

COMMENT FORM

FORMULARIO PARA COMENTARIOS

Name/Nombre:

Dylan

Organization/Organización

Address/Dirección:

LOS Angeles, 90019

Telephone/Teléfono:

310-657-0437

Fax:

Email:

Danncinchika102@yahoo.com

Meeting Venue:  Emerson MS  Pan Pacific  Wilshire UMC  Beverly Hills PL  Santa Monica PL

Comments/Comentarios:

I think that there should be either a subway or a monorail going down Olympic. It will cause traffic during the time being but it will definetly improve traffic in 7 year or so. Thank you.

Return comment form to:

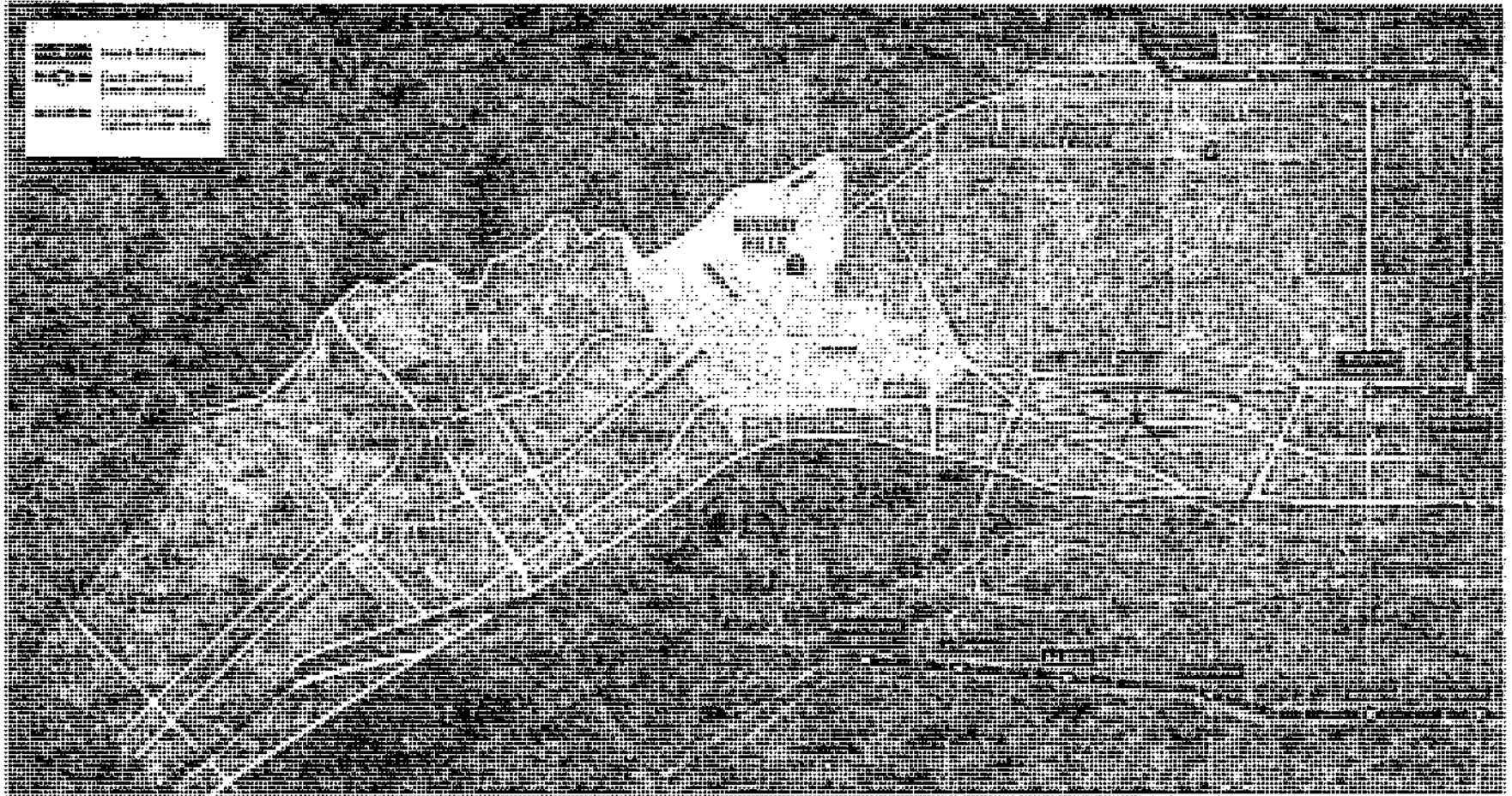
Dave Mieger, Project Manager, Metro, One Gateway Plaza MS 99-22-5, Los Angeles, CA 90012

Favor de regresar formulario a:



Metro

Feel free to indicate where you would like an alignment or stations.  
Favor de indicar donde quisiera ver una alineación o estación.





COMMENT FORM

FORMULARIO PARA COMENTARIOS

Name/Nombre: Emmett Dacey	
Organization/Organización LECG	
Address/Dirección: 2049 Century Park East, Ste 2300, LA CA 90067	
Telephone/Teléfono: 310-556-0709	Fax: 310-556-0766
Email: edacey@lecg.com	

Meeting Venue:  Emerson MS  Pan Pacific  Wilshire UMC  Beverly Hills PL  Santa Monica PL

Comments/Comentarios:

I have been commuting to Century City from South Pasadena for 3 years, using a combination of Metro Rail, Metro Bus, and Commuter Express Bus. Ultimately what is needed is extension of the Purple Line with some type of rail transit. A good short-term strategy would be dedicated bus lanes on Olympic and/or Wilshire. The only way to get Angelenos out of their single-passenger vehicles is to have a bus go zipping past them while they sit in gridlock.

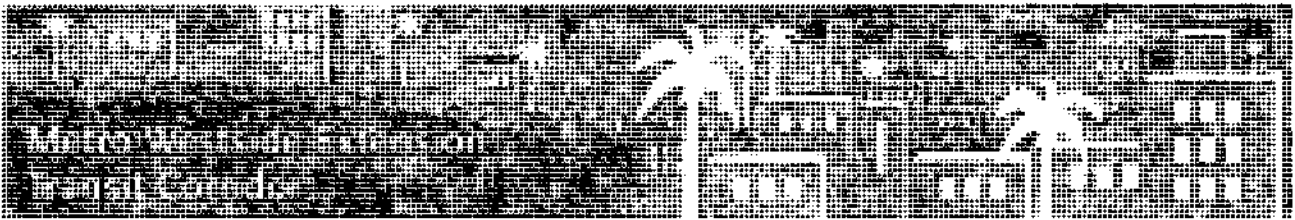
Return comment form to:

Favor de regresar formulario a:

Dave Mieger, Project Manager, Metro, One Gateway Plaza MS 99-22-5, Los Angeles, CA 90012



**Metro**



COMMENT FORM

FORMULARIO PARA COMENTARIOS

Name/Nombre: <i>Eugene Salinsky</i>	
Organization/Organización	
Address/Dirección: <i>616 N. Sweetzer Ave. #301 Los Angeles, Ca. 90048</i>	
Telephone/Teléfono: <i>(323) 653-1369</i>	Fax:
Email:	

Meeting Venue:  Emerson MS  Pan Pacific  Wilshire UMC  Beverly Hills PL  Santa Monica PL

Comments/Comentarios: *I would propose to extend the Purple Line on a route along Wilshire to La Brea, then Northwest to 3rd and Fairfax, then 3rd or Beverly West to Santa Monica Blvd, then along Santa Monica Blvd to Century City, then West to Wilshire in Westwood. Then Wilshire to Santa Monica. Stops I would propose would be at Wilshire and Crenshaw, Wilshire and La Brea, 3rd and Fairfax, 3rd or Beverly and La Cienega, Santa Monica and Beverly Dr, Santa Monica and Wilshire, Century City Shopping Center, Wilshire and Westwood, Wilshire and Bundy, and Downtown Santa Monica.*

*I would suggest a new funding source for this and*

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Dave Mieger, Project Manager, Metro, One Gateway Plaza MS 99-22-5, Los Angeles, CA 90012



**Metro**

other new Bus and Rail projects in the MTA Service area.  
This funding source would be a fee of \$100 per month on almost all commercial, business, employee, apartment - condominium parking spaces including private and public spaces. I would expect that parking rates would go up, employers would charge employees and rents and fees would go up by \$100 per month to cover this fee. Also I would propose that renters in apartments who don't have cars or give up their cars to use mass transit would get a \$100 reduction in their rent per month.

I would propose that this parking fee be divided up as follows: 20% for new busses and bus service, 20% for fare subsidies - lower MTA bus passes, 10% for the Municipal Bus Lines that honor all MTA bus passes, 10% for Metrolink service, and 40% for new rail lines, such as the extension of the Purple Line, Gold Line, Green Line, Expo Line, and LA Downtown Connector Line.

Also I would propose that all Proposition A and C Sales tax that goes to Mass Transit to continue to go to Mass Transit.

Please give consideration to my proposals.

