

Whitney,

Below are the relevant current LAMC Sections that: 1) prohibit murals; and 2) outline the path by which a “mural district” could be established through the Sign District provisions without having to create an entirely new Portland-style mural application and approval process for the entire City (see Council File Nos. 08-0515, 08-1233, and 08-0530-S1 for more info on what’s been discussed regarding such a model).

I’ve also attached a simple map of all the C & M zoning in Venice. Technically a “district” would have to be contiguous, but such a district could cover almost all of this area.

I’ve also taken a stab at a draft motion. Feel free to edit, change, or do something else.

The way I picture it, the mural district ordinance would keep all the standard sign regulations, except that the prohibition on murals wouldn’t apply.

Best,

LAMC 14.4.10 B.

B. Prohibited Signs. Signs are prohibited if they:

10. Are mural signs, except when mural signs are specifically permitted pursuant to a legally adopted specific plan, supplemental use district or an approved development agreement.

LAMC 13.11 “SN” SIGN DISTRICT.

(Added by Ord. No. 174,552, Eff. 6/16/02.)

A. Purpose. This section sets forth procedures, guidelines and standards for the establishment of “SN” Sign Districts in areas of the City, the unique characteristics of which can be enhanced by the imposition of special sign regulations designed to enhance the theme or unique qualities of that district, or which eliminate blight through a sign reduction program.

B. Establishment of Districts. The procedures set forth in Section 12.32S shall be followed, however each “SN” Sign District shall include only properties in the C or M Zones, except that R5 Zone properties may be included in a “SN” Sign District provided that the R5 zoned lot is located within an area designated on an adopted community plan as a “Regional Center,” “Regional Commercial,” or “High Intensity Commercial,” or within any redevelopment project area. No “SN” Sign District shall contain less than one block or three acres in area, whichever is the smaller. The total acreage in the district shall include contiguous parcels of land which may only be separated by public streets, ways or alleys, or other physical features, or as set forth in the rules approved by the Director of Planning. Precise boundaries are required at the time of application for or initiation of an individual district.

C. Development Regulations. The Department of Building and Safety shall not issue a building permit for a sign within a “SN” Sign District unless the sign conforms to the regulations set forth in a specific “SN” Sign District ordinance. The development regulations for each “SN” Sign District shall be determined at the time the district is established, except that definitions shall conform with those found in Section 91.6203 of this Code, if defined in that section. The sign regulations shall enhance the character of the district by addressing the location, number, square footage, height, light illumination, hours of illumination, sign reduction program, duration of signs, design and types of signs permitted, as well as other characteristics, and can include murals, supergraphics, and other on-site and off-site signs. However, the regulations for a “SN” Sign District cannot supersede the regulations of an Historic Preservation Overlay District, a legally-adopted specific plan, supplemental use district or zoning regulation needed to implement the provisions of an approved development agreement.

LAMC 12.32

SEC. 12.32. LAND USE LEGISLATIVE ACTIONS.

A. Initiation. The City Council, the City Planning Commission or the Director of Planning may initiate consideration of a proposed land use ordinance. Any initiation by the Council or the City Planning Commission shall be by majority vote. The Council or the City Planning Commission shall forward the proposed ordinance to the Director of Planning for a report and recommendation.

C. Action on the Initiation or Application.

1. Authority. (Amended by Ord. No. 173,492, Eff. 10/10/00.) The City Planning Commission may recommend approval or disapproval in whole or in part of an application for or initiation of a proposed land use ordinance. These recommendations shall be made to the City Council for its action pursuant to the procedures set forth in this section.

Except as set forth elsewhere in this section, the Area Planning Commissions shall hear and make recommendations only on applications for or initiations of a land use ordinance involving a proposed zone or height district change, if the proposed zone or height district change involves:

(a) Any development project which creates or results in fewer than 50,000 gross square feet of nonresidential floor area;

(b) Any development project which creates or results in fewer than 50 dwelling units, guest rooms or combination of dwelling units or guest rooms; or

(c) Any application without a proposed project description, involving a lot with fewer than 65,000 square feet of lot area.

The Area Planning Commission may recommend approval or disapproval in whole or in part of an application for a land use ordinance where permitted in this section. These recommendations shall be made to the City Council for its action pursuant to the procedures set forth in this section.

