

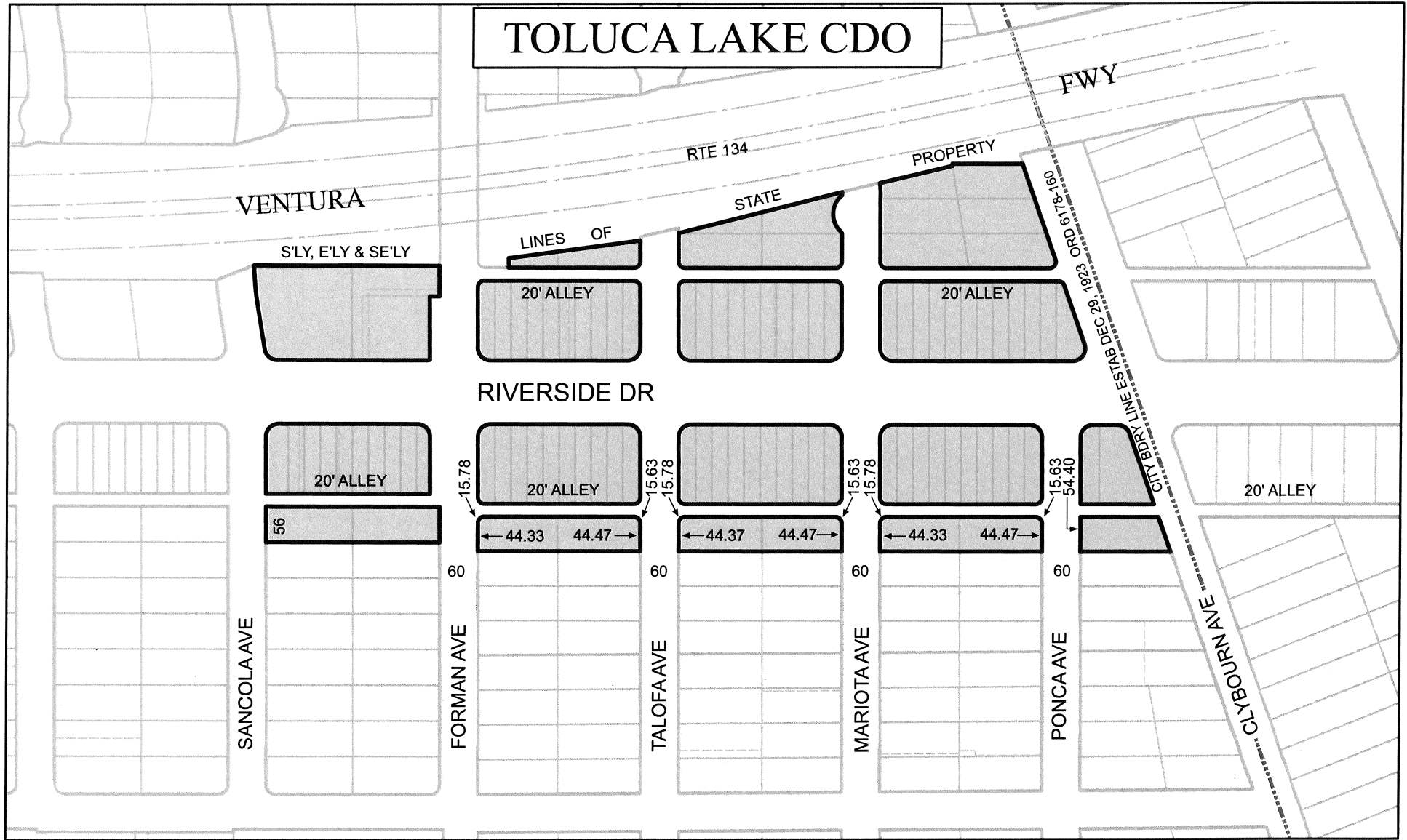
ORDINANCE NO. _____

An ordinance amending Ordinance 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:

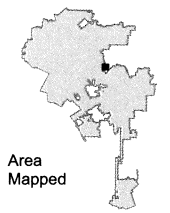
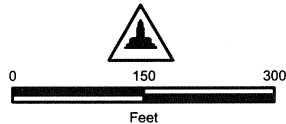
Section 1. Establishment of the Boundaries of the Toluca Lake Village Community Design Overlay.

- A. Pursuant to Section 13.08 of the Los Angeles Municipal Code, the City Council hereby establishes the boundaries of Toluca Lake Village Community Design Overlay identified on the map herein and with the suffix "CDO" on the zone classification. The provisions of this ordinance shall apply to any lot located in whole or in part within the shaded area on the following map.



