

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION FILE
Effective Date: October 26, 2009

ZI NO. 2408
BROADWAY THEATER AND ENTERTAINMENT DISTRICT DESIGN GUIDE
(COMMUNITY DESIGN OVERLAY)

COUNCIL DISTRICT: 14

COMMENTS:

On October 26, 2009, Ordinance No.180,871 became effective establishing the Broadway Theater and Entertainment District Design Guide [Community Design Overlay (CDO)].

INSTRUCTIONS:

No permit shall be issued for the erection, construction, addition to, or exterior structural alterations of any building or structure, including but not limited to signage, awnings and other similar appurtenances within the Community Design Overlay boundaries, prior to obtaining written clearances from the City Planning Department. A Planning clearance is also required for modifications to existing signs, awnings, and other appurtenances on the exterior of buildings. A Planning clearance is not required for interior alterations that will not affect the exterior of a building.

Refer applicants who require a Planning clearance to the Department of City Planning, Broadway CDO Plan staff, whose contact information can be found at <http://planning.lacity.org/phonelist/AssignmentList.pdf>.

ORDINANCE NO. 190871

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 Broadway Theater and Entertainment District Design Guide (Community Design Overlay District or CDO).

- A. Pursuant to Section 13.08 of the Los Angeles Municipal Code, the City Council hereby establishes the boundaries of Broadway Theater and Entertainment District Design Guide (CDO) identified on the map herein by solid boundaries and the suffix "CDO" on the zone classification.
- B. Zoning Map. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on the properties shown upon a portion of the zoning map incorporated therein and made apart of Article 2, Chapter 1 of the LAMC, so that such portion of the zoning map shall conform to the zoning on the map set forth in Section 1 A of this ordinance and the [Q] Qualified Conditions found in Section 2 of this ordinance.

Table for Sections 1 and 2

C2-4D	[Q]C2-4D-CDO
[Q]C4-4D	[Q]C4-4D-CDO
PF-4D	PF-4D-CDO
C5-4D	[Q]C5-4D-CDO

BROADWAY CDO



NOT TO SCALE

DM 1905 211, 108.5A.210, 120A 211
1775A.208, 1275A.211, 106A.209

CPO 3069-8876 CDO 20

KW 90580



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 and are preceded by the "Q" in Brackets ([Q]), the conditions and limitations imposed by the new "Q" Qualified Classification are set forth as follows:

[Q] Conditions:

Definitions

Prevailing Setback: The most commonly reoccurring line between the property line and the vertical exterior façade of one or more building on the same block or street frontage. Along Broadway, the prevailing setback in many cases coincides with the property line or is offset from the property line between six (6) inches and one (1) foot.

Streetwall: The vertical exterior facade of one or more buildings adjacent and parallel to the sidewalk. The cumulative façade effect created on a pedestrian oriented corridor when structures are built to the edge of the front property line and each side property line or the prevailing setback.

Uses

1. The following uses are prohibited:
 - Auto-related and other vehicular uses, excluding parking
 - Adult entertainment uses, as defined and regulated by Los Angeles Municipal Code Section 12.70,
 - Hostess Dance Halls,
 - Tattoo Parlors,
 - Pawnshops,
 - Recycling centers.
 - Storage uses (except for minor accessory storage uses),
 - Medical Marijuana Dispensaries and Rehabilitation Facilities,
 - Penny Arcades (including video or amusement arcades), and
 - Equipment Repair shops.
2. The following uses shall be prohibited on the ground floor up to a depth of 25 feet from the streetwall:
 - Residential uses, except for residential lobbies,
 - Jewelry manufacturing,
 - Parking,
 - All office uses, including all medical uses, and
 - Institutional uses, such as educational and philanthropic institutions, except for libraries, museums and other arts-related uses.
3. Ground floor commercial uses shall be built to the property line or prevailing setback, whichever applies.
4. Surface parking lots as a main use are prohibited.

