

RESEDA CENTRAL BUSINESS DISTRICT

Specific Plan

Ordinance No. 169,649
Effective April 2, 1994

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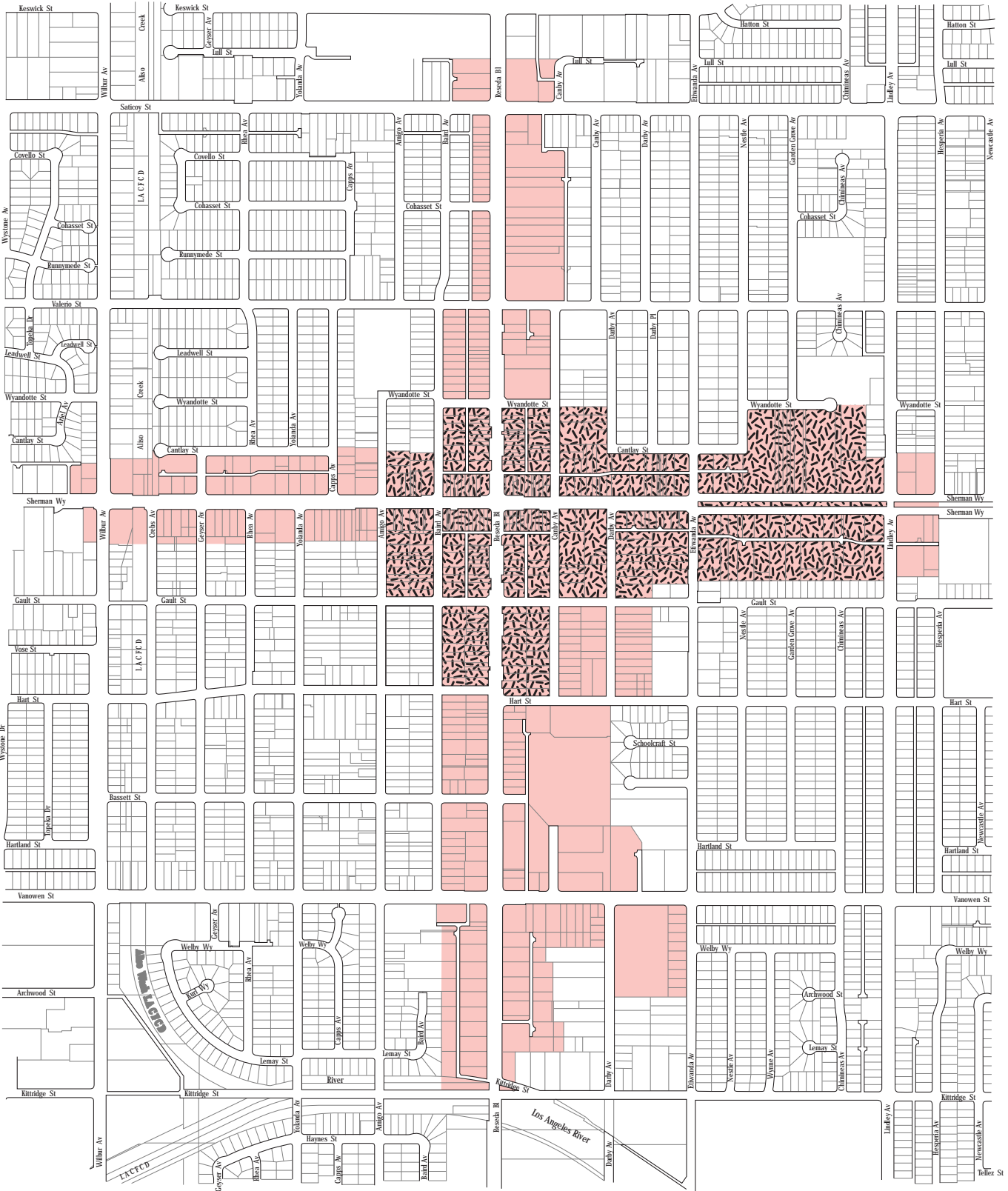
Ordinance No. 172,925
Effective January 14, 2000

Specific Plan Procedures
Amended pursuant to L.A.M.C. Section 11.5.7

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Reseda CBD Specific Plan



Specific Plan Area

Pedestrian Oriented District (POD)

Specific Plan Area

RESEDA CENTRAL BUSINESS DISTRICT SPECIFIC PLAN

An ordinance establishing a specific plan for the Reseda Central Business District.

