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[B2053]

WILSHIRE-WESTWOOD SCENIC CORRIDOR SPECIFIC PLAN

155044

ORDINANCE NO. _____

An ordinance establishing a Specific Plan for a portion of Wilshire Boulevard.

WHEREAS the Scenic Highways Plan, a part of the Circulation Element of the General Plan of the City of Los Angeles, designates Wilshire Boulevard as a Scenic Highway; and

WHEREAS the Scenic Highways Plan mandates that scenic corridor plans be prepared for each designated roadway in which corridor boundaries and specific controls are established for the protection and enhancement of the scenic resources, individually tailored to the unique character of each designated Scenic Highway; and

WHEREAS the Scenic Highways Plan designates the corridor development criteria to include landscaping; and

WHEREAS the residentially-zoned portion of Wilshire Boulevard between the Los Angeles Country Club and Glendon Avenue is a part of a designated Scenic Highway which has unique problems and is herein designated the Wilshire-Westwood Scenic Corridor; and

WHEREAS the lack of adequate off-street parking has caused parking problems on local streets in and adjacent to the Wilshire-Westwood Scenic Corridor; and

WHEREAS the development of the Wilshire-Westwood Scenic Corridor is primarily residential and the concern of the residents in the area is to minimize any commercial activity in the Corridor; and

WHEREAS Wilshire Boulevard is an urbanized major highway permitting very high density residential development; and

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2 WHEREAS the intensity of development along the Wilshire Corridor as
3 indicated in the Westwood Community Plan was based in part on the anticipated
4 construction of the Beverly Hills Freeway, estimated to carry approximately 140,000
5 automobile trips per day; and

6 WHEREAS the Beverly Hills Freeway has, subsequent to the adoption of the
7 Westwood Community Plan, been permanently removed from the State Highways and
8 Freeways Plan without any compensating density adjustments along the remaining
9 east/west highways such as Wilshire Boulevard; and

10 WHEREAS the trend and intensity of development which has occurred and is
11 continuing to occur results in a concomitant increase in traffic, and

12 WHEREAS development under present existing zoning of the Wilshire Corridor
13 could result in a solid wall of 20 to 30 story buildings with very little usable or publicly
14 visible open space and severe shadow impacts on the single-family homes surrounding the
15 Corridor;

16 NOW THEREFORE:

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

18 Section 1. Definitions

19 For the purposes of this ordinance only, the following words and phrases when used with
20 the first letter or letters capitalized shall have the following meanings:

21 "Approval Authority" The Director of Planning for Projects six stories or less; the City
22 Planning Commission for Projects in excess of six stories.

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24 "Facade" Any exterior wall of a building.
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2 "Floor Area Ratio" The ratio between: (1) Total square footage of a building floor area as
3 described by Sections 12.21.1 A 5 and 12.21.1 B 4 of the Los Angeles Municipal Code and
4 (2) the buildable area of the lot or parcel.

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6 "High-rise Building" Buildings greater than six stories or 75 feet in height.

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8 "Housekeeper Unit" Any habitable room except a kitchen, designed or used for occupancy
9 by one or more persons and not in a dwelling unit. Such unit shall be owned in conjunction
10 with a dwelling unit as indicated by a covenant recorded with the County Recorder and
11 shall not be sold as a separate unit.

12
13 "Hotel" Any hotel, motel and/or apartment hotel.

14
15 "Lot Utilization" That portion of a lot contained within the exterior walls of a structure
16 or building. Whenever any unusual situation or design of building exists so that it is
17 difficult to determine the precise application of this definition, the Department of City
18 Planning shall make a determination in a manner to carry out the indicated purpose and
19 intent of this Specific Plan.

20
21 "Map" The map contained in Section 2 of this Specific Plan.

22
23 "Open Space" Any land area which is free of buildings, surface parking for automobiles or
24 trucks, or other improvements, but shall include driveways, walkways or recreational
25 facilities and shall also include flat surfaces on top of buildings less than ten stories in
26 height.

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28 "Plan" The Scenic Highways Plan.
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1 "Project" Any proposed building, structure or other development of property or structural
2 alteration or enlargement of a building or structure to be located on a lot within the
3 Specific Plan Area.

4
5 "Specific Plan" The Wilshire-Westwood Scenic Corridor Specific Plan.

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7 "Specific Plan Area" That area shown within the heavy dashed lines on the map contained
8 in Section 2 of this Specific Plan.

