

GLENCOE/MAXELLA

Specific Plan

**Ordinance No. 169,102
Effective November 21, 1993**

**Amended by Ordinance No. 171,946
Effective April 26, 1998**

**Specific Plan Procedures amended pursuant
to LAMC Sec. 13B.4. of Ch. 1A in accordance
with Ordinance No. 187,930**

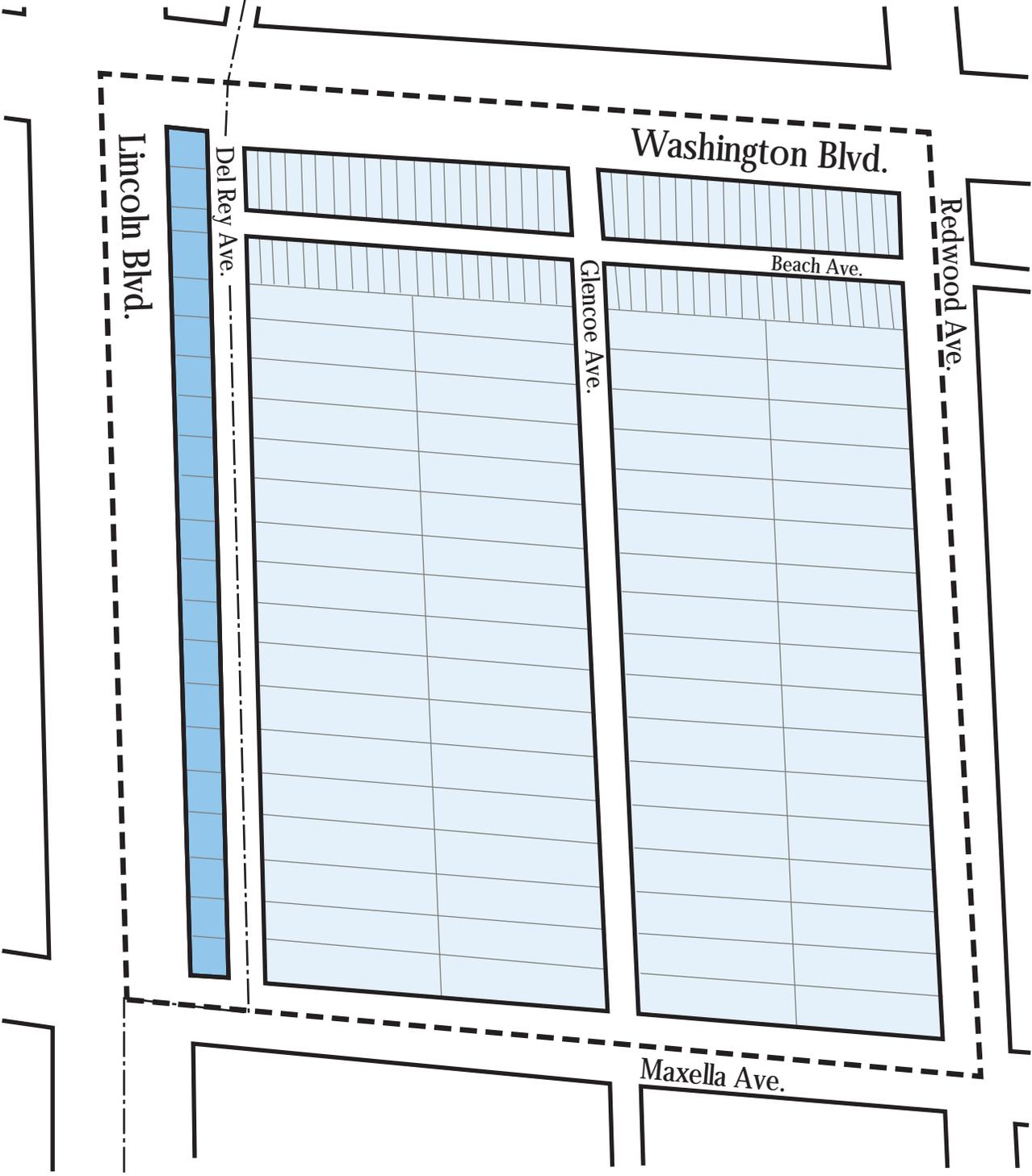
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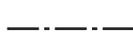
MAP Specific Plan Area

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Glencoe/Maxella Specific Plan

Venice Community Palms • Mar Vista • Del Rey Community



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GLENCOE/MAXELLA SPECIFIC PLAN

An ordinance establishing a specific plan, known as the Glencoe/Maxella Specific Plan, for a portion of the Palms-Mar Vista-Del Rey and Venice Community Plan areas.

