ORDINANCE NO. _____

An ordinance amending the Westwood Village Specific Plan, Ordinance Nos. 164,305, 167,147 and 176,177; and amending the Westwood Design Review Board Specific Plan, Ordinance No. 163,204.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Figure 2 and Table 1 of the Westwood Village Specific Plan are amended as follows:

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Westwood Village Specific Plan

Figure 2
Cultural Resource and Receiver Sites

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Not to Scale

WESTWOOD VILLAGE SPECIFIC PLAN - LOCALLY SIGNIFICANT HISTORIC RESOURCES

TABLE 1

(based on HPOZ Criteria)

No.	Address	Street	Tract/Blk/Lot No.	Common Name or Current Use	Architectural Style	Date
1	**945**	**Broxton Ave**	**9650-1-8**	**Fox Theatre**	**Spanish Colonial Revival**	**1931**
2	**926-40**	**Broxton Ave**	**10600-2-10, 11, 12**	**Bruin Theatre**	**Moderne**	**1937**
3	1001-9	Broxton Ave	10600-6-16, 17	Mario's	Spanish Colonial Revival	1931
4	1037	Broxton Ave	10600-6-11	Stratton's Grill	Spanish Colonial Revival	1940
5	1043-51	Broxton Ave	10600-6-9, 10	Regent Theatre	Period Revival	1946
6	1055-59	Broxton Ave	10600-6-8	Taco Bell	Moderne	1937
7	1061	Broxton Ave	10600-6-7	Shane's Jewelry / Bon Appetit Café	New Orleans Revival	1937
8	1069-71	Broxton Ave	10600-6-6	Winchell's Donuts / Jazz'd / Dino	Classical Revival w/ Moderne Influences	1936
9	1083-87	Broxton Ave	10600-6-3,4	Aah's	Post-War Modern	1945
10	1091-93	Broxton Ave	10600-6-1,2	University Professional Building	Spanish Colonial Revival	1929
11	1015	Gayley Ave	10600-7-15	Westwood Village Medical Arts Building	American Colonial Revival	1946
12	1019	Gayley Ave	10600-7-14	Computer Expo / International College	American Colonial Revival	1948
13	1033	Gayley Ave	10600-7-11, 12, 13	Westwood Professional Building	American Colonial Revival	1938
14	1049-51	Gayley Ave	10600-7-9	Chase	Moderne	1946
15	1057	Gayley Ave	10600-7-8	Sportshaus	Moderne w/ Classical Revival Influences	1935
16	1059-63	Gayley Ave	10600-7-7	Oakley's Hair Styling	Moderne	1937
17	1065-73	Gayley Ave	10600-7-6	Helen's Cycles / Lumbleau School / Westwood Sporting Goods	Moderne w/ Classical Revival Influences	1940
18	1081	Gayley Ave	10600-7-4	Dillons Nightclub	Mediterranean	1930
19	1085-91	Gayley Ave	10600-7-3	Exotic / La Fondue Restaurant	Spanish Colonial Revival	1930
20	n/a	n/a	n/a	There is no Cultural Resource Number 20	n/a	n/a
21	1071-73	Glendon Ave	10600-4-1	Moustache Café (Jurgensen Groceries)	Mediterranean	1929
22	1097	Glendon Ave	10600-4-1	Charthouse Restaurant	Mediterranean	1938
23	1101-09	Glendon Ave	10600-10-4	Haagen Daz / The Wurst / Acapulco	Mediterranean	1931
24	1111-21	Glendon Ave	10600-10-2, 3	Unknown	Mediterranean	1936
25	1129-37	Glendon Ave	10600-10-1	Morgan Company Jewelers (Talk of the Town)	Mediterranean	1933
26	1139-51	Glendon Ave	10600-10-13	Hamlet Gardens	Mediterranean	1933
27	10910-22	Kinross Ave	25678-9-6, 7, 8, 9	Pottery Barn / Baskin Robbins / Popcorn Shop (Shepard Mitchell Building)	Spanish Colonial Revival	1930
28	10886	Le Conte Ave	14932-17-2	Contempo Center	Mediterranean	1929
29	10845-55	Lindbrook Ave	9768-11-1, 2, 3	Chan's Garden / Paul Bhalla	Mediterranean	1938
30	**901-51**	**Westwood Blvd**	**10600-17-1**	**Holmby Building**	**Mediterranean**	**1929**
31	1000-10	Westwood Blvd	10600-4-12, 13	Brite / Hunter's Books (original Bullock's Department Store)	Mediterranean	1932
32	1001	Westwood Blvd	12108-2	At Ease (Desmonds)	Mediterranean	1931
33	1029	Westwood Blvd	10600-5-3, 4	Ann Taylor / Le Petit Jeans / Jess	Mediterranean	1938
34	1030	Westwood Blvd	10600-4-15, 16	Tower Records / Chanin's / Burton's	Mediterranean	1931
35	1043	Westwood Blvd	10600-5-2	Alice's Restaurant	Mediterranean	1929
36	**1045-99**	**Westwood Blvd**	**10600-5-1**	**Glendale Federal Savings**	**Spanish Colonial Revival w/ Classical Revival Influences**	**1929**
37	1046	Westwood Blvd	10600-4-17, 18	The Limited, Jay's Jeweler	French Regency	1940
38	1056	Westwood Blvd	10600-4-18, 19	Yesterday's	French	1936
39	1136-40	Westwood Blvd	10600-10-10	Rezzo Building	Mediterranean	1939
40	**1142-54**	**Westwood Blvd**	**10600-10-11, 12**	**Josephina's / Egyptian Theatre**	**Mediterranean**	**1929**
41	10923	Weyburn Ave	10600-2-14	Jerry's Famous Deli	French	1949
42	10924	Weyburn Ave	10600-5-10	Wilger Company (Myer Seigal & Co.)	Neo-Mediterranean	1937
43	10931	Weyburn Ave	10600-2-13	Chapman Building	Mediterranean w/ Classical Revival Influence	1936
44	10935	Weyburn Ave	10600-2-12	Hamburger Hamlet	Classical Revival w/ Moderne Influences	1938
45	10948	Weyburn Ave	10600-5-12	Stan's Donut	Mediterranean	Unkn
46	10861	Weyburn Ave	14932-1	Old Macy's (Bullock's Department Store)	Post-War Modern	1951