WHEREAS, the Reseda Central Business District (CBD), once a thriving retail commercial area prior to the 1960's, has deteriorated into a static and marginal shopping area of diverse age and appearance and unrelated uses; and

WHEREAS, many of these commercial buildings are in poor condition, cluttered with signs and billboards, devoid of landscaping and generally uninviting to shoppers; and

WHEREAS, there is an apparent imbalance of such uses as the sale, repair, rental and maintenance of automobiles in the community which are at odds with pedestrian activity; and

WHEREAS, the mixing of highway oriented uses with pedestrian oriented uses discourages and deters pedestrian shopping; and

WHEREAS, the present commercial zoning permits commercial development with a wide range of uses, a floor area ratio of 1.5 to 1 and 6.0 to 1, and a height that ranges from 3 to 10 stories that has not been fully utilized and gives a false impression of the type of central business district the business and residential communities supports; and

WHEREAS, the recent commercial development has taken the form of mini-mall development which has exacerbated the traffic congestion and parking problems; and

WHEREAS, the Reseda-West Van Nuys Community Plan, adopted on February 1985, provides a specific plan to promote the economic health revitalization and public convenience by promoting orderly development and enhancement of the Reseda CBD; and

WHEREAS, there is a need to improve the economic viability of the area for both businesses and residents, improve the physical appearance of the CBD, and establish guidelines to encourage orderly development and revitalization;

NOW THEREFORE,

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

Section 1.

ESTABLISHMENT OF THE SPECIFIC PLAN

The City Council hereby establishes the Reseda Central Business District Specific Plan applicable to the area of the City of Los Angeles shown within the heavy lines upon the Map.

Section 2.

PURPOSES

- A. To provide regulatory controls to enhance the aesthetic quality of development in the CBD;
- B. To achieve and maintain a well-rounded and attractive business district of desirable uses which cater to the needed goods and services of Reseda's residents and businesses;
- C. To facilitate the revitalization of the CBD by encouraging commercial office and pedestrian oriented development that would stimulate economic activity and return the Reseda CBD to a position of commercial significance in the community;
- D. To preserve and enhance the surrounding residential neighborhoods by ensuring that commercial and industrial development is compatible with these neighborhoods;
- E. To improve the image and enhance the physical character of the Reseda CBD in an effort to attract increased pedestrian use and business activity;
- F. To attract and accommodate a mix of commercial land uses that serve a variety of community needs and exclude unnecessary and undesirable uses;
- G. To enhance future development by establishing coordinated and comprehensive standards for parking, height, urban design, density and landscaping for new projects;
- H. To provide adequate, well-maintained, well-lit and efficiently operated parking lots;
- I. To provide adequate traffic circulation improvements to accommodate demands generated by the expanded use of the CBD;
- J. To preserve desirable existing trees and landscaping or provide adequate replacement;
- K. To provide a safe and secure environment for pedestrians; and
- L. To encourage nighttime activities in a secure atmosphere by providing quality lighting.

Section 3.

RELATIONSHIP TO OTHER PROVISIONS OF CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LOS ANGELES

- A. The regulations of this Specific Plan are in addition to those set forth in provisions of the Los Angeles Municipal Code (hereinafter "Code") and do not convey any other 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 Code, the Specific Plan shall prevail where more restrictive and supersede the applicable provisions of that Code. In the event that a more restrictive ordinance becomes adopted and effective, then the provisions contained herein shall be superseded.
- C. Procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 F of Chapter 1 of the Code. In approving an exception to this Specific Plan pursuant to Section 11.5.7 F, the Area Planning Commission, and the City Council on appeal, may simultaneously approve any conditional use under half jurisdiction without any additional application. Only one fee shall be required for this type of joint application.

Section 4.