Engere Sabinsky



COMMENT FORM

FORMULARIO PARA COMENTARIOS

Name/Nombre: **GINETTE MIZRAKI**

Organization/ Organización: **GINETTE MIZRAKI REALTY**

Address/Dirección: **1515 PONTIUS AVENUE, L.A 90028**

Telephone/Teléfono: **310 479-5649** Fax: **310 473 9002**

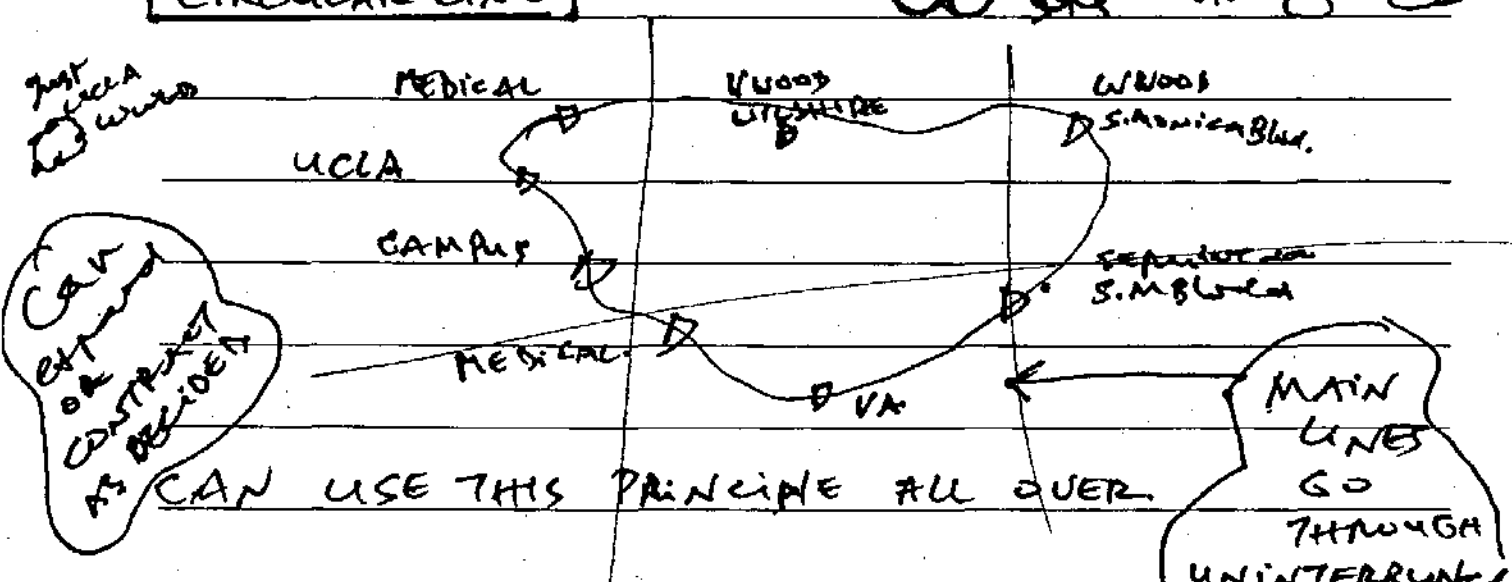
Email: **ginette@LARealtyPRO.COM**

Meeting Venue:  Emerson MS  Pan Pacific  Wilshire UMC  Beverly Hills PL  Santa Monica PL

Comments/Comentarios: **10/26/07 "CENTENNIAL CLUB" LEGISLATIVE LUNCHEON**

→ **IDEA** FOR INCREASED DENSITY AREAS LIKE UCLA (5900 EMPLOYEES/STUDENTS, WESTWOOD - 100,000 (PER QUOTE ON 10/26/07).

→ **CREATE HUB CIRCULAR LINE** EITHER OR



Return comment form to: Dave Mieger, Project Manager, Metro, One Gateway Plaza MS 99-22-5, Los Angeles, CA 90012

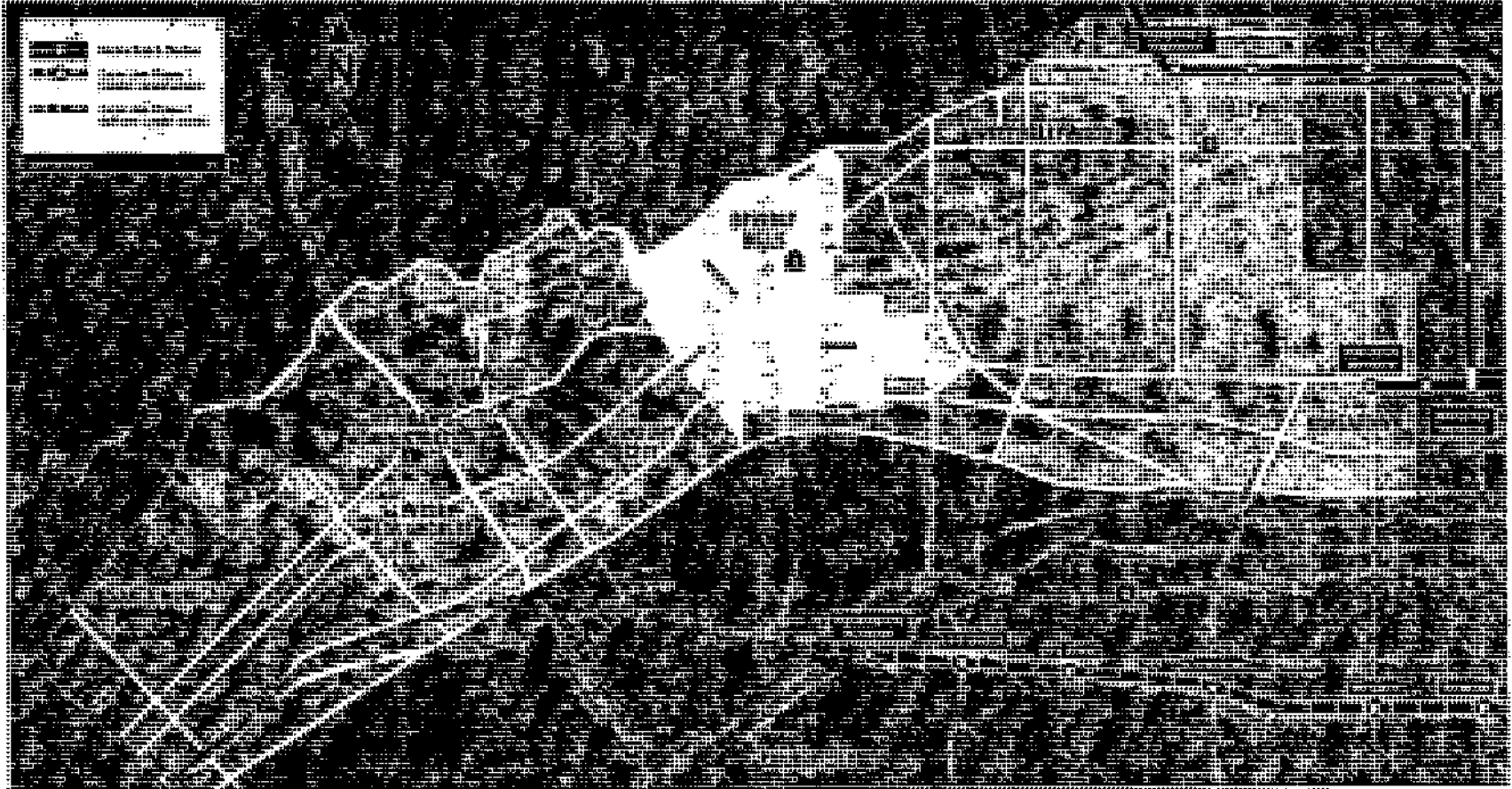


**Metro**

I AM AVAILABLE FOR FURTHER BRAINSTORM INPUT. S.M.

Handwritten notes in the top left corner, including the number '100' and other illegible scribbles.

Feel free to indicate where you would like an alignment or stations.  
Favor de indicar donde quisiera ver una alineación o estación.



Handwritten notes in the bottom left corner, including the number '42' and the word 'SCHEDULE'.

Handwritten notes in the bottom center, including the word 'SCHEDULE'.

Handwritten notes in the bottom right corner, including the number '100' and the word 'SCHEDULE'.

Handwritten number '310' in the bottom right corner.



COMMENT FORM

FORMULARIO PARA COMENTARIOS

Name/Nombre: <i>Storia Canales</i>	
Organization/ Organización	
Address/Dirección: <i>312 S Commonwealth av. apt. D</i>	
Telephone/Teléfono: <i>(213) 389-9675</i>	Fax:
Email:	

Meeting Venue:  Emerson MS  Pan Pacific  Wilshire UMC  Beverly Hills PL  Santa Monica PL

Comments/Comentarios:

*We need a Subway because the mta is slow services we get late for work we need for Century City*

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Return comment form to: Dave Mieger, Project Manager, Metro, One Gateway Plaza MS 99-22-5, Los Angeles, CA 90012

Favor de regresar formulario a:



**Metro**





COMMENT FORM

FORMULARIO PARA COMENTARIOS

Name/Nombre: HENRIETTA COSENTINO	
Organization/Organización <i>affiliated with (but not speaking for all of)</i> St. Andrews Square Neighborhood Assoc.	
Address/Dirección: 107 So. Gramercy Place, Los Angeles, CA 90004	
Telephone/Teléfono: 323 - 466 - 3981	Fax:
Email: henrietta3@sbcglobal.net	

Meeting Venue:  Emerson MS  Pan Pacific  Wilshire UMC  Beverly Hills PL  Santa Monica PL

Comments/Comentarios:

Yes, we clearly need <sup>[multiple]</sup> alternative public transport from downtown to the Westside. The only truly viable way to sustain transportation (given density projections) is by extending the subway from Western & Wilshire. HEAVY RAIL under the WILSHIRE CORRIDOR, with all the obvious stops (paralleling major bus stops). Though the most expensive alternative, it is ultimately the most cost effective. It should be viewed as URGENT CORE INVESTMENT in INFRASTRUCTURE - and the only way to sustain L.A. as a world-class city.