Section 2. Section 4 of the Westwood Village Specific Plan will reference a new Review Procedures section introduced by this ordinance. The following Sections of the Westwood Village Specific Plan are hereby renumbered:

Previous Section Number	New Section Number
Section 4 - Definitions	Section 5 - Definitions
Section 5 - Uses	Section 6 - Uses
Section 6 - Preservation of Cultural Resources	Section 7 - Preservation of Cultural Resources
Section 7 - Building Intensity	Section 8 - Building Intensity
Section 8 - Height and Setback	Section 9 - Height and Setback
Section 9 - Parking	Section 10 – Parking and Mobility
Section 10 - Development Standards	Section 11 - Development Standards
Section 11 - Signs	Section 12 - Signs
Section 12 - Broxton Avenue and Village-Wide Improvement District	Section 13 - Broxton Avenue and Village-Wide Improvement District
Section 13 - Design Review Procedures	Section 14 - Design Review Procedures

Section 3. Sections 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of the Westwood Village Specific Plan are amended as follows:

Sec. 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 and zoning regulations of Chapter I of the Los Angeles Municipal Code (LAMC) and any other relevant ordinance and do not convey any rights not otherwise granted under the regulations and procedures contained therein, except as provided herein.

B. Wherever this Specific Plan contains regulations which require greater setbacks, lower density, lower height, restricted uses, greater parking requirements or other greater restrictions or limitations on development than would be allowed pursuant to the regulations contained in Chapter I of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.

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C. The regulations of this Specific Plan supersede and replace the provisions of Ordinance No. 164,305 ~~145,043~~, amended by Ordinances Nos. 167,137 ~~149,521, 149,831, 151,739,~~ and 176,177 ~~153,718~~, the former Specific Plan for Westwood Village.

D. The procedures for the granting of compliance, adjustments, modifications, exceptions, amendments and interpretations in relation to the requirements of this Specific Plan are set forth in Section 11.5.7 C through H of the Los Angeles Municipal Code.