DEFINITIONS

The following words, whenever used in this ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 13.07 C of the Code, Division 4 of Article 1, Chapter IX of the Code and Division 62 of Article 1, Chapter IX of the Code if defined therein.

- A. **Extensive Remodeling.** Any alteration to, including addition to, an existing building in which the aggregate value of such work in any one year exceeds 75% of the replacement value of the existing building, as determined by the Department of Building and Safety.
- B. **Height.** The vertical distance measured from the top of the adjacent curb of the property to the highest point of the roof, structure or the parapet wall, whichever is highest. The height shall include all equipment and architectural projections.
- C. **Mixed Commercial/Residential Use Development.** Any project containing a commercial use in combination with a residential use on C zoned property, either in the same building or in separate buildings on the same lot or lots whenever the site is comprised of more than one lot.
- D. **Pedestrian Oriented District (POD).** The area generally bounded by Wyandotte Street on the north, Hart Street on the south, Lindley Avenue on the east, and Amigo Avenue on the west, as shown on the Map of this ordinance.
- E. **Pedestrian Oriented Street.** Sherman Way from Lindley Avenue to Amigo Avenue, and Reseda Boulevard from Wyandotte Street to Hart Street.
- F. **Pedestrian Oriented Use.** A use which is intended to encourage walk-in neighborhood retail sales and services and which is needed by residents and patrons of a Pedestrian Oriented District such as those uses listed in Section 13.07 C of the Code.

- G. **Project.** The erection or construction of, or addition to, any building or structure, or any remodel of the exterior walls, including any architectural projections attached to the exterior walls or roof structures affecting the exterior design of a building or structure, or any change of use of any building or structure located in whole or in part within the Specific Plan area.
- H. **Window Sign.** A sign which is painted, posted or displayed on the transparent or translucent surface of a window or door and which is visible from outside the building or structure.

Section 5.

ZONING AND LAND USE

All land uses and zoning shall be consistent with the Reseda-West Van Nuys Community Plan and with the additional regulations as specified in this Specific Plan.

A. Commercial Land Uses.

- 1. Commercial land use within the Reseda CBD Specific Plan area shall be limited to uses allowed in the C2 Zone, except the following uses shall not be permitted:
 - a. All auto-related uses and expansions of existing auto-related uses which increase the accumulated total of all auto-related businesses in the Reseda CBD above 20% of all businesses in the CBD unless approved by conditional use as indicated in Section 12.24 C of the Code.

The Zoning Administrator may approve the new auto-related use of a site or the expansion of an existing auto-related use on a site subject to the following project standards:

- 1) The accessibility of the subject site to major or secondary highways.
- 2) The proximity of the proposed use or expansion to other auto-related uses in the immediately surrounding area in serving the needs of the consumer.
- 3) The following performance standards based on the proximity of the subject site to the surrounding residential neighborhoods:
 - a) Days and hours of operation.
 - b) Proper screening from surrounding uses and public rights-of-ways.
 - c) Screening and plant material for various service areas located on the subject site.

- b. The following uses within the Pedestrian Oriented District:
 - 1) Automobile car wash
 - 2) Automobile repairing and auto painting
 - 3) Mini-shopping center
- c. The following uses:
 - 1) Bathhouse
 - 2) Escort bureau
 - 3) Massage parlor
 - 4) Masseur or masseuse

B. Industrial Land Uses.

- 1. Industrial land use within the Reseda CBD Specific Plan area shall be limited to uses allowed in the M1 Zone, except the following uses shall not be permitted:
 - a. All sports stadiums, arenas and concert halls unless approved by conditional use as indicated in Section 12.24 U of the Code.
 - b. The following uses:
 - 1) Asbestos products manufacturing
 - 2) Battery rebuilding
 - 3) Bus storage or operating yard
 - 4) Car barn
 - 5) Cesspool pumping, cleaning and draining
 - 6) Equipment storage yard
 - 7) Electric foundry
 - 8) Electroplating works
 - 9) Foundry
 - 10) Freight forwarding station
 - 11) Gardener's refuse collection yard or station
 - 12) Moving van storage or operating yard

- 13) Portland cement, bulk transfer
- 14) Tank truck parking or storage
- 15) Truck rental, sales or storage yard

C. The prohibitions specified in Section 5 A and 5 B of this ordinance shall apply to any change of use and Extensive Remodeling, but shall not apply to any alterations, non-extensive remodeling and repairs of existing commercial and industrial buildings or structures if the alterations or repairs do not increase the height, floor area or occupant load of the existing buildings or structures. Furthermore, a building, structure or portion thereof nonconforming as to use, which becomes vacant and remains unoccupied for a continuous period of one year after adoption of this Specific Plan ordinance, shall not thereafter be occupied by that use or any other uses prohibited by this Plan.