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

Section 1.

THE ESTABLISHMENT OF THE GLENCOE/MAXELLA SPECIFIC PLAN

The Glencoe/Maxella Specific Plan is hereby established and is applicable to that area of the City of Los Angeles shown within the heavy lines on the Specific Plan.

Section 2.

PURPOSES

The purposes of this Specific Plan are as follows:

- A. To assure that future development of the Glencoe/Maxella area occurs in an orderly, attractive, and harmonious manner;
- B. To protect the existing, established industrial uses within the Specific Plan Area, and to encourage the preservation and expansion of light industrial uses which provide skilled jobs for local residents;
- C. To permit the development of housing within the Specific Plan area;
- D. To protect adjacent residential neighborhoods from potential adverse environmental impacts from development within the Specific Plan area;
- E. To insure that differing land uses in close proximity to each other will be compatible;
- F. To enhance the future development of the area by establishing coordinated and comprehensive standards for height, density, land use, yards and parking; and
- G. To promote a park-like setting and provide shade for pedestrian traffic throughout the Specific Plan area through the planting of trees, shrubs and native drought resistant plants.

Section 3.

RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

- A. The regulations of this Specific Plan are in addition to those set forth in the planning zoning provisions of Chapter 1 of the Los Angeles Municipal Code (Code), and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in that Chapter and other relevant ordinances, except as specifically provided herein.

- B. Wherever this Specific Plan contains provisions which require greater yard requirements, lower heights, lower densities, more restrictive uses, more restrictive parking requirements, greater street dedications, or other greater restrictions or limitations on development; or less restrictive yard requirements, less restrictive heights, less restrictive densities, less restrictive uses, less restrictive parking requirements, lesser street dedications, or other less restrictive provisions than would be allowed or required pursuant to the provisions contained in Chapter 1 of the Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.
- C. The procedures for the granting of project permit adjustments or specific plan exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 of the Los Angeles Municipal Code.
- D. By way of reference only, the following regulations or their successors, among other regulations, are applicable to Projects within the Specific Plan area: Site Plan Review Ordinance (No. 166,127); Sewer Ordinance (No. 163,565); Water Conservation Ordinance (No. 163,532); Coastal Transportation Corridor Specific Plan Ordinance (No. 168,999); and California Code of Regulations (CCR), Title 24 (energy conservation requirements).

Section 4.

DEFINITIONS

Whenever the following words are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Sections 12.03, 91.0407 and 91.6203 of the Code, if defined therein.

Applicant. An individual or entity submitting an application for a building permit for a project.

Project. Any construction, erection or addition to any building or structure, a change of use, use of land, or additional floor area on a lot located in whole or in part within the Specific Plan area which requires the issuance of a building permit or use of land permit. A project shall not include activity requiring building permits for only the alteration of existing structures solely relating to electrical, mechanical or plumbing work, facia, or signs (or any combination of the foregoing). In addition, a project shall not include interior or exterior construction or a change of use which does not increase the floor area, or have increased parking requirements pursuant to Section 6 F of this Specific Plan, or include a use which is prohibited by Section 6B of this Specific Plan.

Specific Plan Area. That area within the heavy lines on the map set forth in this Specific Plan.

CM(GM) Zone. A new zone described in Section 12.17.2 of the Code and applicable only to lots within the Specific Plan area.

Section 5.

ZONING REGULATIONS

- A. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries, and the

height district and district 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 such portion of the Zoning Map shall conform to the zoning on the Map set forth in this ordinance.

- B. All lots located within the Specific Plan area are zoned either CM(GM)-2D-CA or M1-1. Specifically, lots located within the block bounded by Lincoln Boulevard, Washington Boulevard, Del Rey Avenue, and Maxella Avenue are zoned M1-1. All remaining lots - those bounded by Del Rey Avenue, Washington Boulevard, Redwood Avenue, and Maxella Avenue - are zoned CM(GM)-2D-CA.

For purposes of this Specific Plan, the symbol 2D refers to the density and height regulations set forth in Sections 6 D and E of this Specific Plan. The symbol CA refers to Commercial and Artcraft uses set forth in Section 13.06 of the Code.

