

**CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION FILE**

Effective Date: March 15, 2011

**ZI 2416
DOWNTOWN DESIGN GUIDE PROJECT AREA**

COUNCIL DISTRICTS: 9 & 14

COMMENTS:

On March 15, 2011, Ordinance Number 181,557 became effective, establishing the Downtown Design Guide Project Area.

INSTRUCTIONS:

No permit shall be issued for the construction, erection, addition to or alteration, of any building or structure, or a use of land or change of use on a lot located in whole or in part within the Downtown Design Guide Project Area which requires the issuance of a grading permit, foundation permit, building permit, sign permit or use of land permit unless a clearance is issued by the Department of City Planning. A City Planning clearance is not required for interior alterations or demolitions.

Refer applicants who require permit clearance to the Department of City Planning, Development Services Center at 201 N. Figueroa Street, 4th Floor, Los Angeles, CA 90012, or (213) 482-7077.

Downtown Design Guide Project Area - ZI 2416

ORDINANCE NO. 181557

An ordinance to amend the Los Angeles Municipal Code to add a definition for the "Downtown Design Guide Project Area" to Section 12.03; add Subdivision 30 to Subsection A of Section 12.22; and add Subdivision 7 to Subsection D of Section 16.05, all in order to implement the Downtown Design Guide.

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

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended by adding a new definition for the term "Downtown Design Guide Project Area" in proper alphabetical order to read as follows:

DOWNTOWN DESIGN GUIDE PROJECT AREA. Those portions of the Central City Community Plan Area as shown in the shaded portion of Map A, dated April 30, 2010, and attached to Council File No. 10-1196, generally bounded by:

U.S. Highway 101 on the north, Alameda Street on the east, Second Street on the south, and Harbor Freeway (110 Freeway) on the west;

Fourth and Fifth Streets on the north, the alley easterly of Hill Street (Lindley Place), Grand Avenue, and Olive Street on the east, Olympic Boulevard and James M. Wood Boulevard on the south, and Harbor Freeway (110 Freeway) on the west;

Olympic Boulevard and Eleventh Street on the north, Figueroa Street on the east, Santa Monica Freeway (Interstate 10) on the south, and the Harbor Freeway (110 Freeway) on the west; and,

Ninth Street on the north, Crocker Street on the east, Twelfth Street on the south, and Main Street on the west.

Sec. 2. A new Subdivision 30 is added to Subsection A of Section 12.22 of the Los Angeles Municipal Code to read as follows:

30. Downtown Design Guide.

(a) **Purpose.** The purpose of this Subdivision is to implement the standards and guidelines in the Downtown Design Guide (the "Design Guide"), adopted by the City Planning Commission and incorporated as part of the Central City Community Plan, an element of the General Plan of the City of Los Angeles. Given the importance of Downtown Los Angeles as the civic, cultural, institutional, governmental, social and economic center of the region, the urban form is critical to its continued vitality and economic viability and the preservation and enhancement of its historic fabric. The Downtown Design Guide regulates

projects that have the potential to affect the urban form, pedestrian orientation and street-level activity, and its implementation will ensure a quality built environment.

(b) **Definition of Project.** For the purposes of this Subdivision, a Project is the construction, erection, addition to or alteration, of any building or structure, or a use of land or change of use on a lot located in whole or in part within the areas described in Subparagraph (b) of this Subdivision and shown on the adopted ordinance map, which requires the issuance of a grading permit, foundation permit, building permit, sign permit or use of land permit.

A Project does not include any of the following: (1) demolition; (2) adaptive reuse of an existing building which conforms to Section 12.22.A.26 of this Code; (3) remodeling of designated historic resources; (4) alterations of or additions to any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50% of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety; and (5) interior remodeling of any other existing building, unless the interior alterations are to the ground floor and will result in the alteration of windows, display windows, entrances, storefronts or otherwise minimize ground floor transparency.

(c) **Downtown Design Guide.** Every project within the Project Area must comply with the Downtown Design Guide standards and guidelines. The Director shall have the authority to review projects for compliance with the Downtown Design Guide prior to the issuance of a building permit in the Project Area.

(1) **Exception.** Projects conforming to the Downtown Design Guide shall be exempt from the mini-shopping center and commercial corner development regulations set forth in Section 12.22 A.23 of this Code.

(d) **Administrative Clearance – Authority of the Director for Sign Off.**

(1) **Application, Form and Contents.** To apply for an Administrative Clearance, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application and any additional submission requirements. The Director shall determine if the application qualifies for Administrative Clearance and whether the Project complies with all applicable District regulations.

(2) **Application Fees.** The application fee for an Administrative Clearance shall be as set forth in Section 19.01 E or 19.01 I of this Code.

The fee in Section 19.01 E shall be charged for administrative clearance of new construction permits only. The fee in Section 19.01 I shall be charged for all other building permit sign-offs.

(3) **Procedures.** Applicants for Projects that comply with the provisions of the Downtown Design Guide shall submit plans to the Director for conformance review and administrative sign off. The Director or his/her designee shall review the Project for compliance with the standards and guidelines in the Downtown Design Guide. Projects that fail to demonstrate compliance with the Downtown Design Guide shall follow relief procedures set forth below.

(e) **Adjustment - Authority of the Director with Appeals to the Area Planning Commission.** If an application fails to conform to the provisions of the Downtown Design Guide, the Director or the Director's designee shall have initial decision-making authority to grant an Adjustment in accordance with Section 11.5.7 E 1(a) and with the procedures set forth in Section 11.5.7 C 4-6 of this Code.