Section 6.

GENERAL PROVISIONS

Any project to be constructed on a lot or lots located within or partially within the Specific Plan area as described in Section 1 of this ordinance shall conform to the following project provisions:

A. Uses.

- 1. Mixed Commercial/Residential Use projects shall be prohibited within the Specific Plan area.
- 2. All commercial buildings within 50 feet of a residentially zoned property shall have no openings or balconies, except windows, above an elevation of 20 feet (measured from the curb of the public street) overlooking adjacent properties which are designated for single-family residential uses on the Community Plan. Said windows shall not be transparent below an eye level of six feet, or shall be translucent; alternatively, the building shall be designed in such a way that windows will not overlook the abutting residential properties, the satisfaction of the City Planning Department.

B. Building Height for Commercial and Industrial Projects. The absolute height of new buildings in the CBD shall be limited to a maximum of 45 feet, inclusive of signage, except for parking buildings which shall be limited to a maximum of 30 feet, also inclusive of signage.

C. Regulations Within the POD. Any new building or extensively remodeled structure on a lot or lots located within the Pedestrian Oriented District shall comply with the following provisions:

- 1. Blank walls in excess of 10 feet in length fronting on a Pedestrian Oriented Street shall not be permitted. Walls shall be relieved by transparent windows, doors, recessed entryways, recessed

courtyards, planters, murals, mosaic tile, public art and/or other means.

2. Any use permitted by this ordinance shall be permitted on the ground floor, except that for lots having a frontage of 60 feet or more, at least 50 percent of the ground floor building frontage (excluding the frontage used for vehicular access to on-site parking) shall be devoted to Pedestrian Oriented Uses.
3. Building frontage shall be differentiated by recessed windows, balconies, offset planes, awnings, or other architectural details which provide varied facade projections.
4. At least 75 percent of the ground floor building frontage adjacent to the Pedestrian Oriented Streets shall be devoted to entrances for pedestrians, display windows or windows affording views into retail establishments. Transparent glass shall be used to allow maximum visibility from sidewalk areas into the interior of buildings.
5. Designated areas for deliveries to and pick-ups from the commercial developments in the POD shall be located at the rear parking area when possible.
6. New driveway access shall be prohibited from either Reseda Boulevard or Sherman Way where there is alternate access to the rear of the building.
7. Openings between buildings in excess of 12 feet are prohibited. However, an exception would be when the site plan is approved by the Planning Department in conjunction with the Building and Safety Department and the Department of Transportation in accordance with Section 16.05 of the Code, in that it is found that these openings are required in order to provide for a garage or parking lot entrance needed in that particular manner for traffic circulation purposes. Also, openings between buildings in excess of 12 feet which are used for access to outdoor dining, plazas, courtyards, seating, architectural water structures/features, or kiosks shall be permitted.
8. All commercial projects located within the POD shall provide a street front entrance for pedestrian access.

D. **Parking Regulations.**

1. **Off-street automobile parking requirements.** Notwithstanding any other provisions of the Los Angeles Municipal Code, including Section 12.21 A 4(g), for a shared parking request for off-site parking for uses set forth in Section 12.21 A 4(b), (c), (d), and (e), automobile parking spaces shall be provided within 1500

feet from the Project site to be measured from the nearest point of the parking area.

2. Notwithstanding any other provisions of the Los Angeles Municipal Code, any existing building within the Specific Plan area is exempted from the requirements to provide increased parking if the project does not increase floor area and the uses of the building will have the same or lower parking requirements for which the existing building is permitted.

Section 7.