The City Planning Commission shall hear all other applications or initiations of proposed land use ordinances. Notwithstanding the above, the City Planning Commission, rather than the Area Planning Commission, shall have the authority to make recommendations on any application for or initiation of a proposed land use ordinance when it is being considered in conjunction with an initiated General Plan amendment.

Unless otherwise specified, further references in this subsection to “**Planning Commission**” shall mean either the Area Planning Commission or the City Planning Commission, whichever has authority as set forth above.

2. Procedure for Initiated Changes. (Amended by Ord. No. 173,754, Eff. 3/5/01.) The Director shall make a recommendation for action on the matter, which recommendation shall then be heard by the Planning Commission. Before making a recommendation, the Director may direct a Hearing Officer to hold a public hearing and make a report and recommendation. After receipt of the Director’s recommendation, the Planning Commission shall hold a public hearing and make a report and recommendation to the Council regarding the relation of the proposed land use ordinance to the General Plan and whether adoption of the proposed land use ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice. If the matter was initiated by either the City Planning Commission or the Director, and the City Planning Commission recommends denial of the proposed land use ordinance, the decision is final. After the Planning Commission has made its report and recommendation for approval, or after the time for it to act has expired, the Council may consider the matter.

3. Procedure for Applications. (Amended by Ord. No. 173,754, Eff. 3/5/01.) Once a complete application is received, as determined by the Director, the Commission shall hold a public hearing or direct a Hearing Officer to hold the hearing. If a Hearing Officer holds the public hearing, he or she shall make a recommendation for action on the application. That recommendation shall then be heard by the Planning Commission, which may hold a public hearing and shall make a report and recommendation regarding the relation of the proposed land use ordinance to the General Plan and whether adoption of the proposed land use ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice.

After the Planning Commission has made its report and recommendation, or after the time for it to act has expired, the Council may consider the matter. If the Planning Commission recommends disapproval, that action is final unless the applicant timely files an appeal pursuant to Subsection D below.

4. **Notice. (Amended by Ord. No. 173,754, Eff. 3/5/01.)** Notice of the time, place and purpose of the public hearing shall be given in the following manner for land use ordinances proposed by applications or initiations:

(a) By at least one publication in a newspaper of general circulation in the City, designated for that purpose by the City Clerk, not less than 24 days prior to the date of the hearing.

(b) By mailing written notice at least 24 days prior to the date of the hearing, to the applicant, to the owner or owners of the property involved and to the owners of all property within and outside the City that is within 500 feet of the area proposed to be changed as shown upon the records of the City Clerk or the records of the County Assessor. Written notice shall also be mailed to residential, commercial and industrial occupants of all property within 500 feet of the exterior boundaries of the property involved. This requirement can be met by mailing the notice to "**occupant**". If this notice provision will not result in notice being given to at least 20 different owners of at least 20 different parcels of property other than the subject property, then the 500-foot radius for notification shall be increased in increments of 50 feet until the required number of persons, and parcels of property are encompassed within the expanded area. Notification shall then be given to all property owners and occupants within that area.

(c) If there is an applicant, by the applicant posting notice of the public hearing in a conspicuous place on the property involved at least ten days prior to the date of the public hearing. If a hearing officer is designated to conduct the public hearing then the applicant, in addition to posting notice of the public hearing, shall also post notice of the initial Commission meeting on the matter. This notice shall be posted in a conspicuous place on the property involved at least ten days prior to the date of the meeting.

5. **Record and Reports from Commission Public Hearing. (Amended by Ord. No. 173,754, Eff. 3/5/01.)**

(a) **Record.** The hearing proceedings shall be recorded or summarized as directed by the Commission. When proceedings are recorded and not summarized, they shall be transcribed at the request of any party or interested person upon payment of the fee, as required by ordinance. One copy of the transcript shall be furnished to the Commission to be placed in the files.

(b) **Reports.** After the conclusion of a public hearing conducted by the Director, he or she shall submit a report to the Commission within the period of time fixed by the Commission. The report shall set forth in writing the Director's conclusions and recommendations and the reasons for them.

6. **Time for the Commission to Act. (Amended by Ord. No. 173,754, Eff. 3/5/01.)** The Planning Commission shall act within 75 days of the filing of a complete, verified application for a proposed land use ordinance, except as otherwise provided in this section. This time limit may be extended by mutual consent of the applicant and the Planning Commission.