Building Form and Massing

5. With the exception of additions to the rear of the building, any alterations or additions to existing buildings shall be built to the property line or maintain the prevailing setback, where a prevailing setback is different from the property line. Storefronts and building entryways may be recessed as long as the main structural elements (structural bays) are built to the property line or prevailing setback, as applicable. In no event shall the setback exceed two feet.
6. All new buildings shall be built to any property line abutting Broadway and any perpendicular street. The following shall also apply:
 - a. The minimum streetwall (building wall along the sidewalk) shall be 100 feet in height and, south of 4th Street, the maximum shall be 150 feet in height. Heights below 100 feet may be permitted by an action of the Zoning Administrator, in accordance with LAMC Section 12.24X.
 - b. Not less than 95% of the streetwall shall be built to the property line or prevailing setback.
 - c. For new buildings or additions south of Fourth Street, portions of buildings above 150 feet shall be stepped back from the front and side property lines a minimum of 30 feet.
 - d. A break in the streetwall (building wall along the sidewalk) may be permitted for a distance not to exceed the linear feet required for pedestrian and vehicular access, when vehicular access cannot be obtained from a side street or an alley as determined by the Director of Planning, in consultation with the Department of Transportation (DOT).
7. The lot coverage for portions of buildings over 150 feet shall cover be no less than 30% of the lot and no more than 40% of the lot.

Parking.

8. No parking shall be permitted between the building and any abutting street.
9. Parking shall be located to the rear of the building, underground or enclosed within a structure.
10. Ground floor commercial uses at a minimum depth of 25 feet shall be provided in any parking structure fronting Broadway or any perpendicular street.

Ground Floor Treatment

11. The minimum floor-to-ceiling height of the ground floor of any new building shall be 15 feet.
12. All new construction or the addition of floor area to an existing building or structure fronting substantially or in part on a public street shall provide at least

one ground floor pedestrian entrance to each premise or storefront from a public street or pedestrian walkway. Entrances to residential lobbies or primary building lobbies shall be more prominent than other entrances along the public street.

13. A minimum of 70 percent of the building façade at the ground level abutting Broadway shall consist of doors and transparent windows.

Urban Design

14. Corporate establishments and formula or retail businesses shall be designed to comply fully with the Broadway Design Guide.

Mechanical Equipment

15. All structures on the roof, including air conditioning units, mechanical equipment, vents, skylights, solar panels, parapets etc., shall not be visible from the street at ground level. Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.
16. Required restaurant venting shall be installed on a secondary façade and integrated with the design of the building whenever feasible.

Signage

17. Signage shall comply with L.A.M.C. Article 4.4, Sections 14.4.1 through 14.4.20. In no case shall the total sign area for wall signs for a single building exceed 1.5 square feet for each foot of linear building frontage.
18. Each business or tenant shall be permitted one pedestrian sign limited to a maximum of six (6) square feet in size.
19. The following signs are prohibited:
 - a. billboards,
 - b. supergraphic signs,
 - c. canister (cabinet) signs;
 - d. pole signs;
 - e. monument signs;
 - f. temporary signs;
 - g. inflatable signs; and
 - h. animated signs.

Removal of Existing Q

20. Remove the existing Q Condition found in Ordinance No. 161,603 from the subject properties.

Section 3. 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 the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles AUG 11 2009, and was passed at its meeting of SEP 01 2009.

JUNE LAGMAY, City Clerk

By



Deputy

Approved _____



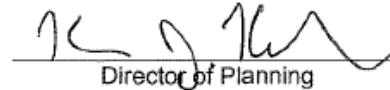
SEP 14 2009
Mayor

Pursuant to Sections 556 and 558 of the City Charter, **approval** of this ordinance recommended for the City Planning Commission...

August 5, 2009

See attached report

File No. 09-1884



Director of Planning

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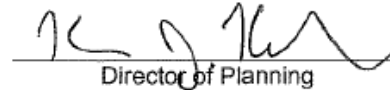
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