LANDSCAPE AND SCREENING

A. Commercial Projects.

1. Landscaped areas shall be provided at a rate of five percent of the gross lot area, in addition to any landscaped parking areas and required landscaped buffers between commercial and residentially zoned properties.
2. Project areas shall be landscaped with similar plant materials to form a consistent landscape theme throughout.
3. A minimum 15-foot width planted landscaped buffer shall be provided from the property line for all commercial buildings that are adjacent to single family residentially zoned properties. The landscaped area shall include evergreen trees, a minimum of 24-inch box in size at the time of planting, and placed on 15-foot centers.
4. All new or replacement street trees specified as 24-inch box in this ordinance shall be at least ten feet tall, two inches in trunk diameter, and with a minimum five-foot branch spread at the time of planting.

B. Parking Lots and Parking Buildings.

1. In conjunction with a project, driveway access across designated areas for landscaping to parking located to the side and rear of buildings shall be permitted.
2. All parking building projects shall be separated from any adjacent public right-of-way by a minimum three-foot wide landscaped area. The planted area shall consist of low hedges, wrought iron and/or brick barriers.

3. A minimum 5-foot width planted landscaped buffer shall be provided from the property line for those parking buildings projects that are adjacent to residentially zoned properties. The landscaped area shall be planted with a combination of mature evergreen trees no less than 15 feet in height and three-foot hedge plants of natal plum, Photinia, waxed leaf privet and/or creeping fig or similar evergreen. Climbing vegetation shall be planted on the exterior walls of parking building.
 4. Parking building projects shall include significant plantings of trees, shrubs, flowers, or vines on the perimeter of the upper level in order to provide additional screening and exterior landscaping.
 5. Surface parking projects adjoining a Pedestrian Oriented Street shall be screened by a solid wall having a continuous height of three and one-half feet. In addition, the wall shall be separated from any adjacent public right-of-way by a minimum continuous width of five feet of landscaped area.
 6. Surface parking project areas shall be landscaped. These landscaped areas shall be planted with shade trees, shrubs, and ground covers. Such shade trees shall be a minimum 24-inch box size, and shall be planted at the ratio of one tree for each four surface parking spaces. The trees shall be dispersed within the parking area so as to shade the uncovered, unroofed surface parking areas and shall be protected by curbing or other suitable measures, to the satisfaction of the City Planning Department.
- C. **Street Trees and Planting Requirements.** A project shall provide street trees in conformance with the following regulations:
1. Shade producing street trees shall be planted at a ratio of at least one tree for each 25 lineal feet of street frontage at a distance no greater than three feet from the curb. Elevated planters, tree grates and tree guards shall be provided where needed.
 2. Street trees shall be approved by the Street Tree Division of the Bureau of Street Maintenance, Public Works Department.
 3. Fruitless pear and tulip trees shall be planted along Sherman Way and Reseda Boulevard, respectively. These trees shall be planted at a ratio of at least one tree for each 25 lineal feet of street frontage at a distance no greater than three feet from the curb.
- D. **Irrigation and Plant Materials.** For any project:
1. All landscaped areas shall be equipped with an automatic sprinkler or drip irrigation system designed to conserve water.
 2. All plants and trees shall be drought-resistant and hardy.

- E. **Trash Enclosures.** For any project, open areas for the storage of trash shall be located and buffered so as not to be visible from the street, and not cause noise, odor, or debris impacts on any public right-of-way and adjacent properties. Trash containers shall be covered on top.

Section 8.