P.S. Also, asap, a subway leg connecting from Westside + Hollywood ~~to~~ Santa Monica?

Return comment form to:

Favor de regresar formulario a:

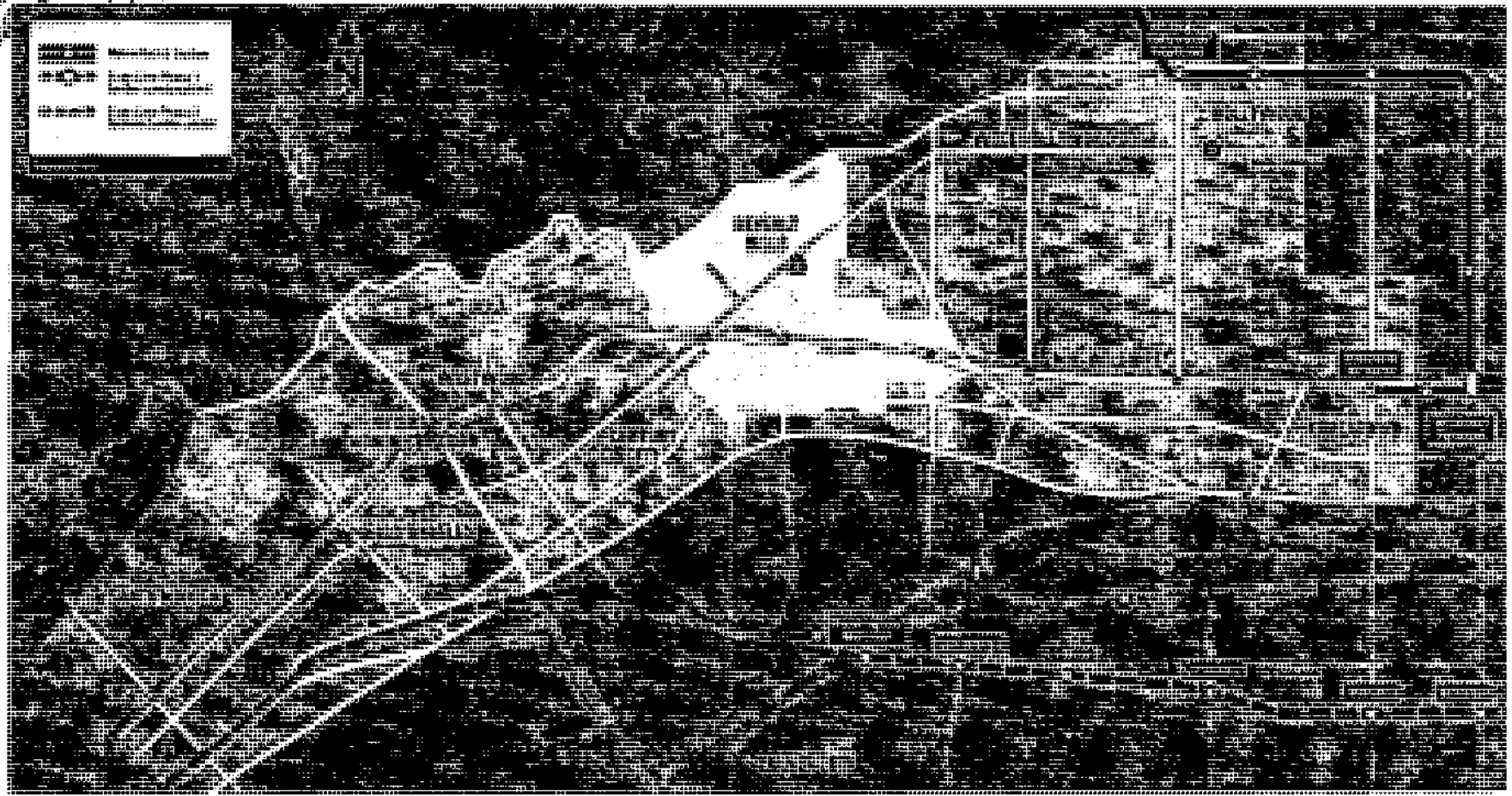
Dave Mieger, Project Manager, Metro, One Gateway Plaza MS 99-22-5, Los Angeles, CA 90012



Metro

HEAVY RAIL  
NEEDED — The only  
way to sustain  
growth + have a  
stronger  
economy  
and  
more  
jobs

Feel free to indicate where you would like an alignment or stations.  
Favor de indicar donde quisiera ver una alineación o estación.



Yellow lines — ideal routes!



COMMENT FORM

FORMULARIO PARA COMENTARIOS

Name/Nombre: **HERMINIA MAPAYE**

Organization/ Organización

Address/Dirección: **19107 E. Alhambra St., West Covina CA 91792**

Telephone/Teléfono: **(919) 525-5405** Fax: **271-6246**  
**(710) ~~525-5405~~ 271-6246**

Email: **hermindo888@yahoo.com**

Meeting Venue:  Emerson MS  Pan Pacific  Wilshire UMC  Beverly Hills PL  Santa Monica PL

Comments/Comentarios:

(less traffic), employees not getting exhausted if less traffic jam & become more efficient; can get home earlier & more time w/ family & kids

Return comment form to:

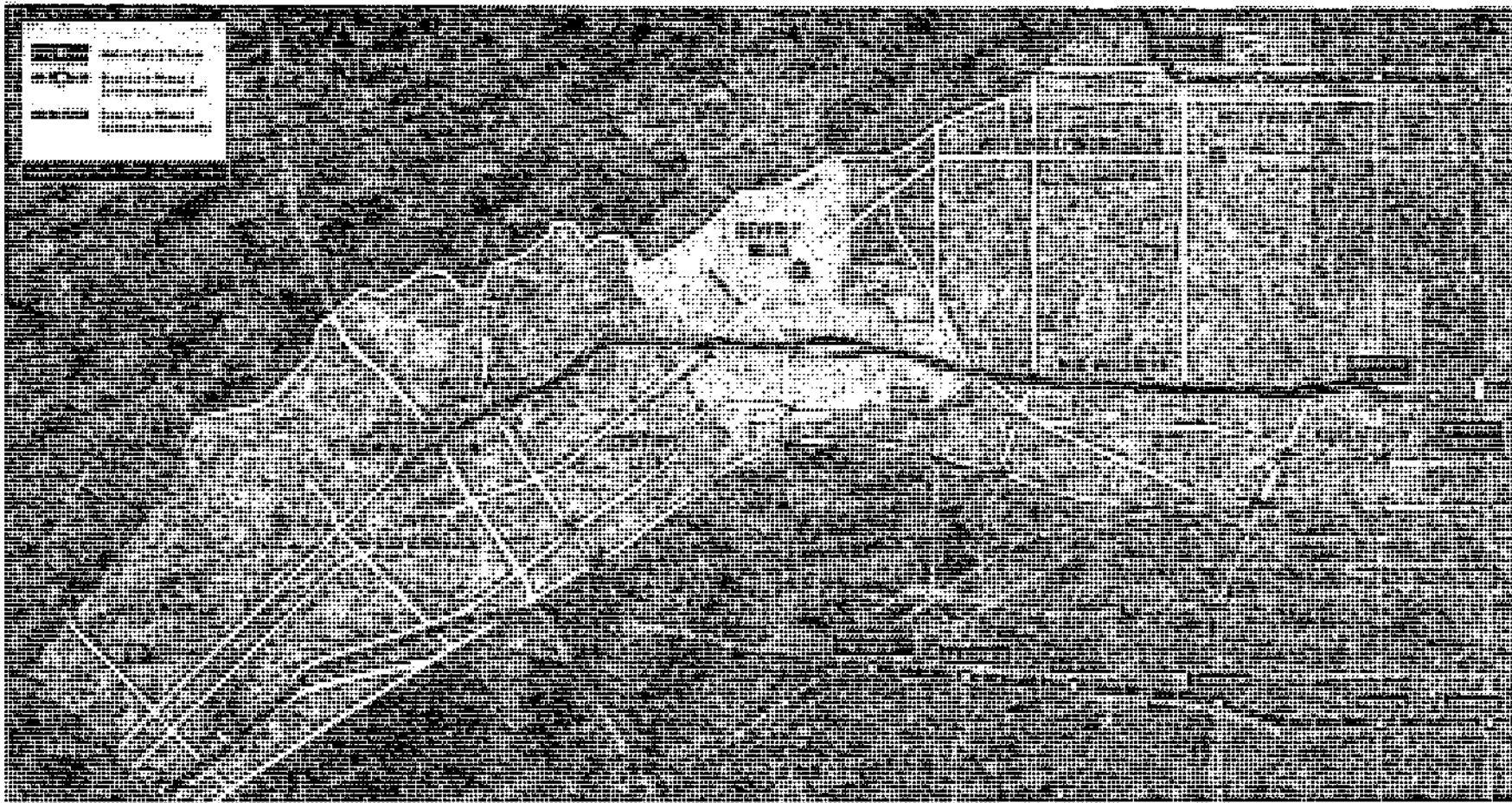
Favor de regresar formulario a:

Dave Mieger, Project Manager, Metro, One Gateway Plaza MS 99-22-5, Los Angeles, CA 90012

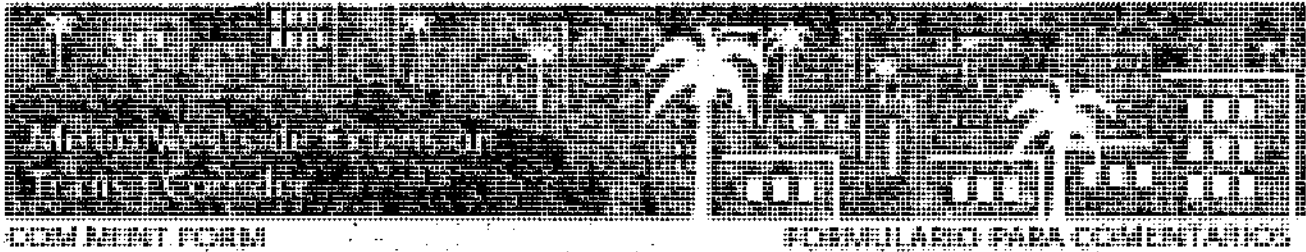


**Metro**

Feel free to indicate where you would like an alignment or stations.  
Favor de indicar donde quisiera ver una alineación o estación.



All the way Walsby (fr. Walsby to Westwood Blvd)  
or  
All Olympic (fr. Walsby to Westwood "  
or  
PICO ( " " " )



Name/Nombre: <i>Isabel Cowd</i>	
Organization/Organización <i>425 S. Catalina #16</i>	
Address/Dirección: <i>213-386-8179</i>	
Telephone/Teléfono:	Fax:
Email:	

Meeting Venue:  Emerson MS  Pan Pacific  Wilshire UMC  Beverly Hills PL  Santa Monica PL

Comments/Comentarios:

*Yes! good idea to have a subway - The idea is fabulous!*

Return comment form to:

Favor de regresar formulario a:

Dave Mieger, Project Manager, Metro, One Gateway Plaza MS 99-22-5, Los Angeles, CA 90012



**Metro**

**Metro Westside Extension  
Transit Corridor**

COMMENT FORM

FORMULARIO PARA COMENTARIOS

Name/Nombre: <b>Jake Jacobson</b>	
Organization/ Organización	
Address/Dirección: <b>1611 N. Orange Grove Ave., Los Angeles 90046</b>	
Telephone/Teléfono: <b>(323) 851-8512</b>	Fax: <b>(323) 851-0661</b>
Email: <b>jjacobson@jake-i.com</b>	

Meeting Venue:  Emerson MS  Pan Pacific  Wilshire UMC  Beverly Hills PL  Santa Monica PL

Comments/Comentarios:

**I own the home in which I live on North Orange Grove Avenue between Sunset Blvd. and Hollywood Blvd., and I am very supportive of an extension of the Metro subway from the Hollywood/Highland station to the ocean, with a station near Sunset Blvd. and Fairfax Ave. I suggest that the least disruptive route and that which would be the least dangerous to the old homes in this wonderful neighborhood would be to burrow south under either Highland Ave. or La Brea Ave. to Sunset Blvd. and then west under Sunset Blvd.**

  
**Jake Jacobson**

**October 29, 2007**

Return comment form to: **Dave Mieger, Project Manager, Metro, One Gateway Plaza MS 99-22-5, Los Angeles, CA 90012**  
Favor de regresar formulario a:



**Metro**



COMMENT FORM

FORMULARIO PARA COMENTARIOS

Name/Nombre: <b>JANICE TITUS</b>	
Organization/ Organización: <b>LAVELY &amp; SINGER PC (Employer)</b>	
Address/Dirección: <b>442 So. GRANTLAND DR. AZUSA 9170</b>	
Telephone/Teléfono: <b>626-688-1592</b>	Fax:
Email: <b>figleroi@aol.com</b>	

Meeting Venue:  Emerson MS  Pan Pacific  Wilshire UMC  Beverly Hills PL  Santa Monica PL

Comments/Comentarios:

PLEASE EXTEND THE  
RED LINE (SUBWAY) TO  
THE WEST SIDE!  
THANK YOU.

Return comment form to:

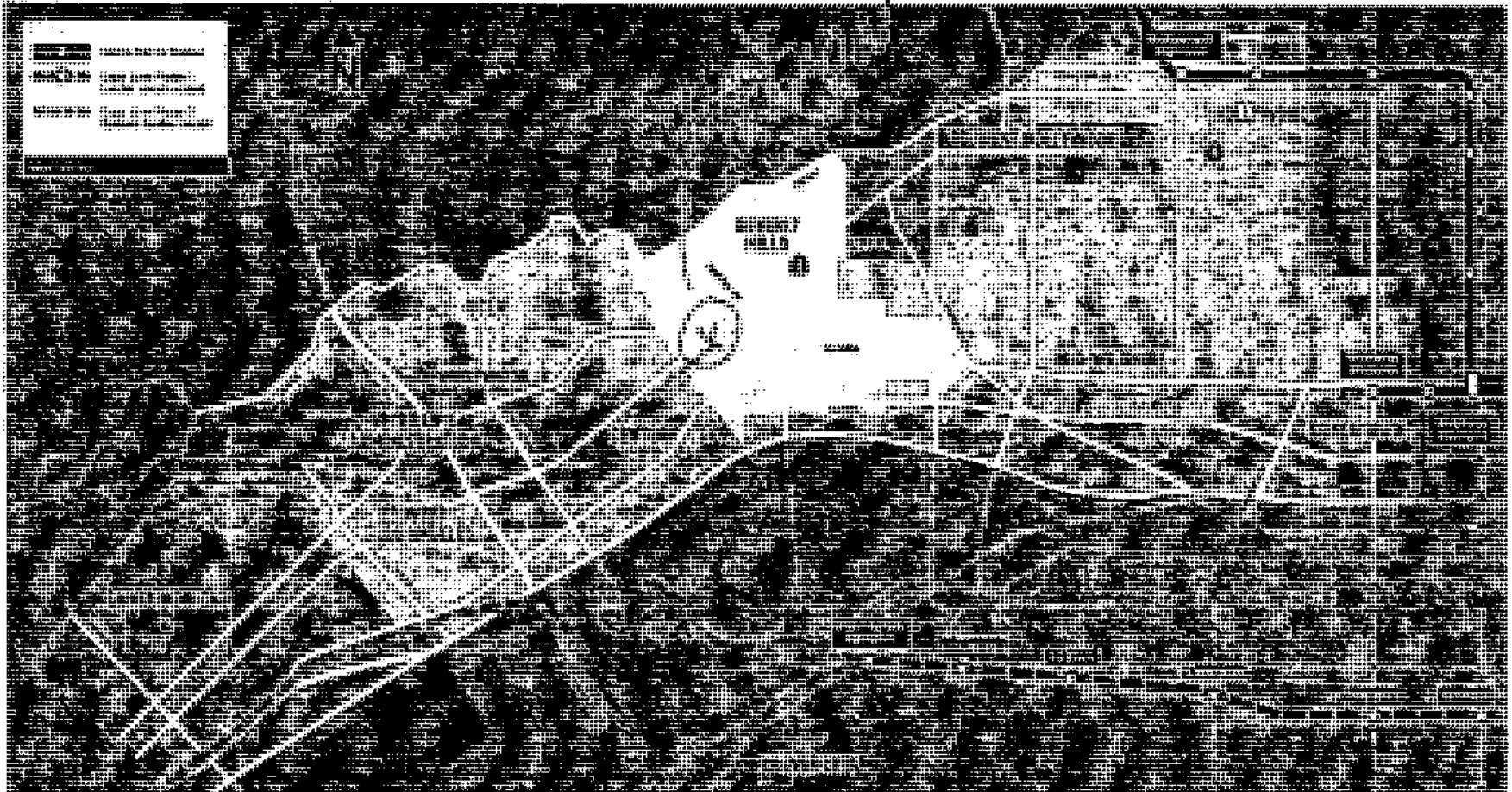
Favor de regresar formulario a:

Dave Mieger, Project Manager, Metro, One Gateway Plaza MS 99-22-5, Los Angeles, CA 90012



**Metro**

Feel free to indicate where you would like an alignment or stations.  
Favor de indicar donde quisiera ver una alineación o estación.







COMMENT FORM

FORMULARIO PARA COMENTARIOS

Name/Nombre: <b>Joanna Baker</b>	
Organization/ Organización	
Address/Dirección: <b>2343 oak st #4 Santa monica, Ca 90405</b>	
Telephone/Teléfono: <b>310 450-0368</b>	Fax:
Email: <b>joannab_2003@yahoo.com</b>	

Meeting Venue:  Emerson MS  Pan Pacific  Wilshire UMC  Beverly Hills PL  Santa Monica PL

Comments/Comentarios:

I strongly support building a subway along Wilshire Blvd from the current end at Western all the way to Santa Monica. We are in desperate need of a solution to our traffic problem and a subway is the best option because it is faster, safer, more environmentally friendly, and carries more people than any other option. The cost is well worth it! I propose that LA metro consider building an entire subway system including express tracks.

