference.
3. **[Q] Condition for Sub-Area 'C' (Sub-Area No. 953 of Ordinance 174,483)**, which states "The use of the property shall be limited to parking lots or residential development up to R4 densities", is incorporated herein by this reference.
4. **[Q] Condition for Sub-Area 'D' (Sub-Area No. 954 of Ordinance 174,455)**, which states "The use of the property shall be limited to parking lots or residential development up to R4 densities", is incorporated herein by this reference.
5. **[Q] Condition for Sub-Area 'E' (Sub-Area No. 955 of Ordinance 174,455)**, which states "The use of the property shall be limited to parking lots or residential development up to R4 densities", is incorporated herein by this reference.

6. **[Q] Condition for Sub-Area 'F' (Sub-Area No. 954 of Ordinance 174,483)**, which states "The use of the property shall be limited to parking lots or residential development up to R4 densities", is incorporated herein by this reference.
7. **[Q] Condition for Sub-Area 'G' (Sub-Area No. 957A of Ordinance 174,483)**, which states "The use of the property shall be limited to parking lots or residential development up to R4 densities", is incorporated herein by this reference.
8. **[Q] Condition for Sub-Area 'H' (Sub-Areas No. 958 and 959 of Ordinance 174,483)**, which states "The use of the property shall be limited to parking lots or residential development up to R4 densities", is incorporated herein by this reference.
9. **[Q] Condition for Sub-Area 'I' (Sub-Areas No. 960, 961, and 962 of Ordinance 174,483)**, which states "The use of the property shall be limited to parking lots or residential development up to R4 densities", is incorporated herein by this reference.
10. **[Q] Condition for Sub-Area 'H' (Sub-Area No. 964B of Ordinance 174,455)**, which states "The use of the property shall be limited to parking lots or residential development up to R4 densities", is incorporated herein by this reference.

Ordinance Passed by City Council: **November 23, 2004**

Ordinance Effective Date: **January 16, 2005**

Miracle Mile Zone Change



NOT TO SCALE

C.M. 132 B 177, 132 B 181, 135 B 177, 135 B 181,	GPC 2003-1779 CDO ZC
AE/	071604

THIS MAP IS FOR [Q] CONDITIONS PURPOSES ONLY. ALL ZONES IN THE AFFECTED AREA REMAIN THE SAME ALL BOUNDARIES FOLLOW EXISTING LINES.

ORDINANCE NO. 176,333

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 classification on properties shown upon a portion of the zoning maps titled “Zone Change Ordinance Map Miracle Mile Community Design Overlay District” and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code.

Table for Section 1

Existing Zone	New Zone
[Q]C4-2	[Q]C4-2-CDO
[Q]C1.5-2	[Q]C1.5-2-CDO

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. Site Planning

- a. New buildings shall be constructed to the sidewalk. Corner buildings shall be constructed to the sidewalks of Wilshire Boulevard and adjacent cross street. Small setbacks from the sidewalk no greater than fifteen feet in depth to accommodate building entries and/or pedestrian-scaled areas such as individual store entries will be permitted. In no case shall the total gross length of these setbacks exceed 20% of the linear frontage of the building fronting Wilshire Boulevard.

- b. All buildings shall have a primary ground floor entrance that serves the building as a whole with at least one (1) secondary entrance for every 100 linear feet of building frontage. In addition, each business fronting Wilshire Boulevard shall have at least one entryway on Wilshire Boulevard, which is open and unlocked during business hours.
- c. New driveway cuts and/or vehicular points of access off of Wilshire Blvd shall be prohibited except for key lots where no other access is available.
- d. **Ground floor parking stalls incorporated within a building shall be located at least 40 feet behind the building facade for adequately sized storefronts or lobbies.**

2. Circulation

Loading areas shall be located at the rear of structures.