SIGNS AND OFF-SITE SIGNS

- A. **Prohibited Signs.** The following signs shall be prohibited:
 - 1. **Off-site commercial signs,** except that existing legally erected off-site commercial signs may be replaced on the same or a new site provided that the location and sign otherwise meet all current ordinance requirements of Division 62 - Signs, Section 91.6220 - Off-site Signs.
 - 2. All signs for commercial projects located within the POD with the exception of Window and wall signs.
- B. **Holiday decorations or signs** shall be allowed for projects or non-projects, provided they are not posted more than 30 days preceding the holiday, and shall be removed within 10 days following the holiday.
- C. All other types of **temporary, paper or banner signs** shall be dated when posted and removed within 40 days of their posting whether for a project or non-project.
- D. All commercial projects located on lots within the POD may provide one **Window or wall sign** on both the front and the rear facade of the building. The rear sign shall be a non-illuminated identification sign.
- E. **Pole Signs Outside the POD.** Pole signs outside the POD shall be limited to one per building and shall otherwise be regulated by the provisions set forth in Section 91.6211 of the Code.
- F. **Projecting Signs Outside the POD.**
 - 1. One projecting sign shall be permitted for each public entrance to a building that has frontage on a public street, private walkway, plaza, or alley.
 - 2. The area of a projecting sign shall be limited to 16 square feet.
 - 3. No projecting sign shall project from the building wall more than 30 inches or one-half of the width of an adjacent public sidewalk or walkway, whichever is less.
- G. **Wall Signs.**
 - 1. One wall sign shall be permitted for each building frontage.

2. The area of the wall sign shall be limited to two square feet for each foot of building frontage.
 3. No wall sign shall project from the building face more than 12 inches.
- H. **Window Signs.** Window Signs shall be prepared by a professional artist and not hand drawn.
- I. **Amortization.**
1. All signs rendered nonconforming by this section shall be completely removed from the Specific Plan area within five (5) years from the effective date of this ordinance, provided that only in the case of off-site commercial signs a funding source is established for the purpose of reimbursing the owner of the sign.
 2. If a nonconforming sign shall has been damaged or partially destroyed to the extent of more than 50 percent of its replacement value at the time of such damage or of its replacement value at the time of such damage or destruction, the damage or destruction is other than facial copy replacement, and the sign cannot be repaired within 30 days of the date of such damage or destruction, then such sign shall be totally removed 30 days after the date of such damage or destruction.
 3. Ninety days after the cessation of a business activity, service or product whose sign was lawfully erected, the signs shall be removed, or the face of such signs shall be removed and replaced with blank panels or shall be painted out.

Section 9.

PARKING BUILDINGS ADJACENT TO RESIDENTIAL ZONED PROPERTY

- A. All new parking buildings or substantially remodeled parking buildings adjacent to residential zoned property shall comply with these provisions:
1. Parking buildings shall be no more than one level above ground level surface parking.
 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. Parking buildings installed with air circulation vents and/or fans shall not have such vents and fans adjacent to or facing a residential area to avoid any noise impact.
 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 facade of any parking building shall be designed so that it is similar in color, materials, and architectural detail with the building for which it serves for parking.

Section 10.

LIGHTING

- A. In addition to standard electrolier street lighting, pedestrian scale lighting shall be constructed in conjunction with projects along Sherman Way between Lindley and Wilbur Avenues and along Reseda Boulevard between Saticoy and Kittridge Streets.
- B. Type of equipment, spacing, and level of illumination shall be according to the standards adopted by the Bureau of Street Lighting of the Public Works Department.
- C. Rear parking areas shall be illuminated by security lights. These lights shall be installed on the facade of the building facing the rear parking.
- D. All exterior lamp fixtures shall be cut-off type. Flood-lighting of the buildings shall be prohibited, as well as the use of low pressure sodium lighting devices. All exterior lighting, except for the purpose of safety and security and to illuminate signs, shall be turned off at the end of business hours.

Section 11.

OWNER ACKNOWLEDGEMENT OF LIMITATIONS

The Department of Building and Safety shall issue no building permit for construction upon property within the specific plan area until such time as the owner of such property has recorded with the County Recorder and submitted to the Director of Planning and the Department of Building and Safety an acknowledgment and acceptance of the contents and limitations of this Specific Plan.

Section 12.

FAILURE TO COMPLY WITH THE SPECIFIC PLAN

No certificate of occupancy may be issued for any project within the Reseda Central Business District Specific Plan area when not constructed or modified according to the provisions of this Specific Plan until such project deficiencies are corrected to comply with the provisions of the plan.

Section 13.

SEVERABILITY

If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this ordinance which can be implemented without the invalid provisions, and, to this end, the provisions of this ordinance are declared to be severable.

RESEDA CENTRAL BUSINESS DISTRICT

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