9
10 "Schematic Design Plan" Graphic drawings of a proposed Project showing the arrangement
11 and relationships of buildings, including the site plan, landscaping plan, elevations and
12 renderings or sketches.

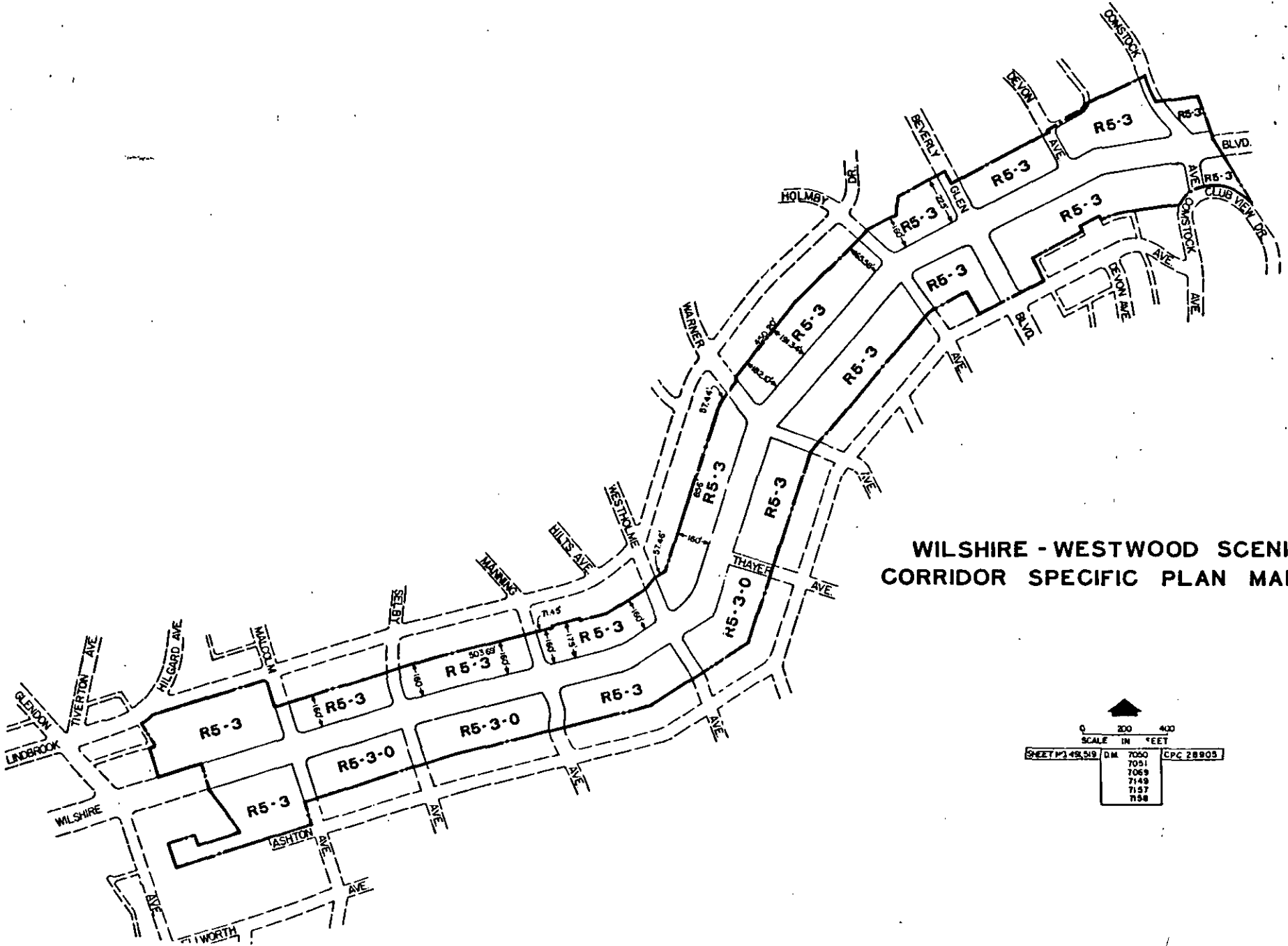
13
14 "Shadow" All of the shade and shadow effects attributable to any building or structure or
15 any Project within the Specific Plan Area.

16
17 "Scenic Corridor" The Wilshire-Westwood Scenic Corridor.