- C. Except for the requirement to conform to Sections 6E, 6F, 6G3 and 7 of this Specific Plan, all projects on lots zoned M1-1 shall conform to the provisions of the Code regulating development of lots with M1 zoning and shall further conform with the requirements of the Height District 1 designation.
- D. Lots zoned CM(GM)-2D-CA shall conform with the requirements and restrictions found in Sections 6 and 7 of this Specific Plan.

Section 6.

LAND USE REGULATIONS

Projects in the CM(GM)-2D-CA Zone shall comply with the following regulations:

A. Permitted Uses.

- 1. Those uses permitted in the CM Zone (including shelters for the homeless and those uses permitted in the R3 Zone), except for those uses prohibited by Subsection B below.
- 2. The following uses shall also be permitted in any existing building or structure constructed prior to 1952 or for which a certificate of occupancy was issued prior to the effective date of this ordinance:

- Advertising structures manufacturing
- Aircraft engine parts repairing, reconditioning or rebuilding
- Animal breeding and boarding
- Animal hospital
- Automobile parts, repairing or reconditioning
- Automobile rebuilding or reconditioning
- Automobile undercoat spraying, wholesale
- Automobile upholstering, wholesale
- Automobile repair
- Babbitt metal manufacturing
- Bathing cap manufacturing
- Bathtub manufacturing
- Beverage manufacturing, non-alcoholic
- Billboard manufacturing

Blacksmith shop
Boat building, small
Body and fender repairing, automobile, wholesale
Bottling plant
Box and crate assembly
Box spring manufacturing
Broom manufacturing
Brush manufacturing
Building furnishings cleaning
Button manufacturing
Cabinet shop
Candle manufacturing
Canvas products manufacturing
Carpet and rug cleaning plant
Case hardening
Cellulose products manufacturing
Cloth and fabric shrinking, sponging or waterproofing
Coffee roasting
Cold storage plant
Commercial vehicle rental and storage
Concrete products manufacturing
Contractor's equipment rental storage yard or plant
Cork products manufacturing
Cornice works
Dehydrating of food
Distribution plant or warehouse
Door manufacturing
Drug manufacturing
Dry cleaner
Egg candling and wholesale distribution
Electric foundry
Electric generator/motor manufacturing
Electric motor repair, wholesale
Electrical receiving or transforming station
Electrical sign manufacturing
Electrical receiving or transforming station
Electrical sign manufacturing
Electronic instruments and devices manufacturing
Electronic products assembly and manufacturing
Electroplating of small articles
Feather products manufacturing
Fibre products manufacturing
Flocking and silk screen processing
Food dehydration plant
Food products manufacturing
Foundry
Freight forwarding station or terminal
Freighting yard or terminal
Fruit preserving
Furniture assembly plant
Furniture manufacturing
Glass manufacturing
Hair care products manufacturing
Heat treating
Household moving truck rental and storage
Ice and cold storage plant

Ice manufacturing or distributing
Ink manufacturing
Iron works, ornamental
Juke box assembling
Laundry Plant
Light sheet metal products manufacturing
Machine shop
Mat manufacturing
Metal spinning
Metal stamp manufacturing
Mortuary
Motion picture production
Motorcycle or motor scooter repair, wholesale
Moving van storage or operating yard
Musical instrument manufacturing
Neon light and sign manufacturing
Novelties manufacturing
Open storage
Orthopedic or surgical supplies manufacturing
Paint mixing and paint products manufacturing
Parcel delivery service
Parking of trucks and buses
Pharmaceutical manufacturing
Phonograph record manufacturing
Potato chip factory
Printing or stencilling designs on fabric, cloth or wallpaper
Printing or publishing establishment, wholesale
Radio or telecommunications broadcasting transmitter
Recreational vehicle storage
Refrigeration plant, storage
Research and development center
Rubber products manufacturing
Rubber stamp manufacturing
Rug cleaning plant
Sash manufacturing
Sausage manufacturing
Sheet metal manufacturing, light
Sign manufacturing
Soap manufacturing
Soft drink manufacturing or bottling
Stamp manufacturing
Stencil manufacturing
Stereo equipment manufacturing
Synthetic rubber products manufacturing
Tableware manufacturing
TV broadcasting transmitter
Tempering
Tool manufacturing
Toy manufacturing
Tractor rental yard
Tractor manufacturing
Trailer manufacturing
Trailer, utility, rental and storage
Truck repairing, overhauling or rental
Truck sales or storage yard
Vegetable cannery