Return comment form to:

Favor de regresar formulario a:

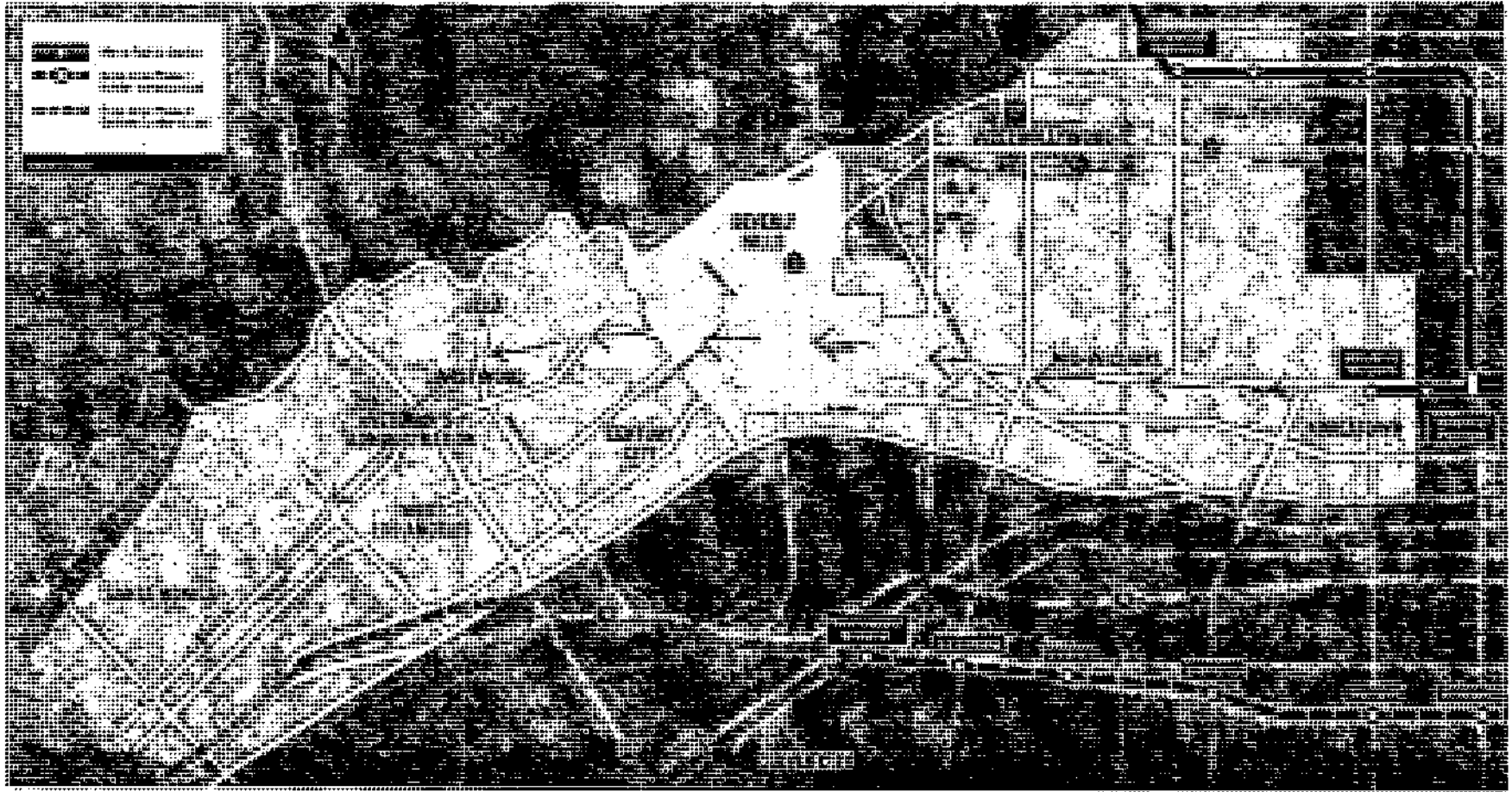
Dave Mieger, Project Manager, Metro, One Gateway Plaza MS 99-22-5, Los Angeles, CA 90012



**Metro**

Thank you!

Feel free to indicate where you would like an alignment or stations.  
Favor de indicar donde quisiera ver una alineación o estación.





Brookside Homeowners Association  
Citrus Square Association  
Fremont Place Association  
Hancock Park Home Owners Association Est. 1948  
La Brea-Hancock Homeowners Association  
Larchmont Village Neighborhood Association  
Ridgewood-Wilton Neighborhood Association  
St. Andrews Square Neighborhood Association  
Sycamore Square Neighborhood Association  
Wilshire Park Association  
Windsor Square Association  
Windsor Village Community Association

November 1, 2007

Mr. David Mieger, AICP  
Project Manager and Deputy Executive Officer  
Los Angeles County Metropolitan Transportation Authority (METRO)  
One Gateway Plaza MS 99-22-5  
Los Angeles, California 90012

Dear Mr. Mieger:

Please find attached a copy of the Park Mile Specific Plan, as an addendum to my earlier communication dated October 31, 2007, providing comment regarding the Metro Westside Extension Transit Corridor.

Sincerely,

John M. Gresham, Secretary  
Wilshire Homeowners' Alliance Executive Committee

## **PARK MILE SPECIFIC PLAN**

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# **Specific Plan**

**Ordinance No. 154,643  
Effective December 19, 1980**

**Amended by Ordinance No. 162,530  
Effective June 30, 1987**

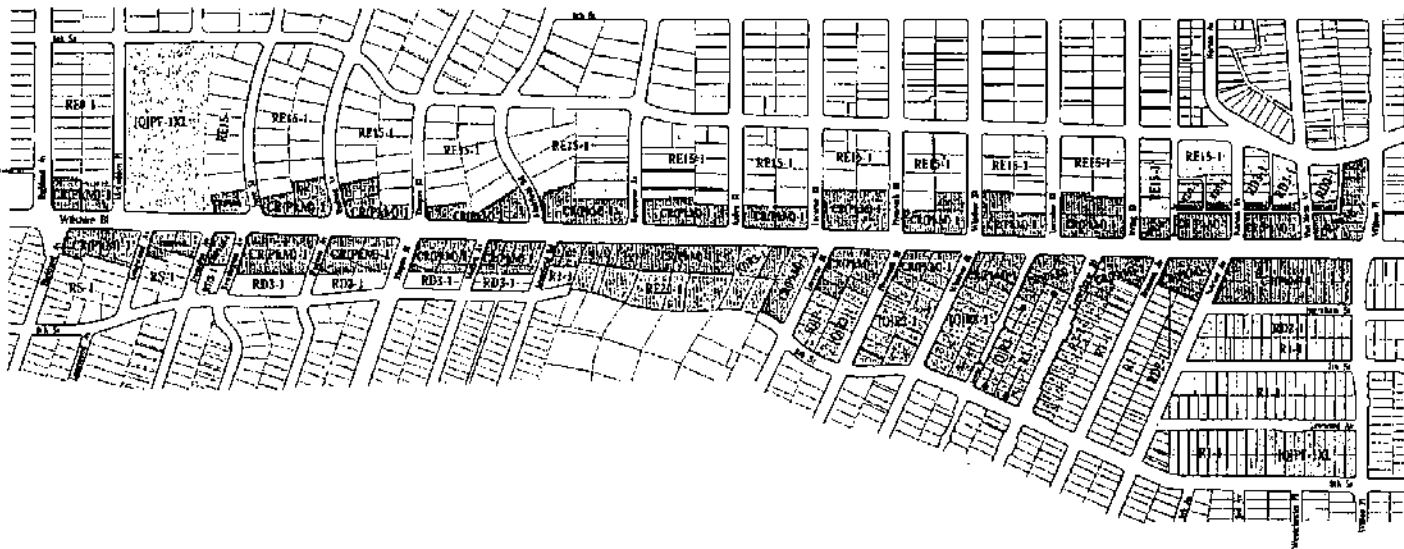
**Specific Plan Procedures  
Amended pursuant to L.A.M.C. Section 11.5.7**

**Design Review Board Procedures  
Amended pursuant to L.A.M.C. Section 16.50**

## **TABLE OF CONTENTS**

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Section 8.	Sign Standards
Section 9.	Design Review and Standards
Section 10.	Severability

Park Mile Specific Plan



SPECIFIC PLAN AREA

Prepared by City of Los Angeles Planning Department - Graphic Services Section - June, 2002



# PARK MILE SPECIFIC PLAN

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

1. Ordinance No. 154,643, known as the Park Mile Specific Plan Area, is hereby amended to read as follows:

WHEREAS, the Wilshire District Plan provides for the development of a Specific Plan for the Park Mile for the purpose of designating quantitative and qualitative standards to regulate floor area ratios, use of land and buildings, height and bulk of buildings, architectural and landscape treatment, signs, vehicular and pedestrian circulation; and

WHEREAS, the purpose of the Park Mile Specific Plan is to protect the low density, single-family residential nature of the area and to promote only that development which is compatible with adjoining residential neighborhoods by reinforcing the characteristic pattern which provides the Park Mile area with an image, a sense of community and orientation; and

WHEREAS, the District Plan provides that the Specific Plan is to promote a park-like setting, providing significant visual contrast with adjoining Wilshire and Miracle Mile Centers, by emphasizing new development that would complement the existing pattern of the Wilshire District; and

WHEREAS, Wilshira Boulevard is a designated Scenic Highway; and

WHEREAS, in order to insure that such development proceeds in compliance with the Wilshire District Plan, the Park Mile Specific Plan was adopted.