The Planning Commission may withhold action on an application relating to land located within an area in which the City Planning Commission is conducting a general survey or study, for a period of not more than 180 days from the date of filing of the application. Upon the Planning Commission's decision to withhold action, notice of this decision shall be sent forthwith to the applicant, advising of the study and the postponement.

However, if the Director determines that a verified application is inconsistent with the General Plan, then the Planning Commission, with the consent of the applicant, may withhold action on the application for a period of not more than 180 days from the closing date of the applicable application filing period established in the schedule adopted pursuant to Section [11.5.8D](#) of this Code. This time limit may be extended for two additional three month periods by mutual consent of the applicant and the Planning Commission.

If the land use ordinance was proposed by initiation rather than application, the Planning Commission shall act within 75 days of receipt of the Director's report and recommendation. If the Planning Commission does not act by that deadline, or any extension, the Council may then, by resolution, request the Planning Commission to forward the matter to it for the Council's action. If the Council does not do so, the time for the Planning Commission to act shall automatically be extended for an additional 75 days. The Council may request the Planning Commission forward the matter at any time within any 75 day continuance period.

If the Planning Commission fails to act on an application or an initiation within the time allowed by this section, the Planning Commission shall be deemed to have approved the ordinance.

7. **Council. (Amended by Ord. No. 173,992, Eff. 7/6/01.)** The Council may approve or disapprove an application or initiated proposed land use ordinance. It shall approve an ordinance only after making findings that its action is consistent with the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice. If the Planning Commission recommends approval of an application, then the Council shall act within 90 days of receipt of the Planning Commission recommendation. The 90 day time limit to act on a Planning Commission approval of an application may be extended by mutual consent of the applicant and the Council.

D. Appeal.

1. **Filing of an Appeal.** If the Planning Commission recommends disapproval of an application, in whole or in part, the applicant may appeal that decision to the Council by filing an appeal with the Planning Commission that made the initial decision. If no appeal is filed, a denial is final. An appeal shall be filed within 20 days of the date of the mailing of the Planning Commission's decision, on a form provided by the Department, and shall set forth specifically the reasons for the appeal. Any appeal not filed within the 20-day period shall not be considered by the Council. Once an appeal is filed, the Planning Commission shall transmit the appeal and its file to the City Clerk. At any time prior to the action of the Council on the appeal, the Department shall submit any supplementary, pertinent information as the Council or its Committee may request.

2. **Appellate Decision - Public Hearing and Notice.** Before the Council acts on the appeal, it shall hold a public hearing. The City Clerk shall set the matter for hearing, giving notice by mail of the time, place and purpose of the hearing to the applicant and to any interested party who has requested in writing to be so notified. The notice shall be mailed at least ten days prior to the hearing.

3. **Time for Appellate Decision.** The Council shall make its decision within 75 days after the expiration of the appeal period. The 75 day time limit to act on an appeal may be extended by mutual written consent of the applicant and the Council. If the Council fails to act within this time limit, the failure shall constitute a denial of the application or disapproval of the initiated land use ordinance.

S. Supplemental Use Districts.

1. Establishment of Districts.

(a) **Purpose.** The purpose of [Article 3](#) of this chapter is to regulate and restrict the location of certain types of uses whose requirements are difficult to anticipate and cannot adequately be provided for in the "Comprehensive Zoning Plan". These uses, the boundaries of the districts where they are permitted, the limitations governing their operations, and the procedure for the establishment of new districts, are provided for in [Article 3](#) of this chapter. Except for the "Supplemental Uses" permitted by [Article 3](#) of this chapter, all property within the districts hereby established is subject to the provisions of the "Comprehensive Zoning Plan". (Amended by Ord. No. 179,883, Eff. 6/29/08.)

(b) **Districts. (Amended by Ord. No. 180,219, Eff. 11/16/08.)** In order to carry out the provisions of this [Article](#), the following districts are established:

- "O" Oil Drilling District
- "S" Animal Slaughtering District
- "G" Surface Mining District
- "RPD" Residential Planned Development District
- "K" Equinekeeping District
- "CA" Commercial and Artcraft District
- "POD" Pedestrian Oriented District

“CDO” Community Design Overlay District

“MU” Mixed Use District

“FH” Fence Height District

“SN” Sign District

“RFA” Residential Floor Area District

“NSO” Neighborhood Stabilization Overlay District

These districts and their boundaries are shown on portions of the “Zoning Map” as provided for in Section [12.04](#) and made a part thereof by a combination of the zone and district symbols. This map and the notations, references and other information shown on it which pertain to the boundaries of these districts are made a part of this [Article](#) as if fully described here. Reference is hereby made to those maps, notations, references and other information for full particulars.