Venetian Blind manufacturing
Veterinary hospital
Washer manufacturing
Water works or storage facilities
Welding, acetylene or electric
Window manufacturing
Window shade manufacturing
Woodworking shop
Wood products manufacturing
Wool products manufacturing

3. Those conditional uses approved pursuant to the provisions of Section 12.24 of the Code unless expressly prohibited by Subsection B below.
4. Commercial and Artcraft uses shall be permitted provided such uses conform with the requirements of Section 13.06 of the Code.
5. Any existing building or structure for which a certificate of occupancy was issued prior to the effective date of this ordinance, which contains a permitted use as set forth in Subdivision 2 above, shall be permitted to expand its facilities by up to a cumulative total of 10,000 square feet, provided that such expansion complies with all applicable provisions of this Specific Plan.

B. Prohibited Uses. The following uses are prohibited:

Amusement enterprises
Arena
Auditorium
Auto ride amusement
Automotive fueling and service station
Banks and savings and loans, walk-in and drive-through
Baseball batting range
Baseball field
Bath, Turkish and the like
Bathhouse and plunge
Billiard parlor
Bingo
Bowling alley
Boxing arena
Cabaret
Car wash
Carnivals and rides, transient
Carousel
Circus, transient
Concert hall
Convenience market, 5,000 square feet of gross floor area or smaller
Escort bureau
Fairgrounds, public
Ferris wheel
Football stadium
Fun house

Games of skill and science
 Gasoline station
 Golf driving range
 Hotel
 Ice skating rink
 Massage parlor
 Masseur or masseuse
 Merry-go-round
 Miniature golf course
 Mini-shopping centers as defined in Section 12.24 W 27 of the Code
 Motel
 Motion picture theater
 Off-site commercial signs
 Penny arcade
 Pitch and putt golf course
 Pony riding ring
 Pool hall
 Post office
 Restaurants and cafes, except those fronting on Maxella Avenue west of Glencoe Avenue, or those of less than 1,500 square feet which are located in a building containing another main use
 Retail shopping centers in excess of 65,000 square feet
 Roller skating rink
 Shooting gallery
 Showcase theatre
 Side show, circus, transient
 Skateboard track
 Skating rink
 Slot car racing
 Sports arena
 Stadium
 Station, bus, railway or stage
 Striptease show
 Video game arcade
 Wrestling arena

Any use not listed above which is determined by the Department of Transportation to generate more than 6.0 p.m. peak hour trips per 1,000 square feet of gross floor area shall be prohibited, unless it is otherwise expressly permitted by Section 6 A of the Specific Plan.

C. Yards.

1. **Front Yard.** There shall be a front yard of at least 10 feet, except for projects fronting on Redwood Avenue and Beach Avenue. Projects fronting on Redwood Avenue shall have a front yard of at least 25 feet. Projects fronting on Beach Avenue shall have a front yard of at least five feet.
2. **Side Yard.**
 - a. Except for projects fronting on Beach Avenue, and except as provided in Subparagraphs (1) and (2) below, there shall be a side yard of at least five feet, plus one foot for

each story above the second story.

1) There shall be a side yard of at least seven feet for residential projects abutting a lot with an existing non-residential use on that side abutting the existing non-residential use.

2) There shall be a side yard of at least seven feet for non-residential projects abutting a lot with an existing residential use on that side abutting the existing residential use.

b. For corner lots fronting on Beach Avenue, there shall be a side yard of at least three feet along either Del Rey Avenue, Glencoe Avenue, or Redwood Avenue. For the interior side yard of these corner lots, there is no side yard requirement for non-residential projects; however, for residential projects there shall be a side yard of at least five feet, plus one foot for each story above the second story.

c. For interior lots fronting on Beach Avenue, there is no side yard requirement for non-residential projects; however, for residential projects there shall be a side yard of at least five feet, plus one foot for each story above the second story.

3. Rear Yard.

a. There shall be a rear yard of at least 15 feet for residential projects.

b. There shall be a rear yard of at least seven feet for non-residential projects, except that for non-residential projects or projects containing both residential and non-residential uses which front on Beach Avenue, there is no rear yard requirement.