3. Architecture

- a. The ground floor façade of all buildings shall be comprised of a minimum of 60% glazing. The bottom of a window or storefront display window shall not be lower than 18 inches from the sidewalk.
- b. All floors of a building above the ground floor shall incorporate a minimum of 40% masonry to include smooth finished plaster, brick, concrete, ceramic tile, stone, or metal finishes and a minimum of 20% glazing. The use of heavily textured stucco (combed finish, dash troweled finish, stipple-troweled finish) as the primary exterior for all buildings shall be prohibited. The use of reflective or mirrored glass as part of the facade treatment for high-rise buildings shall be prohibited.
- c. All exterior mechanical equipment, including, sprinklers, fire alarms, air conditioning equipment, satellite dishes, cellular antennas shall not be visible from public rights-of-way, but enclosed or screened through use of building parapets, masonry walls or other architectural treatments. No new mechanical equipment shall be permitted in window or door openings, except that new window air conditioning units shall be permitted in window or door openings of any facade where existing air conditioning units are located.

- d. New exterior security grilles or permanently affixed security bars, or roll-down grilles that conceal storefront windows shall be prohibited.
- e. Enlarging, closing or filling in, or altering windows, door openings and/or storefront windows within the first 35 feet in height on a façade fronting a public street shall be prohibited, unless such changes are necessary to maintain the structural integrity of the building. Enlarging, closing or filling in, or altering windows above 35 feet in height on all facades shall be prohibited, unless such changes are necessary to maintain the structural integrity of the building.

4. **Parking**

- a. The ground floor of parking structures fronting Wilshire Boulevard shall be comprised of storefronts, the area of a retail establishment that faces the street and consists of a display window(s) and an entrance(s), with architectural detailing to maintain visual interest and continue the street wall. Automobiles on those parking levels above the ground floor shall be screened from public view. A parking structure adjacent or across the street or alley from a residential zone or use shall install 5-foot solid decorative walls along the sides of the structure adjoining the residential areas to block light and noise, exhaust vents venting to public streets, solid sprandrel panels a minimum of 3½ feet in height at the ramps of the structure, and texture surfaces on the garage floors and ramps to minimize tire squeal.
- b. New surface parking shall not be located between the front property line and any building fronting Wilshire Blvd and shall be located to the rear of all structures. Surface parking lighting shall be shielded to prevent glare to adjacent residential properties.
- c. Parking areas adjacent to a public right-of-way shall be separated from the sidewalk with a 5-foot landscape buffer to be located between the sidewalk and parking area. **The landscape buffer shall contain one fifteen-gallon tree for every 20 lineal feet of parking frontage and may contain fountains, flowering plants, decorative tile, vines and grass, and shall include an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.**

5. Signage

- a. Legally existing signs and/or sign structures at the time of adoption of this ordinance shall be governed by the Nonconforming Building and Uses Provisions in the Los Angeles Municipal Code and the Existing Sign Provisions in the Los Angeles Building and Safety Code.
- b. The combined sign area of all signage shall not exceed three (3) square feet for each foot of street frontage, except that signs comprised of neon or channel lettering may increase the allowable sign area by 20% not to exceed three and a half square feet (3½) for each foot of street frontage.
- c. Pole, monument, and illuminated architectural canopy signs as defined in Section 91.6202 of the Building and Safety Code shall be prohibited.
- d. Box/Cabinet/Can/Cannister signs shall be prohibited.

Box/Cabinet/Can/Cannister Signs: a sign with text, logos and/or symbols that are placed on a face(s) of an enclosed cabinet attached to a building, structure, or pole.

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Electronic Message Display Sign: a wall, projecting or pedestrian sign that displays still images, scrolling or moving images, including video animation, utilizing a series of grid lights that may be changes through electronic means such as cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media.