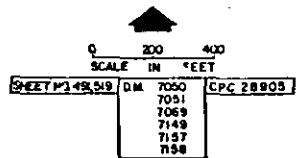
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19 Other words and phrases shall have the meanings set forth in Section 12.03 of the
20 Municipal Code.

21
22 ~~X~~Section 2. Establishment of the Specific Plan.

23 The City Council hereby establishes this Specific Plan applicable to that area of the City
24 of Los Angeles, designated the Wilshire-Westwood Scenic Corridor, shown by heavy dashed
25 lines on the Map below:
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**WILSHIRE - WESTWOOD SCENIC
CORRIDOR SPECIFIC PLAN MAP**



Scale
no photo
Page 5

1 Section 3. Purpose

2 The Wilshire-Westwood Scenic Corridor Specific Plan is intended to implement expressed
3 policies set forth in the Scenic Highways Plan. According to the policies of the Scenic
4 Highways Plan, the provisions of this Plan are individually tailored to address the unique
5 character of this portion of the designated Scenic Highway, Wilshire Boulevard. As such,
6 specific criteria are established to guide the on-going and future development of that
7 portion of the City of Los Angeles located within the Specific Plan Area.

8 It is the purpose of the development standards established in this Plan to minimize traffic
9 and parking problems along Wilshire Boulevard, enhance the aesthetic qualities of the
10 Specific Plan area, encourage more open space, reduce the impact of high-density
11 residential development and reduce the impact of shadows caused by high-rise buildings
12 within and adjacent to the Specific Plan Area.

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14 Section 4. Development Procedure

15 Development of High-Rise Buildings in the Specific Plan Area shall be phased in order to
16 assure that such development shall be orderly, reduce adverse traffic impact and provide
17 certain additional services such as parking.

18 A. Jurisdiction. In the event that Project(s) are permitted or applications are filed for
19 Projects, wherein the height of any structure would exceed six stories within the
20 Specific Plan Area, no building permit shall be issued for any such Project unless such
21 Project has been reviewed and approved pursuant to the procedures enumerated in
22 subsection B below.

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1 B. Approval Procedure. No Project shall be permitted wherein the height of any
2 structure would exceed six stories or 75 feet in height unless and until a Conditional
3 Use Permit has been obtained. In addition to the findings required by Section 12.24 B
4 3 of the Municipal Code, the Commission must also make findings that the proposed
5 Project complies with the provisions of this Specific Plan and that any shadow from
6 the proposed Project will conform with Section 12, Shadow Impact, hereof. Further,
7 the application for Conditional Use Permit shall contain a Schematic Design Plan
8 showing the relationship of the proposed Project to adjacent development and
9 surrounding properties affected by shadow. In addition to the notification to property
10 owners required in Section 12.24 B of the Municipal Code, notification shall also be
11 given to all Homeowner's Associations representing property owners immediately
12 adjacent to the Specific Plan Area if they so request, and all owners of property
13 within the Specific Plan Area, except that condominium owners shall be notified by a
14 notice to the condominium's Homeowner's Association.

15
16 C. Mitigation of Construction Activity. The Commission shall impose mitigating
17 conditions when it approves or conditionally approves a Conditional Use Permit for a
18 Project which will reduce the adverse impacts from noise, traffic, excavation and
19 other inconveniences and problems associated with simultaneous multiple
20 construction activities within the Specific Plan Area where such construction activity
21 will be within 1,000 feet of another Project undergoing construction. Such mitigating
22 conditions may include a requirement to delay the effective date of the Conditional
23 Use Permit for a period not to exceed six months. If the Commission determines that
24 such impacts cannot be mitigated, it may disapprove a Conditional Use Permit.

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1 D. Other Plan Approvals. For all Projects six stories or less in height, the Director of
2 Planning shall review and approve plans prior to the issuance of a building permit.
3 Such review and approval shall be limited to a determination that the Project
4 complies with the provisions of the Specific Plan. Application for such plan approval
5 shall include a Schematic Design Plan; filing fee shall be the same as for approval of
6 an application required for a landscaping plan, as established in Section 19.01 I of the
7 Municipal Code.

8
9 Section 5. Land Use and Density of Development.

10 Development in the Specific Plan Area shall comply with the following requirements:

11 A. Land Use. All buildings, structures, lots or parcels to be used, erected, altered or
12 enlarged shall conform with those uses permitted in the R5 Multiple Dwelling Zone,
13 except that new Hotels and the addition of guest rooms to existing Hotels shall be
14 expressly prohibited.