4. **Mixed Use Projects.** Non-residential portions of mixed use projects shall comply with the yard requirements set forth in Subdivisions 1, 2 and 3 above. For all portions of mixed use projects erected and used exclusively for residential purposes, front, side and rear yards conforming to the requirements for residential uses in the Specific Plan shall be provided and maintained at the floor level of the first story used for residential purposes.

D. Density. The density of projects shall conform to the following:

1. Residential projects, including senior citizen residential projects, with a minimum of 25 percent of the residential dwelling units reserved for persons of low and moderate income rent levels (with no more than one-third of the reserved units at moderate income rent levels), shall be permitted a density of one dwelling unit per 600 square feet of lot area. The maximum floor-area ratio (FAR) shall be 2.0:1.

For purposes of this Specific Plan, a low or moderate income residential dwelling unit is a unit subject to rent restrictions pursuant to federal Housing and Urban Development Department standards for persons of low or moderate income which is registered with the City Housing Preservation and Production Department as restricted for a minimum term of 30 years or longer. A senior citizen residential project is a development wherein the dwelling units are reserved for tenants aged 60 years or older.

2. All other residential projects shall be permitted a density of no more than one dwelling unit per 800 square feet of lot area. The maximum FAR shall be 1.75:1.
3. Commercial or industrial projects that front on Beach Avenue which do not include residential dwelling units shall be permitted a maximum FAR of 1.5:1.
4. All other commercial or industrial projects which do not include residential dwelling units shall be permitted a maximum FAR of 1.0:1.
5. For mixed use projects combining residential and non-residential uses, the floor area of the building shall be such that the sum of the ratios of the actual floor area for each of the uses divided by the total allowable floor area for each of the uses shall not exceed one. This Subdivision shall be interpreted using the following formula:

$$\frac{\text{Actual Non-residential Floor Area}}{\text{Allowable Non-residential Floor Area}} + \frac{\text{Actual Residential Floor Area}}{\text{Allowable Residential Floor Area}}$$

6. For purposes of calculating the FAR for projects within the Specific Plan area, the buildable area of a site shall not be reduced for street dedications, public/utility easements, or yard area requirements.
7. For purposes of this Specific Plan, no expansion of an existing building or structure shall result in a building or structure exceeding the above FAR limits.

E. Height. Projects which do not contain residential dwelling units shall not exceed 45 feet in height. Projects containing residential dwelling units shall not exceed 55 feet in height, provided that for each additional increment of height above 45 feet, the building, or any portion of the building above 45 feet, shall be set back an equal distance from all required front, rear, or side yards. Only residential dwelling units may be located above 45 feet in height.

For purposes of this Specific Plan, height shall be measured as set forth in ZA 91-0845(ZAI), dated November 23, 1992.

F. Parking Requirements.

1. Multiple-family dwelling units shall provide parking according to the following standards:
 - a. Dwelling units with less than three habitable rooms: one parking space, plus one guest parking space for every two dwelling units;
 - b. Dwelling units with three habitable rooms: one and one half parking spaces, plus one guest parking space for every two dwelling units;
 - c. Dwelling units with more than three habitable rooms: two parking spaces, plus one guest parking space for every two dwelling units.
2. Boarding and lodging houses: two parking spaces for each three guest rooms.
3. Veterinary hospitals, health studios or clubs (including swimming pools in the calculation of floor area), medical or dental clinics, professional offices of doctors, dentists, chiropractors, physical therapists, psychiatrists, psychologists and counselors, and other medical service facilities: one parking space of each 100 square feet of floor area.
4. Commercial banks, saving banks, savings and loan offices, loan offices, check-cashing services and other financial institutions, public or private utility offices and ticket agencies: one parking space for each 200 square feet of floor area.
5. Child care centers, day nurseries, preschools and nursery schools: one parking space for each 500 square feet of floor area.
6. Business, professional and trade schools: one parking space for each 25 square feet of floor area.
7. Dance halls, exhibition halls and assembly hall without fixed seats, including community centers, private clubs, lodge halls and union headquarters.
8. General offices and other business, technical service, administrative, or professional offices (except for those professional offices specified in Subdivision 3 above), pharmacies and personal service establishments, including cleaning or laundry agencies and shoe repair: one parking space for each 250 square feet of floor area.
9. Restaurants, night clubs, bars and similar establishments for the sale and consumption of food or beverages on the premises: one parking space for each 30 square feet of serving area. For purposes of this Subdivision, serving area shall mean the general seating area, including any outdoor seating area, excluding stages, restrooms, storage areas, kitchens and areas

not designed for public use.