FROM R1-1-CDO	TO R1-1-CDO
FROM P-1-CDO	TO [Q]P-1-CDO
FROM P-1VL-CDO	TO [Q]P-1VL-CDO
FROM [Q]C2-1VL-CDO	TO [Q]C2-1VL-CDO
FROM [Q]RD3-1-CDO-RIO	TO [Q]RD3-1-CDO-RIO
FROM [Q]C2-1VL-CDO-RIO	TO [Q]C2-1VL-CDO-RIO

ZONE CHANGE ORDINANCE MAP



C.M. 168 B 181, 165 B 177
165 B 181

CPC-2013-3862-CDO

102715

AA/cf



- A. Pursuant to Section 12.32 K of the Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification.

Section 2. Administrative procedures for the Toluca Lake Village Community Design Overlay.

- A. Notwithstanding the procedures established in Section 13.08 of the LAMC regarding Design Overlay Plan Approvals, the Director of Planning may issue a Building Permit clearance for the following minor projects that comply fully with the Design Guidelines:
1. The installation of signs which comply with Section 14.4 of the Los Angeles Municipal Code and the provisions of the Building Code along with the Development Regulations listed within this ordinance.
 2. The installation of awnings or other non-permanent decorative features, and
 3. The installation of mechanical equipment

Section 3. Prohibitions or Restrictions

A. Site Planning

1. Projects located within the Village shall consider Riverside Drive the primary frontage for the purpose of determining a front yard.
2. The ground floor building frontage along Riverside Drive, and along intersecting streets for a minimum of 40 feet in depth, shall be dedicated to commercial uses with exceptions only for those portions used for pedestrian or vehicular access, and or building lobbies, storage, and/or internal circulation space.
3. All ground floor commercial space within the Village shall be no less than 25 feet in depth.
4. No single storefront, premise, or ground floor use shall exceed 50 linear feet of Riverside Drive street frontage.
5. A primary entrance to each ground floor premise that faces Riverside Drive shall be provided from the adjacent sidewalk frontage and shall be open and accessible during normal business hours.
6. Surface parking areas are not permitted within 40 feet of property lines fronting Riverside Drive and are not permitted at above-grade levels on lots and parcels fronting Riverside Drive. On-site accessory surface parking shall not be constructed between front property lines and the primary building or use.
7. New curb cuts for vehicular access shall not be allowed along Riverside Drive. Access to parking shall be from intersecting streets or alleys.
8. All projects that include the construction of a new building shall provide a minimum 3-foot wide and 10-foot high landscape transition zone immediately behind the front property line along all street frontages. Architectural projections such as bay windows, show windows, maximum 18-inch planter boxes, and other architectural components at the ground floor level along the sidewalk property lines may be allowed within this transition zone, however such architectural components may not exceed 70-percent of the building facade.

9. All projects that include the construction of a new building shall provide a minimum 5-foot wide landscape transition zone that is open to the sky, along the property line where a parcel abuts an alley.
- B. Height and Massing
1. At Riverside Drive, all buildings shall step-back a minimum of 40 feet from the front property line above 33 feet in height.
 2. Buildings located on the south side of Alley B shall not exceed 33 feet in height.
 3. At all alleys, building shall stepback from the alley property line a minimum of 8 feet above 33 feet in height.
 4. Ground level uses fronting Riverside Drive shall have a minimum clear ceiling height of 12 feet.
- C. Building Frontages
1. Storefronts shall be oriented toward Riverside Drive and adjacent public streets. A minimum of 70 percent of the building facade at ground level shall consist of transparent storefront display windows and doors allowing interior views.
 2. An entrance to a storefront, building entry, building lobby, or interior space shall occur at least once every 50 feet along Riverside Drive.
- D. Signage
1. With the exception of window signs, total area of all sign types shall not exceed 1.5 square feet in area for each foot of street frontage of the building or storefront.
 2. Window signs shall be limited to 1 per individual show window, storefront, or entry, and shall not exceed 4 square feet in size or 10 percent of the window area, whichever is less.
 3. Each premise or storefront with a pedestrian entrance on a public street shall have a maximum of one wall sign. If the premise abuts an additional street, alley, or parking area, an additional wall sign can be utilized on the building at that location.
 4. The following types of signs are prohibited:
 - a. Monument signs
 - b. Illuminated architectural canopy signs
 - c. Pole Signs
 - d. Marquee Signs, and
 - e. Flashing, mechanical, or strobe lights