## Section 1:

### DEFINITIONS

Whenever any terms are used in this Ordinance, they shall have the meaning specified in Section 12.03 of the Los Angeles Municipal Code. The following terms shall have the meanings as shown below:

**CR(PkM) or Modified Limited Commercial Zone, Park Mile** - The regulatory zone as defined in Section 3 of the Ordinance.

**District Plan** - The adopted Wilshire District Plan, a part of the General Plan of the City of Los Angeles.

**Driveway** - A paved area connecting a parking area to an abutting street or alley.

**Floor Area Ratio** - The ratio between: (a) the total square footage of a building's floor area, calculated pursuant to Sections 12.21.1 A 5 and 12.21.1 B 4 of the Los Angeles Municipal Code, and (b) the lot area of the lot or parcel, as defined in Section 12.03 of the Los Angeles Municipal Code.

**Freestanding Sign** - Any sign, other than a monument sign of which the primary structural support is not a building, and which has as its primary support a post, pole or other structure which is anchored to, attached to, or stands directly on the ground.

**Map** - The map contained in Section 2 of this Ordinance.

**Monument Sign** - A sign that is erected directly upon the existing or artificially created grade and which has a horizontal dimension equal to or greater than its vertical dimension. A monument sign may have one or more sign faces.

**Off-site Sign** - A sign which displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or any other commercial or non-commercial message, which is generally conducted, sold, manufactured, produced, offered or which occurs elsewhere than on the premises where the sign is located.

**Plot Plan** - A document or documents which pictorially describe, by means of professionally accepted architectural graphic techniques, the appearance, configuration, and dimensions of any proposed structure and attendant site improvements and any public or private easements.

**Projecting Sign** - A sign, other than a wall sign, that is attached to a building or structure and projects outward therefrom with one or more sign faces approximately perpendicular to the face of the building.

**Roof Sign** - A sign erected upon or above a roof or parapet of a building or structure.

**Rooftop Garden** - A flat open area located on the roof of a building, (except the roof of a subterranean parking building or structure which does not exceed 6 feet above curb level) where plant materials such as trees, shrubs and ground cover have been permanently installed so that parts of the plant materials are visible from the street level.

**Sign** - Any display board, wall, screen, object, or part thereof, used to announce, declare, demonstrate, display, or otherwise present a message and attract the attention of the public.

**Sign Area** - An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message.

**Specific Plan Area** - The area shown within the heavy lines on the map in Section 2 of this Ordinance.

**Wall Sign** - Any sign attached to, painted on, or erected against the wall of a building or structure, with the exposed face of the sign in plane approximately parallel to the plane of the wall.

## Section 2.

### ESTABLISHMENT OF PARK MILE SPECIFIC PLAN

- A. Specific Plan Area (Map).** The regulations of the Specific Plan shall be applicable within that area of the City of Los Angeles shown within the heavy lines on the following map:
- B. General Provision.** The regulations of this Specific Plan are in addition to those set forth in the provisions of Chapter 1 of the Los Angeles Municipal Code and do not convey any rights not otherwise granted under the other provisions and procedures contained in that Charter, except as specifically provided herein.

Wherever this Specific Plan contains provisions which differ from provisions contained in Chapter 1 of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.

- C. Reservation.** It is the purpose of this Specific Plan to preserve the low-density residential character of the Wilshire District in and around the Specific Plan area and to encourage the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use.

It is also the purpose of the Plan to maintain the existing estate appearance of portions of the Specific Plan area.

**D. Exceptions:**

1. Notwithstanding any other provision of this Ordinance to the contrary, the provisions of this Ordinance shall not apply to any property which received a zone change after June 9, 1979 and which was placed in a "Q" Qualified zone classification containing C' conditions addressing termination, uses, sales of alcoholic beverages, design review of signs, and compliance.

If, pursuant to the terms of an Ordinance establishing such a "Q" Qualified zone classification, that "Q" Qualified classification is ever terminated, then the exception granted by this Subsection D shall no longer apply, and the property thereafter shall be subject exclusively to the terms of the Park Mile Specific Plan.

2. Procedures for the granting of other exceptions to the requirements of this Specific Plan are established in Section 11.5.7 D of the Los Angeles Municipal Code. An application for an exception from this Specific Plan pursuant to Section 11.5.7 D of the Los Angeles Municipal Code does not require any additional application pursuant to the provisions of Sections 12.24, 12.27 or 12.2 of the Los Angeles Municipal Code.



**Section 3.**

**CR(PKM) ZONE REGULATION**

Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that portion of the Zoning Map shall conform to the zoning on the map set forth in Section 2 of this Ordinance. The following regulations shall apply in the "CR(PKM)" Limited Commercial Park Mile zone.

- A. Use.** No building, structure or land shall be used and no building or structure shall be erected, structurally altered or enlarged, except for the following uses:
1. Any uses permitted in the "CR" Limited Commercial Zone, except the following uses which are expressly prohibited:
    - a. Business college, professional, scientific, or language school or college.
    - b. Hotels (including motels) and apartment hotels.
    - c. Restaurants or prescription pharmacies.
    - d. Counseling and referral facilities.
    - e. Child-care facilities, nursery schools, grammar schools, junior high schools, or high schools.
    - f. Churches or other religious institutions.
    - g. Any residential uses, unless the uses conform to the provisions of this Plan.
    - h. Any signs, unless the signs conform to the provisions of this Plan.
    - i. Automated vending machines (except pay telephones), including automated teller machines, when the machines are both visible from the outside of a building and are accessible for use from the outside of a building. Any vending machine located within a building shall only be operated between the hours of 9 a.m. and 6 p.m. Notwithstanding Section 12.23 of the Los Angeles Municipal Code, all building and uses rendered nonconforming by this Subparagraph shall be made to comply with the provisions of this Subparagraph within five years of the effective date of this Ordinance.
  2. Christmas tree and ornament sales on vacant lots from December 1 through December 25, inclusive, only, provided that the provisions of Section 12.22 A 4 of the Los Angeles Municipal Code are complied with.

3. Conditional uses enumerated in Section 12.24 B 1 of the Los Angeles Municipal Code approved pursuant to the provisions of that Section, except for the following, which are expressly prohibited:
  - a. Airports or aircraft landing fields.
  - b. Cemeteries.
  - c. Correctional institutions.
  - d. Land reclamation projects as defined in the Los Angeles Municipal Code.
  - e. Research and development center for experimental or scientific investigation of materials, methods or product.
  - f. Trailer parks and mobile home parks where any trailer or mobile home is permitted to remain longer than one day.
4. Other uses similar to those permitted in this Subsection when determined by a Zoning Administrator, as provided for in Section 12.21 A 2 of the Los Angeles Municipal code, but not including the following uses, which are expressly prohibited:
  - a. Stores, shops, or other establishments where goods, wares or merchandise are displayed, sold or serviced.
  - b. Long-term health facilities, including convalescent homes or rest homes, homes for aged persons or special care homes, or nursing homes.
  - c. Mortuaries and columbariums.
  - d. Motion picture studios.
  - e. Rescue missions.
  - f. Hotels, motels, apartment hotels, or motor lodges.
  - g. Heliports and helistops.
5. The uses permitted by this Paragraph shall only be conducted as accessory to uses permitted by Paragraph 1 through 4 of this Subsection.
  - a. Type of Use
    - 1) Barber shops.
    - 2) Beauty shops.
    - 3) Book and magazine stores, new only.
    - 4) Cafe or coffee shops.

- 5) Drug stores and prescription pharmacies.
- 6) Duplicating and copying businesses.
- 7) Florist or flower shops.
- 8) Medical or dental laboratories.
- 9) Private museums or galleries.
- 10) Restaurants or other eating and drinking places.
- 11) Entertainment ticket offices.
- 12) Tobacco shops.

**b. Limitations**

- 1) The aggregate square footage of all accessory use of any building, structure, or land shall not exceed one-third of the building floor area, as described in Sections 12.21.1 A 5 and 12.21.1 B 4 of the Los Angeles Municipal code.
  - 2) The accessory uses shall only be conducted completely inside a building permitted by Paragraphs 1 through 4 of Subsection A of this Section.
  - 3) Entrances to the building spaces occupied by accessory uses shall only be located inside the building.
  - 4) The building spaces occupied by accessory uses shall not be visible from outside of the building.
6. The uses enumerated in this Section shall be permitted for a CR(PkM) designated lot fronting on a right-of-way designated as a collector or local street on the adopted Wilshire Plan only in the event that the lot is described on a plot plan as being part of a building site which includes a C(PkM)-designated lot fronting on Wilshire Boulevard or Wilton Place. In the event the lot is not so described, then the uses permitted on the lot shall conform to those permitted by the most restrictive zone to which a side line of the lot abuts.