10. Laundromats and coin-operated cleaners: one parking space for each 200 square feet of floor area.
11. All other uses shall conform to the parking requirements set forth in the Code.

G. Development Standards.

1. **Air Filtration Systems.** Prior to the issuance of a building permit for any new construction of residential dwelling units or any non-residential development in excess of 10,000 square feet, an air filtration system shall be incorporated into the design plans to improve the air quality for the project's occupants. However, this requirement shall not preclude the installation of operable windows which permit passive heating and cooling.
2. **Dual-Glazed Windows** shall be used in the residential portion of all projects.
3. **Trash Storage and Recycling Facilities.** For any new construction of residential dwelling units or any non-residential development in excess of 10,000 square feet, a fenced or walled area for the storage of all trash shall be provided on the site, including storage containers sufficient to store source-separate recyclable materials (glass, aluminum, recyclable plastic and newsprint, at a minimum). Maintenance and other staff, and residents and employees, shall be instructed in recycling and arrangements shall be made for the transport of the recyclables to a recycling facility on a regular schedule. Applicants shall prepare a plan and provide copies of the plan to the Department of Public Works, the Bureau of Engineering and the Council office showing that all the requirements set forth in this Subdivision will be implemented prior to the issuance of a building permit.
4. **Soil Assessment.** A site assessment shall be prepared identifying whether any problematic concentrations of materials are present in the soil, as determined by consideration of the standards contained in Title 22, CCR, Section 66261.24, prior to any new construction of residential dwelling units or any non-residential development in excess of 10,000 square feet. If the assessment finds no problematic concentrations of materials are present, the Department of Building and Safety may issue a building permit assuming all other requirements for obtaining a building permit are met.

If the assessment finds problematic concentrations of contaminants in the soil and such soil will be impacted by the project, prior to obtaining a building permit, the Applicant shall implement a remediation process consistent with local, state and federate laws and regulations governing such matters to the satisfaction of the agency responsible for regulating such soil contaminants.

5. Landscaping Standards.

- a. Prior to the issuance of a certificate of occupancy for any new construction of residential dwelling units or any non-residential development in excess of 10,000 square feet, the Applicant shall install landscaping in accordance with the following requirements:
 - 1) All landscaping, including species, height, and location of sprinkler systems, shall be identified on a plan prepared by a licensed architect or a licensed landscaping architect, and shall be submitted to the Department of City Planning for approval.
 - 2) Landscaped areas shall be planted with a variety of plant materials which include shrubs, trees, ground cover, lawn, planter boxes, flowers, and native drought resistant plants.
 - 3) The use of artificial plants for exterior landscaping shall be prohibited.
 - 4) The location and type of street trees shall be approved by the Street Tree Division of the Bureau of Street Maintenance and shall be planted at a minimum ratio of at least one for every 30 lineal feet of street frontage.
 - 5) Street trees shall be at least 10 feet in height and at least three inches in caliper at the time of planting.
 - 6) 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 for other aspects of public safety.
 - 7) An automatic irrigation system shall be provided for all landscaped areas, including street trees, and shall be indicated on landscape plans. All vegetation shall be maintained in first-class condition.

H. Nonconforming Rights.

1. **Restoration of Damaged Buildings.** Notwithstanding LAMC Sections 12.23 A 4 and 12.23 A 5, a building or structure legally existing on the effective date of this Specific Plan which damaged or partially destroyed by fire, flood, wind, earthquake or other calamity or act of God or the public enemy, to the extent of not more than 75 percent of its replacement value at the time of such damage or destruction, may be restored and the occupancy or use of such building, structure or part thereof, which existed at the time of such damage or destruction, may be continued or resumed, provided that the total cost of such restoration does not exceed 75 percent of the replacement

value of the building or structure at the time of such damage or destruction, subject to the following provisions:

- a. A permit for such restoration shall be obtained within a period of two years from the date of such damage or destruction.
- b. No portion of the restored building or structure shall violate the height provisions of this Specific Plan.

