

Agenda
Community Plan Sub-Committee
Supplemental Materials

Tuesday, July 23, 2019 at 7:30 pm

Motion [POLICY]: Mar Vista Community Council Community Plan Sub-Committee Requests Co-Initiative to Develop Mar Vista Commercial, Public and Open Space in Mar Vista

The Mar Vista Community Council requests the creation of an initiative between the MVCC Community Plan Sub-Committee, CD11 and the Dept of City Planning with the mandate of implementing specific zoning and design guidelines for the development of commercial parcels along Venice Blvd between Walgrove and the 405 Freeway, as well as public spaces such as the 3 sets of steps within the council map and the various open spaces in Mar Vista, including that along the flood control channel traversing Zones 1 and 4.

This initiative will include the application of L.A.M.C 13.06 to establish an Arts District as well as a new ordinance mandating Low Income rents to artists in residence as well as to local businesses who qualify. These rent scales as well as qualification criteria will be determined through the Co-Initiative as well.

Elements of the Concept Plan developed in 2010 by the MVCC Urban Planning Committee will be incorporated, and elements of the Roosevelt Row Design Guidelines created for Phoenix AZ and the Southtown Arts District in San Antonio TX will be considered as well.

Los Angeles Planning and Zoning

SEC. 13.06. COMMERCIAL AND ARTCRAFT DISTRICTS.

(Amended by Ord. No. 146,775, Eff. 1/6/75.)

A. Purpose – The provisions set forth in this section shall create enclaves whereby the artisan segments of the population may live, create and market their artifacts. Artcraft activities, combined with commercial and residential uses will be permitted in those areas appropriate for the establishment of a Commercial and Artcraft District.

B. Application – The provisions of this section shall apply to the areas wherein CA Districts are permitted.

C. Establishment of District.

(1) **Requirements** – Each application for the establishment of a Commercial and Artcraft District shall include the signatures of seventy–five percent (75%) of the owners or lessees of property of an area not less than three acres (3 acs.) in total size, or by resolution of the Commission or Council. The area shall be computed by contiguous parcels of land which may be separated only by public streets, ways or alleys.

(2) **Boundaries** – Public right-of-ways can be included in the computation of the total acreage in the district area described in said application and the boundaries thereof shall follow public streets, ways or alleys so far as practical.

(3) **Alternate Procedures** – The procedures set forth in Section 12. 24 of this Chapter shall be used for those applicants desirous of a CA District but cannot comply with the aforementioned procedures.

D. Standard Conditions – Applicants desirous of a “CA” District, are subject to the limitations and restrictions contained herein. Said regulations are imposed in order to promote and achieve optimal conditions for artcraft functions, while maintaining adequate protection from obnoxious pollutants, for the adjacent properties.

(1) **Production Techniques** – The creating, assembling, compounding or treating of articles shall be accomplished by hand, or to the extent practical for a particular artifact.

Only those art products which are made by the artisan or his employees from raw materials can be sold. Mass produced parts may be used only if incidental to the basic artifact. In those production techniques which necessitate the use of a kiln, the total volume of kiln space shall not exceed twenty–four (24) cubic feet and no individual kiln shall exceed eight (8) cubic feet.

Power tools shall be limited to electrically operated motors of not more than one horse power.

(2) **Location of Equipment** – The machinery and equipment shall be so installed and maintained, and the activity shall be so conducted, that noise, smoke, dust, odor and all other objectionable factors, shall be confined or reduced to the extent that no annoyance or injury will result to persons residing in the vicinity

(3) **Area of Production** – Certain aircraft activities as listed in Section E2 shall be restricted to either indoor or outdoor manufacturing.

(4) **Commercial Activities** – The display of all completed artifacts shall be permitted outdoors and all commercial activities shall be limited to retail business only. The sale of all items, except antiques, shall be limited to those lawfully produced on the premises.

(5) **Employees** – Paid helpers shall be limited to no more than three (3) persons other than members of the immediate family occupying the dwelling on such premises.

E. Permitted Uses. It is the intent of this section to distinguish between those uses which are considered more appropriate for indoor and outdoor use. Those uses which are likely to create pollutants or other activities that would disturb the neighborhood are restricted to indoor use. Outdoor uses are those which will not create a disturbance.

Premises in “CA” District may be used for the following manufacturing and retail uses, provided aircraft activities are limited to those decorative or illustrative elements requiring manual dexterity or artistic talent. The following list is intended to provide a guide for the nature of uses permitted in the district.

(1) **Outdoor Uses** – The creating, assembling, compounding or treating of articles contained in the following list shall be permitted outdoors:

- (a) Antiques – restoration and sale of antiques and collectibles.
- (b) Art needlework.
- (c) Art studio, including painting and sculpturing.
- (d) Basket weaving.
- (e) Boutiques
- (f) Candle making.
- (g) Cartoon and animation.

(h) Ceramics – The total volume of kiln space shall not exceed twenty–four (24) cubic feet and no individual kiln shall exceed eight cubic feet.

(i) Costume designing.

(j) Dance and drama studio, not including any dance activities requiring a license.

(k) Fine Arts Gallery.

(l) Glass – The hand production of glass crystal, art novelties and the assembly of stained art glass provided that the total volume of kiln space shall not exceed twenty–four (24) cubic feet and no individual kiln shall exceed eight (8) cubic feet.

(m) Musical Instruments

(n) Photography studio

(o) Picture mounting and framing.

(p) Pottery manufacturing provided the total volume of kiln space shall not exceed twenty–four (24) cubic feet and no individual kiln shall exceed (8) cubic feet.

(q) Shoe and footwear provided all manufacturing is done by hand.

(r) Silk screen processing.

(s) Textile weaving, provided hand looms only.

(t) Toys, manufacturing of by hand

(u) Woodcarving

(v) Writing, professional studio

(2) **Indoor Uses** – The manufacturing, assembling, compounding or treating of articles contained in the following list shall be permitted indoors only. Such uses shall not be permitted above the first floor of any structure.

(a) Block printing.

(b) Jewelry manufacturing.

(c) Metal engraving.



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- (d) Ornamental Iron.
- (e) Printing and publishing.
- (f) Taxidermy.
- (g) Watchmaking.

(3) A Zoning Administrator shall have authority to determine other uses in addition to those specifically listed in the article, which may be permitted in the CA District, when in his judgement such other uses or similar to and no more objectionable to the public welfare than those listed above.

(4) **Artcraft Instructions** – Artcraft classes shall be permitted on premises in the CA District and no additional off-street parking shall be required in conjunction therewith, provided that:

- (a) Classes are held not more than two days a week for a period not to exceed three hours per day
- (b) Classes are purely incidental to the artcraft uses of the property and not more than 15 persons are permitted to attend each class.
- (c) Classes involve only the use of those tools and equipment applicable to production of said artifacts.
- (d) All classes are held on the first floor of the building.
- (e) No certificate of occupancy shall be required in connection with the use authorized by this ordinance.

(5) **Residential Uses** – In the R Zones, the residential regulations as required in the underlying zone to which the “CA” District overlays. shall apply. In the C and M zones, residential uses shall be permitted in connection with the main commercial, industrial or artcraft use. Said residential use shall observe the requirements set forth in Section 12.10 of the Planning and Zoning Code.

Link to Roosevelt Row Design Guidelines:

<https://www.phoenix.gov/streetssite/Documents/079787.pdf>

Link to Southtown, San Antonio Arts District:

<https://southtownsatx.com/about/district-neighborhoods/>

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