**B. Area and Yards**

1. So as to promote a logical transition between single-family uses and more intensive residential or commercial uses, every CR(PkM) lot shall conform to the lot area requirements enumerated for the "CR" Limited Commercial Zone in Section 12.21.2 C of the Los Angeles Municipal Code, except that the minimum lot area per dwelling unit shall be 2,000 square feet.

2. Notwithstanding any contrary provision of the Los Angeles Municipal Code, the minimum lot area per dwelling unit in the CR(PkM) Zone shall be 1,000 square feet for the following area:
  - a. The CR(PkM) lots southerly of Wilshire Boulevard between Lucerne Boulevard and Crenshaw Boulevard.
  - b. Lot 1 of Parcel 22 of Map Book 5092, Page 1, Parcel 1 of Map Book 5092, Page 7 and Parcels 1, 2, 5, 6, 7, 8, 27, and 28 of Map Book 5092, Page 8, of the 1979 County Tax Assessor Map Book.
  - c. The CR(PkM) lot northerly of Wilshire Boulevard between Bronson Avenue and Van Ness Avenue.
  - d. Parcels 1, 2, 3, 4, 14, 15, 16 and 17 of Map Book 5504, Page 18 of the 1979 County Tax Assessor Map Books.
3. Every CR(PkM) lot shall conform to the yard requirements enumerated for the "CR" Limited Commercial zone in Section 12.12.2 C of the Los Angeles Municipal Code, except that there shall be a front yard at least 15 feet in depth. In applying this provision, Wilshire Boulevard shall be considered the principal street.

**C. Building Height.** So as to minimize shade and shadow impacts, impacts on the peace, enjoyment and privacy of adjacent single-family residences and to provide for a smooth transition in scale, no building on the northerly side of Wilshire Boulevard may extend in height above a plane inclined toward the southerly sky upward at a 30-degree angle from a horizontal line 20 feet above curb level at the northerly lot line. In addition, no building may exceed three stories and no building may exceed 45 feet in height, as measured from curb level to the highest point of the roof, parapet wall, penthouse or any appurtenance, whichever is highest; except that no building may exceed six stories and no building may exceed 72 feet in height, as measured from curb level to the highest point of the roof, parapet wall, penthouse or any appurtenance, whichever is highest, for those areas as described in Subparagraphs, a, b, c and d of Paragraph 2 of Subsection B' of this Section. This Subsection C shall regulate the height of buildings in the Specific Plan area, notwithstanding any contrary provision of the Los Angeles Municipal Code.

**D. Lot Utilization.** So as to maximize the amount of open areas between buildings, and to allow greater flexibility in the site design and site planning, development shall comply with the following:

1. **General Rule.** No building, structure, parking area or any combination thereof (including any area covered by pavement or other durable surface employed for the on-grade parking of any motorized vehicle, except pavement for loading space and driveway), shall be erected, structurally altered or enlarged so as to occupy more than 50 percent of a lot. The remaining area of the lot shall be maintained as open space and shall be

landscaped in accordance with Section 7 of this Ordinance. The open space portion of a lot shall not include atriums, interior courtyards, interior patios, or areas enclosed or hidden by a building or structure.

**2. Exceptions:**

- a. Structures built prior to January 1, 1975, and which do not satisfy the minimum parking standards as set forth in Section 6 of this Ordinance, may construct, on an abutting lot, parking buildings or garages which occupy more than 50 percent of a lot, provided that the design of such buildings or garages conforms to the standards set forth in Sections 4 and 9 of this Ordinance.
- b. Subterranean parking buildings or structures, which may extend no higher than 6 feet above curb level, may occupy more than 50 percent of a lot.
- c. In the event that rooftop gardens are indicated on a plot plan, a building or structure may occupy more than 50 percent of a lot, but not more than 60 percent, provided that the rooftop garden is placed no higher than 28 feet above curb level, encompasses an area at least equal to 10 percent of the area of the lot, and is designed, installed and maintained in a manner similar to on-grade landscaped areas.

**Section 4.**

**BUILDABLE AREA**

- A. **Floor Area Ratio.** Within the Specific Plan area no building or structure shall be erected, structurally altered or enlarged so as to exceed a floor area ratio of three to one (3:1).
- B. **Lot Sizes, RD2 and RD3 Zoned Area.** Notwithstanding any other provisions of Section 12.09.1 of the Los Angeles Municipal Code to the contrary, within the Specific Plan area, every lot classified in the RD2 and RD3 Zones shall have a minimum lot width of 50 feet.

Where a lot has a width of less than 50 feet and/or an area of less than 6,000 square feet and was held under separate ownership or was of record on January 1, 1975, that lot may be occupied by any use permitted by the RD1.5 Zone, except for those uses requiring more than 6,000 square feet of lot area, and the lot area per dwelling unit shall not be less than 1,500 square feet.

**Section 5.**

**BUILDING LINE REPEAL**

Not Used

Section 6.

**PARKING**

The following parking requirements apply to lots within the Specific Plan area.

- A. **Transitional Lots.** Within the Specific Plan area, parking shall not be permitted on transitional lots.
  
- B. **Parking Space Requirements.** A garage or private parking area shall be provided in connection with and at the time of the erection of each of the buildings or structures hereinafter specified, or at the time the buildings are enlarged, converted, or increased in capacity by the addition of dwelling units, guest rooms, floor area or seating capacity. The parking space capacity required in the garage or parking area shall be determined by the use of the structure, as follows:
  - 1. For dwelling units, there shall be at least two and one-half parking spaces for each dwelling unit regardless of the number of habitable rooms contained therein. Of the total number of parking spaces required pursuant to this provision, at least one-half parking space per unit shall be preserved for, and accessible to, visitors and guests.
  
  - 2. In order to mitigate traffic congestion on public rights-of-way, for office and other commercial uses, there shall be at least three parking spaces provided for each 1,000 square feet of gross floor area available at no charge to all patrons and employees of those uses.
  
  - 3. For auditoriums and churches, there shall be at least one parking space for every three seats contained therein. Where there are not fixed seats, there shall be at least one parking space for each 25 square feet of floor area (exclusive of stage) contained therein.
  
- C. **Yard Requirements.** Within the Specific Plan area, parking areas and subterranean parking buildings or structures shall conform to setbacks and building lines consistent with the zone and location of the parking areas. These parking areas shall also strictly conform to Section 12.21 A of the Los Angeles Municipal Code, except that every public or private parking area, exclusive of driveways, access drives, or roadways, must be enclosed with a landscaped earth berm or other device designed to screen visual access onto the parking area from adjacent streets. The plot plan for each of these parking areas shall be subject to review and approval by the Director of Planning as set forth in Section 9 of this Ordinance.
  
- D. **Height of Structures.** Notwithstanding any contrary provisions of the Los Angeles Municipal Code, no parking building or garage shall exceed 45 feet in height, as measured from curb level to the highest point of the roof, parapet wall, penthouse or any appurtenance, whichever is highest.

Section 7.

**LANDSCAPE STANDARDS**

The purpose of this Section is to provide for the planting of trees and shrubs, so as to promote the park-like setting and provide shade for pedestrian traffic throughout the Specific Plan area.

No building or structure shall be structurally altered on or after the effective date of this Ordinance unless it conforms to the following requirements:

- A. **Street Trees.** Street trees shall be planted at a ratio of at least one for every 30 feet of Wilshire Boulevard lot frontage and at least one for every 25 feet of lot frontage on north-south streets and at a distance no greater than 10 feet from the curb face. These street trees shall not be less than 10 feet in height and 3 inches in caliper. Street trees shall be planted directly in a grass parkway. In the event that a grass parkway is not approved by the City Engineer, street trees shall be planted only in circular tree wells.
- B. **Tree Pruning.** These street trees shall not be pruned or shaped in any manner that is inconsistent with the natural form and habit of the tree, except to the extent necessary to maintain its strength and vigor, for the removal of unsafe or diseased branches and or other aspects of public safety.
- C. **Incidence of Planting.** Except on lots zoned for single-family residential uses, trees shall be planted on each lot at a ratio of at least one for every 500 square feet of lot area not utilized for buildings.
- D. **Decorative Wall.** For CR(PKM)-designated lots, a 6-foot-high, solid, decorative masonry wall shall be constructed within 5 feet of any adjacent lot zoned for single-family use.
- E. **Additional Standards.** Additional requirements, including but not limited to street tree species, berms and grass slopes, may be established pursuant to Paragraphs 5 and 6 of Subsection B of Section 9 of this Ordinance.
- F. **Maintenance.** An automatic irrigation system shall be provided for all landscaped areas, including street trees and on rooftops, and shall be indicated on landscape plans. Property owners shall maintain all landscape features including, but not limited to, plant materials, walkways, planter boxes, pots, etc. Maintenance of landscaped area shall include continuous operations of watering, removal of weeds, including broadleafed weeds in lawn area, mowing, trimming, edging, cultivation, fertilization, spraying, control of pests, insects and rodents, reseeded, plant replacement or any other operations necessary to assure normal plant growth.

All trees and shrubs shall be healthy and vigorous. All lawn areas shall have 95% coverage with bare areas no greater than six square inches. Landscaped area shall be free of weeds, trash or other debris.