- f. Internal illumination shall be used only for signs composed of individual channel or neon letters or graphics.
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- j. A high-rise sign as defined in Section 91.6209 of the Building and Safety Code shall comply with the regulations as outlined in Section 91.6209.5(e) of the Building and Safety Code, except that a high-rise sign shall be prohibited on any building or property, which has a roof sign. Signs on the rear sides of buildings that abut residentially zoned areas shall be prohibited.
- k. Each building/business shall be permitted one awning sign over the building/business entrance. An awning sign is defined as any sign located on the valance of a shelter supported entirely from the exterior wall of a building which extends over a building feature such as a door or window, or a landscape/site feature such as a patio, deck, or courtyard and which is constructed of fabric. Letters, numbers, or symbols on awning valances may not exceed ten (10) inches in height and covering no more than seventy percent (70%) of the valance area. Telephone numbers or services offered shall not be permitted on any part of the awning.

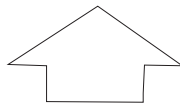
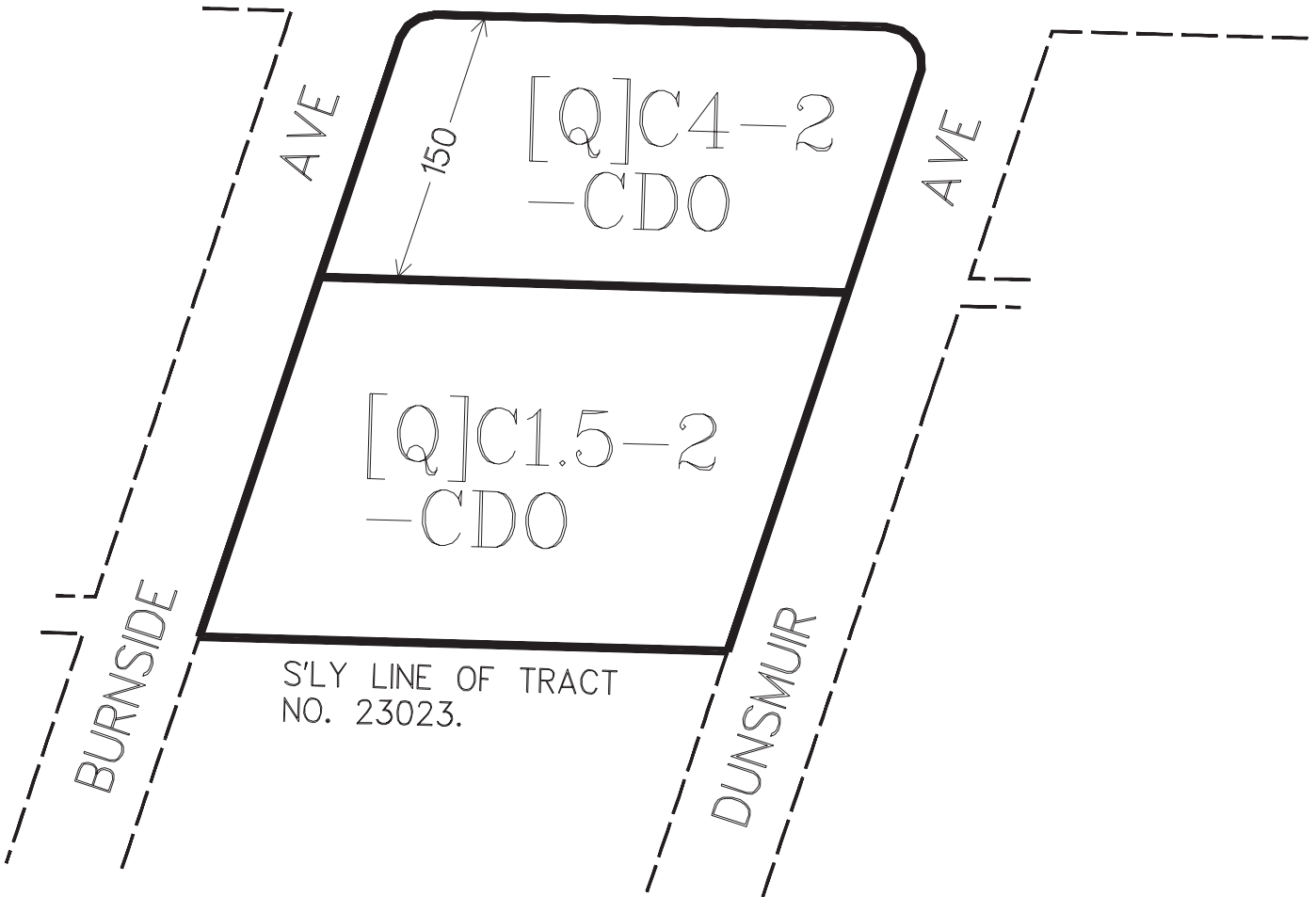
B. In addition to those [Q] Conditions listed under Section 2A, the [Q] Conditions pursuant to Ordinance 164,876 shall be retained