15 B. Density. No building shall be erected or enlarged which exceeds a density of 100
16 dwelling units per acre of lot area (excluding Housekeeper Units).

17 C. Floor Area. The Floor Area Ratio of any building shall not exceed eight times the
18 buildable area of the lot.

19 D. Building Area Coverage. No portion of any building or structure which is above the
20 fourth story of such building or structure or which is 50 feet above curb level shall be
21 erected, structurally altered or enlarged so as to have a Lot Utilization of more than
22 50 percent of the lot area.

23 E. Demolition of Rental Housing. In its consideration of any tentative tract map or
24 preliminary parcel map for condominium purposes, the Advisory Agency shall impose
25 conditions to mitigate the loss by demolition of rental housing which may be caused
26 by such condominium project, as authorized by policies or ordinances adopted by the
27 City Council.

1 Section 6. Parking

2 No building or structure shall be erected, structurally altered or enlarged unless the
3 following parking spaces are provided and maintained:

- 4 A. At least two and one-half parking spaces for each dwelling unit contained
5 therein regardless of the number of habitable rooms contained in any dwelling
6 unit. Of the total number of parking spaces required by this section, at least
7 one-half parking space per unit shall be available only to visitors and guests.
- 8 B. One additional parking space for each Housekeeper Unit.

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10 Section 7. Access

11 Projects shall be designed in such a manner that vehicular access to the Project and to
12 Project parking shall be from Wilshire Boulevard whenever possible. If access from
13 Wilshire Boulevard is not possible, access may be from another street provided such access
14 is designed in a manner to minimize the impact on streets adjacent to the Project. Prior
15 to issuance of a building permit, access plans for the Project must be approved by the
16 Bureau of Engineering and the Department of Transportation.

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18 Section 8. Parking Structures.

19 The Facade of any parking building or that portion of a building or structure which is used
20 for parking, shall be designed in a manner so as to substantially screen automobiles
21 contained therein from the public view, as seen from a public street or alley. The Facade
22 of any parking building shall be designed so that it is similar in color, material and
23 architectural detail with the building for which it serves as required parking.

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1 All floors and ramps within a parking structure or floors and ramps within that portion of
2 a building or structure which is used for parking shall have a rough or brush surface so as
3 to reduce automobile tire noise.

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5 Parking buildings shall not exceed two stories in height and shall be landscaped in
6 accordance with Section 11 herein.

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8 Section 9. Construction Fences.

9 Construction fences required by the Los Angeles Municipal Code shall be painted in a
10 single subdued color tone.

11
12 Section 10. Street Trees.

13 No building or structure shall be erected, structurally altered or enlarged unless
14 shade-producing street trees are planted and maintained in the adjacent public way at a
15 ratio of one tree for every 30 feet of lot frontage to the satisfaction of the Street Tree
16 Division, Bureau of Street Maintenance, Department of Public Works. Such division shall
17 designate planting locations and the species of tree selection. The street maintenance fee
18 set forth in Section 62.176 of the Municipal code shall be required. Such trees should have
19 the following characteristics:

- 20 (a) Broad branching form that provides, at maturity, a canopy of shade over the
21 sidewalk of not less than 15 feet;
- 22 (b) No less than 48-inch box size at the time of installation.

23 All tree planting locations shall be equipped with an irrigation system.

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1 Section 11. Site Landscaping.

2 All Projects shall have at least 30 percent of all ground level Open Space planted with
3 shrubs, trees and ground cover. All landscaping shall be identified on a plan prepared by a
4 licensed architect or landscape architect.

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6 A. Ground level landscaped Open Space should demonstrate that:

- 7 (1) special consideration has been given to major entrances to the Project;
8 (2) special consideration has been given to pedestrian views of the Project,
9 demonstrating that the landscaping provides a transition between building scale
10 and human scale; and
11 (3) along all building exterior walls which abut the public street, landscaping serves
12 to truncate the view of the building by continuous planting or selective grouping
13 of trees. Landscaping shall include trees 50 feet high at maturity and no less
14 than 54-inch box size at the time of installation to visually reduce the scale of
15 high-rise structures.

16
17 B. Any flat roof area within the lowest ten stories of a building shall be landscaped as
18 follows:

- 19 (1) Trees and/or cascading plant material shall be placed along all roof perimeters
20 at a maximum of 30 feet apart.
21 (2) Trees shall be placed at a minimum of one 3-foot box specimen tree for each
22 ten-car spaces occupying each roof parking area.