2. Rights of Existing Buildings or Structures.

a. Notwithstanding LAMC Sections 12.23 A 2(b), 12.23 A 3 and 12.23 B 1(c), a building or structure legally existing on the effective date of this Specific Plan, nonconforming as to the height, lot area or yard regulations of this Specific Plan, may be repaired, added to or enlarged provided:

- 1) That any occupancy or use of the building or structure is consistent with the provisions set forth in Subsection A and B of Section 6 of this Specific Plan.
- 2) That any addition or enlargement is consistent with the provisions set forth in Sections 6 and 7 of this Specific Plan.
- 3) That the total cost of such repair, addition or enlargement shall not exceed 50 percent of the replacement value of the building or structure.
- 4) That any such addition and/or enlargement or series of additions and/or enlargements do not exceed a cumulative total of 10,000 square feet.

b. Notwithstanding LAMC Sections 12.23 A 2(b), 12.23 A 3 and 12.23 B 1(c), a building or structure legally existing on the effective date of this Specific Plan, nonconforming as to the use regulations of this Specific Plan, may be repaired, provided that the total cost of such repair shall not exceed 50 percent of the replacement value of the building or structure.

3. Nonconforming Use of Land. The provisions of LAMC Section 12.23 C 1(c)(1) shall not apply to a use of land existing on the effective date of the Specific Plan.

Section 7.

HIGHWAY AND STREET IMPROVEMENTS

A. Notwithstanding LAMC Section 12.37 H, public roadways within the Glencoe/Maxella Specific Plan area shall be categorized as follows:

1. Glencoe Avenue is designated by the City Council as a modified secondary highway with a right-of-way of 80 feet as shown on the exhibit "Glencoe Avenue: Cross Section", to include:

- a. a roadway of 54 feet;
 - b. two sidewalks, eight feet in width each; and
 - c. a strip of land five feet in width each on each side of the street, to run parallel to the sidewalk, which shall be reserved for landscaping, including approved street trees; except that utility vaults, driveways, and any additional sidewalk area that may be required for handicapped access may also be located within the five foot area.
2. Maxella Avenue, between Glencoe Avenue and Lincoln Boulevard, remains a secondary highway;
 3. Maxella Avenue, between Glencoe Avenue and Redwood Avenue, remains a collector street, and shall have a right-of-way of 64 feet with a roadway of 46 feet;
 4. Redwood Avenue remains a collector street, and shall have a right-of-way of 64 feet with a roadway of 44 feet;
 5. Beach Avenue remains a local street, and shall have a right-of-way of 60 feet with a roadway of 44 feet;
 6. Del Rey Avenue remains a local street, and shall have a right-of-way of 60 feet with a roadway of 44 feet.
- B. Prior to the issuance of a building permit for a project fronting on Glencoe Avenue, Maxella Avenue between Glencoe and Redwood Avenues, Redwood Avenue, Beach Avenue or Del Rey Avenue for any new construction of residential dwelling units or any non-residential development in excess of 10,000 square feet, the applicant shall:
1. Dedicate land in accordance with the right-of-way requirements set forth in Section 7 A above; and
 2. Make improvements in accordance with the improvement requirements set forth in Section 7A above, or provide assurances of such improvements to the satisfaction of the Bureau of Engineering; or, as an option for Projects fronting on Glencoe Avenue only, make all improvements to collector street standards or provide assurances of such improvements to the satisfaction of the Bureau of Engineering, and pay an in-lieu fee equal to the difference between the cost of making all improvements to collector street standards and the demonstrable estimated costs of the modified secondary highway improvements set forth in Section 7A. These estimated costs shall be calculated in a manner consistent with the specifications and guidelines for establishing the cost, fee and other bases for B-Permit bond amounts contained in Sections 62.110 and 62.111 of the Code, and the in-lieu fee shall be paid into a "Glencoe Avenue Improvement Sub-Account" established within the Coastal Transportation Corridor Fund. Applicants shall verify estimated costs to the Department of Transportation and Bureau of Engineering by providing at

least two written estimates from licensed construction entities and shall provide proof of payment to the satisfaction of the Bureau of Engineering.

The Department of Public Works shall not commence work on any modified secondary highway improvements along Glencoe Avenue until the roadway abutting at least 50 percent of the total of Glencoe Avenue-fronting lots within the Specific Plan Area has been improved to a least collector street standards pursuant to the requirements of this Subdivision.

- C. The Department of Transportation may prohibit on-street parking on both sides of Glencoe Avenue once it finds that all the lots on both sides of Glencoe Avenue have been improved as set forth in Section 7A1 above.

Section 8.

SEVERABILITY

If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this ordinance which can be implemented without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

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Revised November 2004*