Ordinance Passed by City Council: **November 23, 2004**
Ordinance Effective Date: **January 16, 2005**



100 WILSHIRE

BLVD



NOT TO SCALE

C.M. 132 B 181, 135 B 181	CPC 2003-1779 CDO ZC
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AE/

03/11/05

ORDINANCE NO. 176,334

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 classification on properties shown upon a portion of the zoning maps titled “Zone Change Ordinance Map Miracle Mile Community Design Overlay District” and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code.

Table for Section 1

Existing Zone	New Zone
(T)(Q) C2-2	[T][Q]C2-2-CDO

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.

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- d. New exterior security grilles or permanently affixed security bars, or roll-down grilles that conceal storefront windows shall be prohibited.
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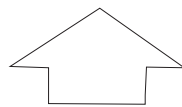
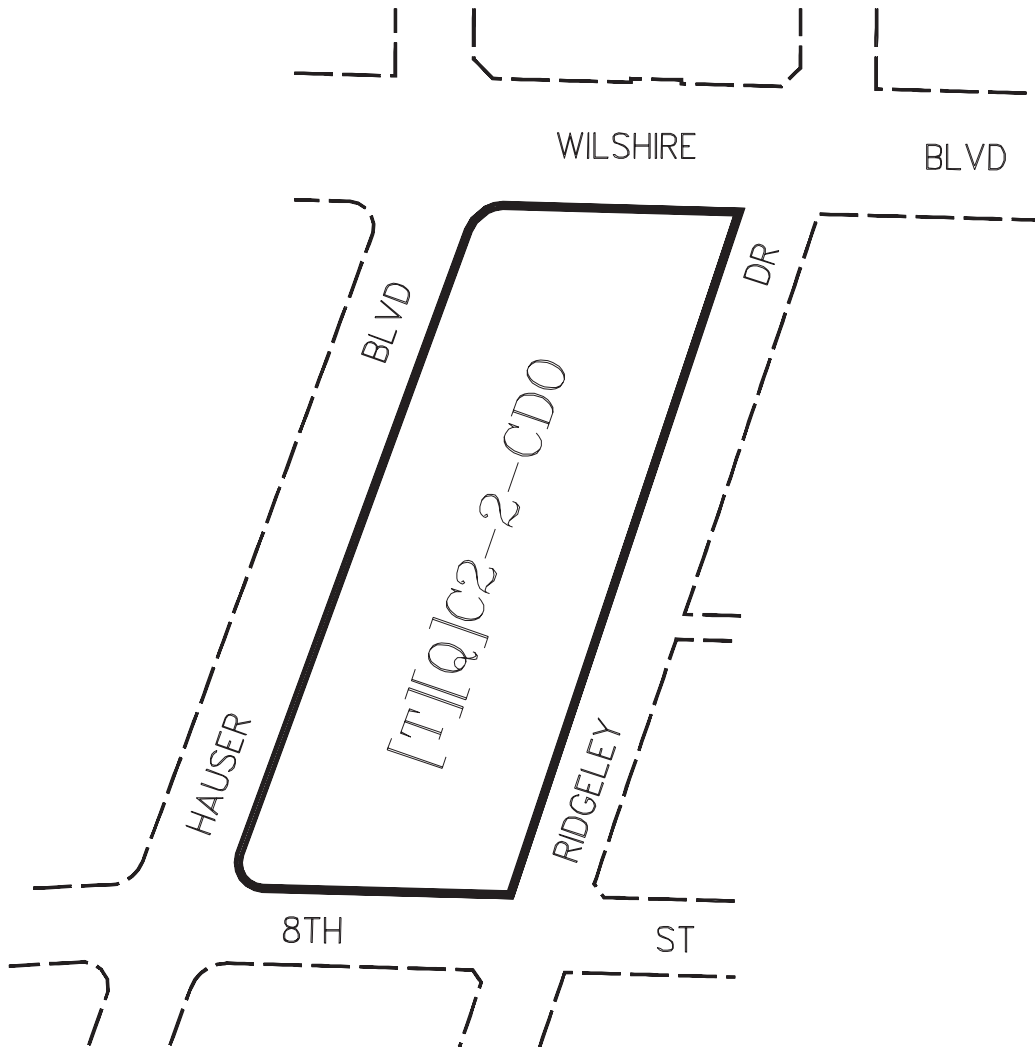
Pedestrian Sign: A sign attached to a wall or to the underside of an awning, architectural canopy or marquee with one or two faces perpendicular to the face of the building, identifying a use or service exclusively or primarily by symbol.