1 C. All landscaped areas shall be equipped with automatic watering facilities and shall be
2 maintained in a first-class condition at all times.
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4 Section 12. Shadow Impact

5 In considering a proposed Project within the Scenic Corridor, the Approval Authority shall
6 make every effort to minimize the Shadows caused by the Project on residential lots
7 adjacent to the Wilshire-Westwood Scenic Corridor and to maximize air and light between
8 buildings. Toward this end, the criteria to be specifically considered shall be the degree
9 to which a proposed Project shall maximize the access to sunlight and air and minimize
10 Shadows cast onto residential lots lying adjacent to the Scenic Corridor. Such Shadow
11 effects from proposed Projects shall be examined and limited by the Approval Authority,
12 as follows:
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14 (a) No building on any lot shall be wider than 75 feet as measured in an east/west
15 direction. However, if the effects of a Project fronting on Wilshire Boulevard
16 are examined with respect to Shadow impacts on property that is more than
17 200 feet distant, and are found to have less impact than such 75-foot-wide
18 building, the Approval Authority may approve such Project.
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20 (b) North side of Wilshire Boulevard.
21 No Shadow from a Project shall fall upon a residential structure more than
22 200 feet distant from the north property line, as measured in a northerly
23 direction, for more than two hours between the hours of 9 a.m. and 3 p.m.
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1 (c) South side of Wilshire Boulevard.

2 No Shadow from a Project shall fall upon a residential structure more than
3 200 feet distant from the south property line, as measured in a southerly
4 direction, and in an easterly direction for Projects located between Westholme
5 and Holmby Avenues, for more than two hours between the hours of 9 a.m. and
6 3 p.m.

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8 Section 13. Import or Export of Earth.

9 If any Project will require the import or export of more than 1,000 cubic yards of earth
10 materials, the Approval Authority shall request the Superintendent of Building and the
11 General Manager of the Department of Transportation to investigate the circumstances of
12 the proposed import and/or export and the effects thereof upon the public health, safety
13 and welfare, and report to the Approval Authority. The Approval Authority shall impose
14 conditions on an approval to mitigate any detrimental effects of the hauling operations
15 necessary to the import and/or export of earth as provided in Section 17.13 of the Los
16 Angeles Municipal Code.

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18 Section 14. Vendors on Public Right-of-Way.

19 The use of public sidewalks and streets in the Specific Plan Area by vendors to engage in
20 selling goods, wares, or merchandise is prohibited.

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22 Section 15. Specific Plan Application.

23 The regulations set forth in this Specific Plan are in addition to those set forth in the
24 provisions of Chapter 1 of the Los Angeles Municipal Code and do not convey any rights
25 not otherwise granted under the provisions and procedures contained in said chapter,
26 except as specifically provided for herein.

1 A. The provisions of this Specific Plan shall not apply to the issuance of a building
2 permit to erect or construct a new building or new structure on real property
3 located within the Specific Plan Area and described in an application for a tract
4 map or parcel map filed for City approval during the period of July 25, 1972 to
5 June 5, 1980, inclusive.

6 B. The City Council may, by resolution, modify or waive the provisions of this
7 Specific Plan in cases of extreme hardship.

8
9 Section 16. Owner Acknowledgement of Limitations.

10 The Department of Building and Safety shall not issue a building permit(s) for construction
11 upon any property within the Specific Plan Area until such time as the owner(s) of the
12 property has declared in writing and recorded the owner(s) acknowledgement of the
13 contents and limitations of this Specific Plan in a form designed to run with the land.

14
15 Section 17. Severability.

16
17 If any provision or clause of this ordinance or the application thereof to any person or
18 circumstance is held to be unconstitutional or otherwise invalid by any court of competent
19 jurisdiction, such invalidity shall not affect other ordinance provisions, clauses or
20 applications thereof which can be implemented without the invalid provision, clause or
21 application and to this end, the provisions and clauses of this ordinance are declared to be
22 severable.

Sec. 18 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than two-thirds of all of its members, at its meeting of MAR 25 1981

REX E. LAYTON, City Clerk,

By Edward W. Anderson
Deputy.

MAR 27 1981

Approved _____

Tom Bradley
Mayor.

Approved as to Form and Legality

March 12, 1981
BURT PINES, City Attorney

By Myrtle Dankers
MYRTLE DANKERS Deputy.

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission
See attached report
[Signature]
Director of Planning

File No. 80-773