(c) **Establishment of Districts.**

(1) **Requirements.** The procedures for initiation or an application to establish, change the boundaries of or repeal a supplemental use district shall be as set forth in this section with the following additional requirements.

(2) **Additional Requirements for Application. (Amended by Ord. No. 180,219, Eff. 11/16/08.)** One or more of the owners or lessees of property within the boundaries of the proposed district may submit a verified application for the establishment of a district. An application for the establishment of a Commercial and Artcraft District, a Pedestrian Oriented District, an Equinekeeping District, a Community Design Overlay District, a Mixed Use District, a Sign District, a Residential Floor Area District or a Neighborhood Stabilization Overlay District shall contain the signatures of at least 75 percent of the owners or lessees of property within the proposed district. An application for the establishment of a Fence Height District shall contain the signatures of at least 50 percent of the owners or lessees of property within the proposed district. An application shall be accompanied by any information deemed necessary by the Department.

If establishment of a district is initiated by the City Council, City Planning Commission, or Director of Planning, the signatures of the property owners or lessees shall not be required.

(3) **Action on the Initiation or Application.**

(i) **Authority.** Notwithstanding the provisions of Subsection C, only the City Planning Commission is authorized to make recommendations regarding approval or disapproval in whole or in part of an application for or initiation of the establishment of a supplemental use district to the Council.

(ii) **Notice.** Notice of the public hearing shall also be given to the Bureau of Engineering and Department of Transportation for an application or initiation to establish a supplemental use district.

(iii) **Time for Commission to Act on Application.** The City Planning Commission shall act on an application to establish an "O", "S", "G", "K", "CA", "POD", "CDO", "MU", "FH", "SN", "RFA" or "NSO" District within 75 days from the date of the filing of the application. The City Planning Commission shall act on an application to establish an "RPD" District within 75 days from receipt of the Subdivision Committee report and recommendation. The City Planning Commission shall act on proceedings initiated by the Council within 75 days of receipt of that action from the Council, or within the time that the Council may otherwise specify. **(Amended by Ord. No. 180,219, Eff. 11/16/08.)**

(iv) **Disapproval - Appeal to Council.** If the City Planning Commission recommends disapproval of an application, in whole or in part, any owner or lessee of property included in a proposed district may appeal that decision to the Council by filing an appeal with the City Planning Commission pursuant to the procedures set forth in Subsection C of this section.