- h. The text message or logo on a projecting sign as defined in Section 91.6202 of the Building and Safety Code shall consist of individual letters or graphic elements. No text message or logos shall be allowed on that portion of a projecting sign that is parallel to the face of the building. A projecting sign shall align with major building elements such as cornices, string-courses, window banding, or vertical changes in material or texture. The width of a projecting sign shall not exceed 20% of the overall height of the sign and in no event shall exceed 4 feet. All portions of the projecting sign parallel to the face of the building shall not exceed 2 feet in width.
- i. The top of a wall sign as defined in Section 91.6202 of the Building and Safety Code may not be located at a height higher than 35 feet above grade as measured vertically except as a high rise sign. A wall sign shall not cover the exterior of windows, doors, vents, or other openings that serve occupants of buildings. The overall height of a wall sign shall not exceed three feet, except that signs composed of individual channel or neon letters or graphics can increase the allowable height by 20%. Notwithstanding Section 91.6209 of the Building and Safety Code to the contrary, the area of a single wall sign shall not exceed 250 square feet in area, except that signs composed of individual channel or neon letters or graphics can increase the allowable sign area by 20%, up to a maximum of 300 square feet.
- j. A high-rise sign as defined in Section 91.6209 of the Building and Safety Code shall comply with the regulations as outlined in Section 91.6209.5(e) of the Building and Safety Code, except that a high-rise sign shall be prohibited on any building or property, which has a roof sign. Signs on the rear sides of buildings that abut residentially zoned areas shall be prohibited.
- k. Each building/business shall be permitted one awning sign over the building/business entrance. An awning sign is defined as any sign located on the valance of a shelter supported entirely from the exterior wall of a building which extends over a building feature such as a door or window, or a landscape/site feature such as a patio, deck, or courtyard and which is constructed of fabric. Letters, numbers, or symbols on awning valances may not exceed ten (10) inches in height and covering no more than seventy percent (70%) of the valance area. Telephone numbers or services offered shall not be permitted on any part of the awning.

B. In addition to those [Q] Conditions listed under Section 2A, the (T) and (Q) Conditions pursuant to Ordinance 174,266 shall be retained.

Ordinance Passed by City Council: **November 23, 2004**

Ordinance Effective Date: **January 16, 2005**



NOT TO SCALE

C.M. 132 B 181, 135 B 181	CPC 2003-1779 CDO ZC
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03/11/05