(1) **Limitations.** An Adjustment shall be limited to deviations from regulations which do not substantially alter the execution or intent of those regulations as applicable to a proposed Project.

(2) **Findings.** The determination by the Director shall include written findings in support of the determination. In order to approve a proposed project pursuant to this subsection, the Director must find that:

- (a) There are special circumstances applicable to the project or project site which make the strict application of the Design Guide regulations impractical;
- (b) In granting the adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with the purpose and intent of all Design Guide regulations;
- (c) In granting the adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way;
- (d) The project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible; and

(e) The project is compatible with the neighborhood character of the surrounding district.


Sec. 3. A new Subdivision 7 is added to Subsection D of Section 16.05 of the Los Angeles Municipal Code to read as follows:

7. Any residential (including Apartment Hotel or mixed use) building located within the Greater Downtown Housing Incentive Area that is subject to Section 12.22 A.30 of this Code.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or 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 Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

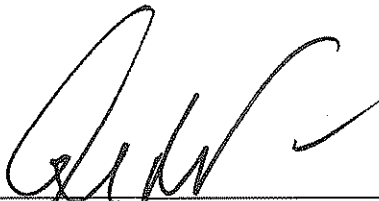
I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, by a majority vote of all of its members, at its meeting of JAN 21 2011.

JUNE LAGMAY, City Clerk

By 

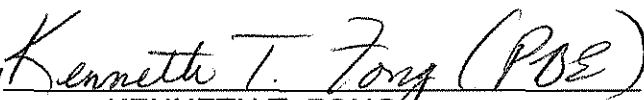
Deputy

Approved FEB 02 2011


Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By 
KENNETH T. FONG
Deputy City Attorney

Date 1/11/11

File No. CF No. 10-1196; CPC No. 2010-583 CA

DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 181557 – Amending the Los Angeles Municipal Code to add a definition for the “Downtown Design Guide Project Area” to Section 12.03; add Subdivision 30 to Subsection A of Section 12.22; and add Subdivision 7 to Subsection D of Section 16.05 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **January 21, 2011**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **February 3, 2011** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows:

- 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall;
- 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East;
- 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **February 3, 2011** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **3rd** day of **February 2011** at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: March 15, 2011

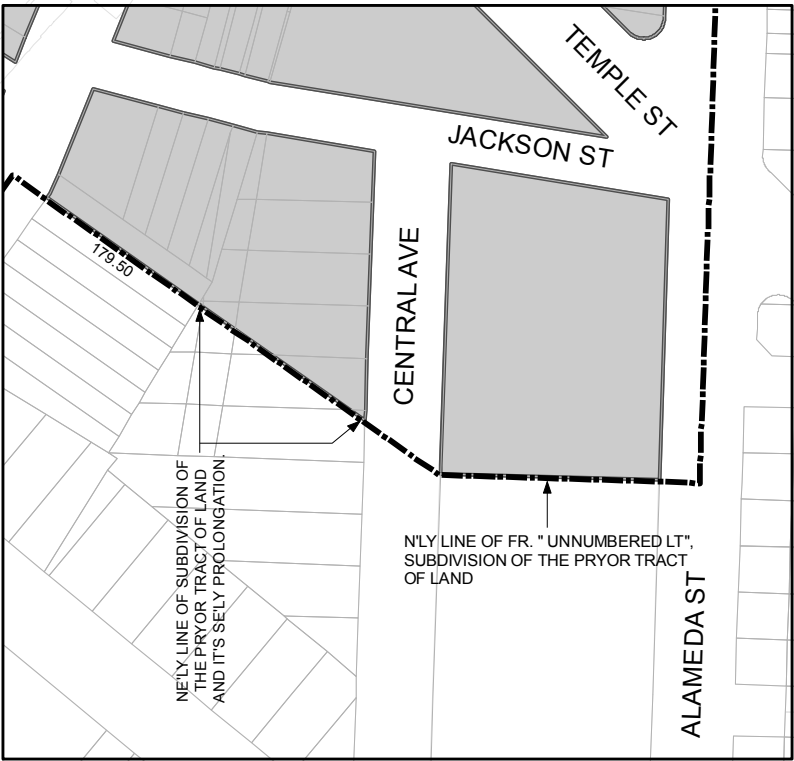
Council File No. 10-1196



DETAIL "A"



DETAIL "B"



DOWNTOWN DESIGN GUIDE IMPLEMENTATION PROJECT AREA

Legend

- Downtown Design Guide Implementation Project Area
- Boundary for Downtown Design Guide Project Area

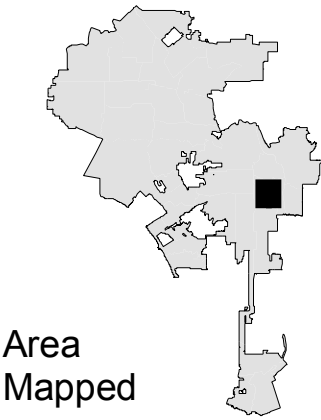


NOT TO SCALE

D.M. 133.5A 211, 133.5A 213, 132 A 211-215, 130.5A 207 - 215,
129 A 205 - 213, 127.5A 205 - 213, 126 A 205 - 209, 124.5A
205 - 209, 123 A 207

CPC 2010-583 CA

043010



Area
Mapped