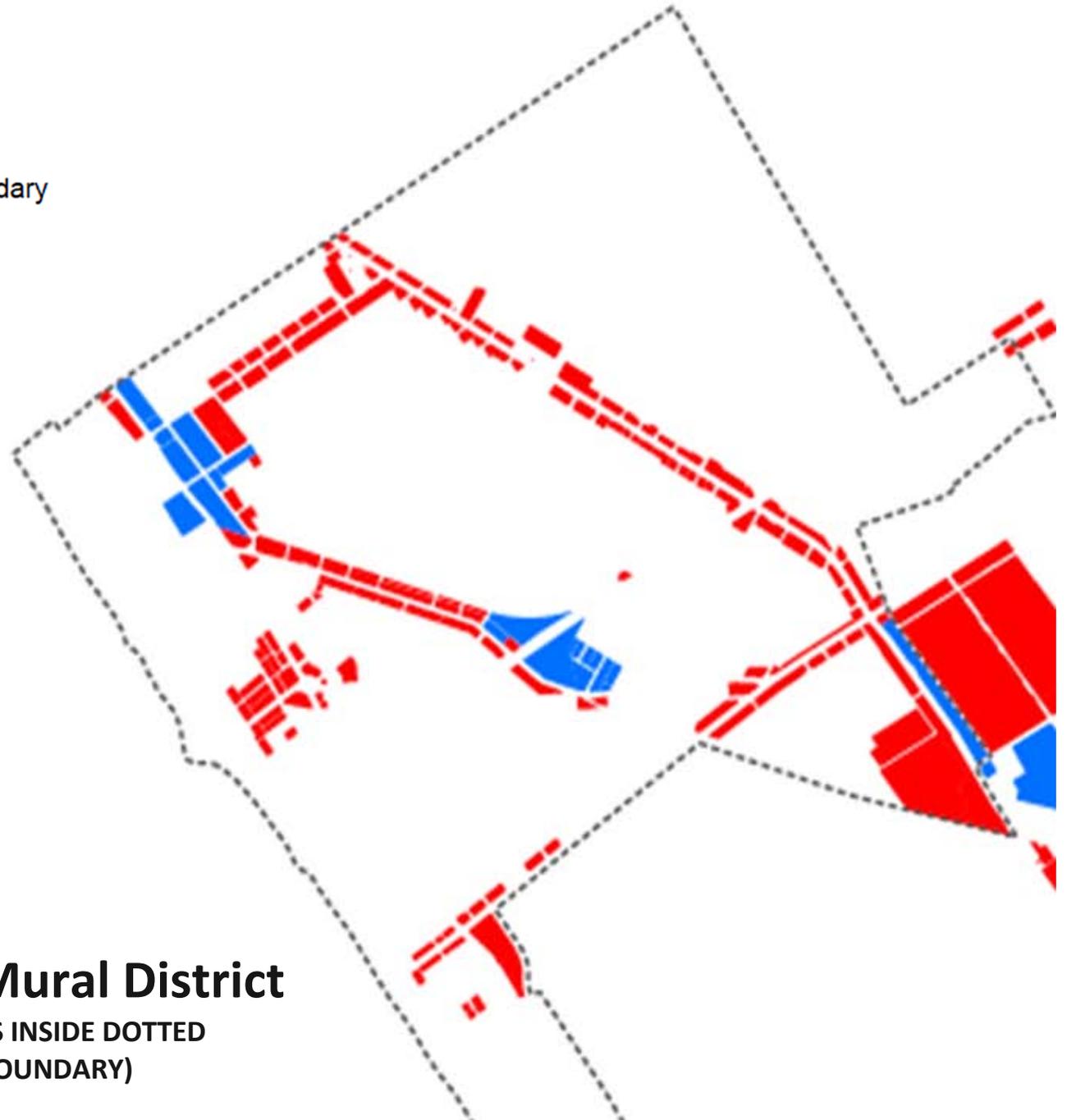
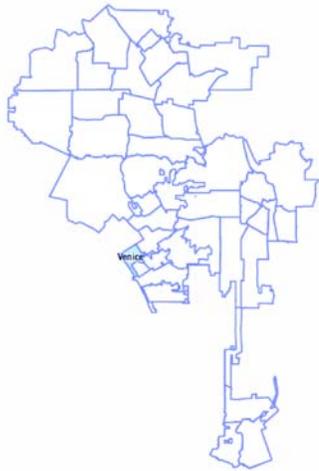
LAMC 19.01 A Fees: *NOTE: Applications by private individuals/groups cost: \$104,744. Not so, if initiated by Council Motion.*

Zones

 C2; C4; C5; CM

 M1; M2; M3

 Community Plan Boundary



Venice – Possible Mural District

(ALL C & M ZONED PARCELS INSIDE DOTTED
COMMUNITY PLAN BOUNDARY)

MOTION

Ordinance No. 174,517, effective April 19, 2002, prohibits mural signs “except when mural signs are specifically permitted pursuant to a legally adopted specific plan, supplemental use district or an approved development agreement.”

Ordinance No. 174,552, effective June 16, 2002, created the “SN” Sign District as a type of supplemental use district that may be established in C and M zones throughout the “by the imposition of special sign regulations designed to enhance the theme or unique qualities” of a district.

Several ideas have been discussed within the City to establish new regulations for the preservation of existing murals and the creation of new murals. However, the Sign District establishment process already exists within the Los Angeles Municipal Code as a tool capable of establishing “mural districts,” which may preserve and enhance the cultural heritage of certain districts and encourage the creation of new murals in targeted areas.

I THEREFORE MOVE that the Council instruct the Planning Department, in coordination with the Department of Cultural Heritage and the City Attorney’s Office, to prepare and present an ordinance to establish a Mural District within the Venice Community Plan area that would vary from existing sign regulations to allow murals in C and M zones.

PRESENTED BY _____

SECONDED BY _____