**Section 8.**

**SIGN STANDARDS**

It is the purpose of this Section to preserve and enhance community appearance and to prevent excessive and confusing sign displays which may affect traffic safety, as well as detract from the unique character of the area and to insure that permitted signs are used for identification and not for advertising purposes. All exterior signs shall conform to the following regulations:

**A. Number of Signs.** No more than one sign shall be constructed, placed, created or maintained on any building; except that:

1. Buildings with accessway to an alley may have one additional sign directly adjacent to the alley accessway.
2. In addition, a street address number may be placed on a building exterior, provided the numbering is insized or applied onto the wall surface and has a maximum vertical height of eighteen inches.

**B. Sign Area.** The sign area permitted for any sign shall be a maximum of twenty square feet.

**C. Sign Design**

1. All signs shall be monument signs, except as permitted by Subsection E below.
2. Lettering and numbering on any sign shall not exceed twelve inches in vertical height.
3. Lettering shall be insized or applied onto the sign surface.
4. A sign shall be compatible in materials and in color scheme with the building it identifies.
5. A sign shall contain only the business identification of the occupant or occupants of the building and/or the street address of the building.
6. An architectural drawing of every proposed sign, indicating location, dimensions, elevation, dimensions of letters and numbers, colors and materials, shall be submitted for review and approval to the Director of Planning acting on recommendation of the Park Mile Design Review Board as set forth in Section 9 of this Ordinance.

**D. Prohibited Signs:**

1. Roof signs.
2. Off-site signs.
3. Projecting signs.



4. **Flashing or blinking signs.**
  5. **Free standing signs.**
  6. Wall signs, except as permitted by Subsection E below.
  7. Lettering or signs placed on any window or door, except as permitted in Subsection F below.
- E. Wall Signs.** Buildings constructed prior to June 9, 1979, may have for their one permitted sign a wall sign which complies with Subsections B and C above. Any permitted wall sign shall also conform to the following restrictions:
1. No portion of a permitted wall sign shall extend higher than the finished floor level of the second story of its building, and in no case shall any portion of a permitted wall sign exceed a height of fifteen feet as measured from curb level to the highest portion of the sign.
  2. A permitted wall sign shall not project more than eight inches from the face of the building to which it is attached.
- F. Exceptions.** The provisions of this Section shall not apply to:
1. Any sign required by law, provided that the sign shall not exceed the sign limitations of Subsection B above.
  2. Any sign owned by a governmental agency.
  3. A public utility sign which contains no advertising copy and which is customarily utilized in the performance of the utility's function.
  4. A free standing construction sign shall be permitted on a lot where a building or structure is being erected or remodeled and which identifies the architects, engineers, financing agent and/or contractors involved in the project provided the sign shall not exceed forty square feet in sign area and eight feet in height. A construction sign may be attached to any of the wooden construction fence required by the Los Angeles Municipal Code, and such fences shall be painted a single earth color tone.
  5. Temporary political or other ideological signs, provided that no such sign may exceed twenty square feet in area, and if they relate to an election or other event are removed within fifteen days following the election or event to which they relate.
  6. A free standing real estate sign shall be permitted which indicates that the building, land or portion thereof is for sale, lease or rent, provided that such sign is located on the property to which it relates and does not exceed fifteen square feet in area and eight feet in height.

7. A sign contained on the list of cultural or historical monuments of the Los Angeles Cultural Heritage Board or the Windsor Square-Hancock Park Historical society.
  8. Emergency and safety signs may be placed on windows or doors as required by any applicable government code. An area not to exceed one square foot may be used for other emergency and safety signs on appropriate windows and doors.
- G. Amortization.** Any sign which is rendered nonconforming by reason of this Section shall be made to comply or be completely removed within the following time periods (based upon the effective date of Ordinance No. 154,653, the ordinance constituting the First Amendment of the Park Mile Specific Plan, that is, December 19, 1980):
1. All portable signs, including window or temporary signs, made nonconforming by this Section shall be completely removed within one hundred and eighty days (June 18, 1981) after the effective date of this Ordinance;
  2. All other nonconforming signs made nonconforming by this Section shall be completely removed within five years after the effective date (December 20, 1985).

## Section 9.

### DESIGN REVIEW AND STANDARDS

The purpose of this Section is to provide guidelines and a process for review and approval of exterior and site design of buildings, structures or other developments proposed for construction within the Specific Plan area.

**A. Jurisdiction.** No building permit for sign, use of land, structural, electrical, mechanical or other construction shall be issued, except for single-family residences, unless plans, elevations and/or other graphic representations of the development have been reviewed and approved by the Director of Planning acting on recommendations of a Design Review Board.

#### **B. The Park Mile Design Review Board**

1. **Composition.** The Park Mile Design Review Board is hereby established, which shall consist of five (5) voting members. The members shall be appointed by the Councilmember(s) of the District(s) which include the Specific Plan area. At least three (3) voting members shall be from among the following disciplines: architecture, building construction, landscape architecture, planning, landscaping and visual or graphic design. Two (2) members shall reside within the Specific Plan area, or the immediate adjacent area no farther than one mile from the outermost boundary of the Specific Plan area.
2. **Quorum.** The presence of three (3) voting members shall constitute a quorum.

3. **Terms.** The voting member of the Park Mile Design Review Board shall be appointed so as to stagger the term of the appointees so that one term becomes vacant on each successive year. The term of each member appointed to a full term shall be five years.
4. **Authority and Duties.** The Park Mile Design Review Board shall advise the Director of Planning on aspects of exterior design, site layout, height and bulk of any building, structure, sign or other development of property or appurtenances or alterations thereto, except in instances of single-family development.
5. **Procedure.** Upon acceptance of plot plans and/or tract or parcel maps submitted for approval, the Director of Planning shall refer the plot plans, tract or parcel maps to the Design Review Board within five days for its recommendation. The Park Mile Design Review Board shall thereupon submit findings to the Director of Planning within 10 days of the referral, recommending approval or disapproval of the subject plot plans, tract or parcel maps after consideration of compliance with the following criteria:
  - a. Every proposed building or structure shall conform to all of the provisions contained within the Park Mile Specific Plan.
  - b. Every proposed building or structure shall be designed in such a fashion so that all ventilation, heating or air conditioning ducts, tubes, equipment, or other related appurtenances are adequately screened from public view, unless the appurtenance has been employed as an integral component in the design.
  - c. The design motif of a proposed building or structure shall be applied with equal rigor to all externally visible elevations of the building.
  - d. Colors and types of building material shall be reasonably consistent with the nature of adjacent structure.
  - e. Balconies shall be no less than five feet wide.
  - f. All open areas (including any roof of any subterranean parking building or structure) not utilized for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped so that multiple-family and commercial uses are reasonably buffered from the view of single-family residences.
  - g. The facade of any parking building or garage shall be designed in a manner so as to substantially screen automobiles contained therein from public view.
  - h. The facade of any parking building or garage shall be designed so that it is similar in architectural character to its principal building.

- i. The design of all proposed buildings, structures, or signs shall conform to the prevailing design standard established by the Park Mile Design Review Board and incorporated into the design of buildings, structures and signs which have been approved by the Design Review Board since June 9, 1979, the effective date of the original Park Mile Specific Plan, Ordinance No. 152,471.
- j. Previous decisions of the Director of Planning and recommendations of the Design Review Board on the design of buildings, structures and signs, may guide the Director of Planning and the Design Review Board in their future actions under the provisions of this Specific Plan.

In the event that only a plot plan has been submitted, the Director of Planning may require the filing of a tract or parcel map, if in the opinion of the Director of Planning such a map is necessary as a means of securing improvements in the manner prescribed in Section 12.37 of the Los Angeles Municipal Code.

A filing fee for processing a design review application shall be charged as provided for in Section 19.01 of the Los Angeles Municipal Code.

The determination of approval or disapproval by the Director of Planning shall be made within fourteen (14) day of the Design Review Board's recommendation. In the event that the determination by the Director of Planning differs substantially from the recommendation of the Park Mile Design Review Board, the Director of Planning must submit as a part of his or her determination a report setting forth conclusions and recommendations in writing and stating briefly the reasons therefor.

Any time limit established by this Section may be extended by mutual agreement between the Park Mile Design Review Board and the applicant or the Director of Planning and the applicant.

- 6. **Design Guidelines.** The Park Mile Design Review Board may adopt specific design guidelines to implement procedures established in Paragraph 5 of Subsection B 1 of Section 9 of this Ordinance. These guidelines may be illustration, interpretations or clarifications of policies established by the Design Review Board since its inception on June 9, 1979. The guidelines shall be approved by the City Planning Commission and updated as necessary, and copies of the guidelines shall be available from the Department of City Planning.

7. **Appeals.** Any applicant, member of the City Council, the Mayor, or any other interested person adversely affected by a determination or action of the Director of Planning pursuant to the Specific Plan may appeal the Director of Planning's determination or action in the manner prescribed for Tentative Maps in Section 17.06 of the Los Angeles Municipal Code.
8. Following plan approval, no change to any portion of a plan reviewed and approved by the Director of Planning shall be made without additional review and written approval of the Director of Planning acting on the recommendation of the Park Mile Design Review Board.

**Section 10.**

**SEVERABILITY**

If any provision or clause of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses or applications thereof which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Ordinance are declared to be severable.