E. Projects located within this Specific Plan area are exempt from the requirements for Mini-Shopping Centers and Commercial Corner Development set forth in Los Angeles Municipal Code Sections 12.22 A.23 and 12.24 W.27.

F. The procedures for obtaining recommendation from the Design Review Board (DRB) are set forth in Section 16.50 of the Los Angeles Municipal Code and shall apply to all Projects requesting project compliance, adjustments, modifications, exceptions, or a Certificate of Appropriateness unless otherwise stated in this Specific Plan. Projects requiring a Certificate of Appropriateness shall be subject to the procedures set forth in Section 12.20.3 of the Los Angeles Municipal Code.

Sec. 4. REVIEW PROCEDURES

These review procedures apply to all Projects, as defined in Section 5, within the Specific Plan boundaries.

A. Administrative Review.

1. **Applicability.** The following Projects shall be eligible for Administrative Review and are exempt from the Project Compliance and Design Review Board procedures contained in LAMC Sections 11.5.7 C and 16.50:

   a. Signs that comply with Section 12 of this Specific Plan and do not require an adjustment, modification, exception, or a Certificate of Appropriateness.

   b. Change of use projects that do not propose Facade alterations, new construction, expansion, or a Limited Use identified on Section 6B of this Specific Plan.

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2. **Criteria for Compliance Review.** The Department of City Planning shall review the application for compliance with the applicable regulations and standards of this Code or the applicable specific plan, including the zone standards, established development standards, and any supplemental use regulations. Projects eligible for Administrative Review shall not require recommendation from the Westwood Community Design Review Board (DRB).

3. **Non-Appealable Ministerial Approval.** The approval of an Administrative Review is not subject to appeal and is not discretionary for the purposes of CEQA Guidelines Sections 15060(c)(1) and 15268.

4. **Scope of Review.** In reviewing a Project for Administrative Review, the Department of City Planning shall review the Project for compliance with those regulations that are applicable to the proposed scope of construction or use. For example, a Project that involves only signage improvements shall comply with applicable signage standards but need not comply with parking standards.

B. Director's Determination.

1. **Applicability.** All other applications for Projects that are not described in Section 4 A above shall be processed in accordance with LAMC Section 11.5.7.

2. **Discretionary Approval.** A Director's Determination for a Specific Plan Project Compliance, a Project Adjustment, or a Project Exception is a discretionary approval for purposes of CEQA Guidelines Section 15060(c)(1).

C. Filing Requirements for Projects Requiring Multiple Approvals. When an applicant applies for any discretionary approval under LAMC Chapter 1 for a property located in whole or in part within the Specific Plan boundaries, the applicant shall also apply for a Specific Plan approval pursuant to this Section. A Director's Determination for a Specific Plan Project Compliance, a Project Adjustment, or a Project Exception shall be a quasi-judicial approval for purposes of LAMC Section 12.36 A and shall be processed pursuant to the procedures in LAMC Section 12.36, if applicable.

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Sec. 5. DEFINITIONS

Whenever the following terms 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 and 91.6203 of the Los Angeles Municipal Code, if defined therein.

Administrative Review - A ministerial approval issued for Projects, pursuant to Section 4 A of this Specific Plan, that comply with all applicable regulations and standards of this Specific Plan.

Building Frontage - That portion of the perimeter of a building or structure which fronts on a public street or on a courtyard that is accessible from a public street.

Building/Business Identification Sign - A wall sign which identifies the name of a building and/or lists the names of the businesses or non-commercial uses within the building.

Cabinet Sign – A wall sign with text, logos, or symbols that are placed on the face of an enclosed cabinet/box attached to a building. The face may be illuminated internally or externally.

~~**Cafeteria** - A restaurant in which the customers serve themselves or are served at a counter and take the food to tables to eat, and in connection with which food is not sold for consumption off-site of the premises.~~

Commercial Hotel - A building containing six or more guest rooms or suites of rooms, which rooms (1) are primarily used for occupancy by transient guests who do not occupy the building as the primary residences of the guests or are primarily occupied by guests for 30 consecutive calendar days or less, and (2) are subject to the Transient Occupancy Tax Ordinance. A commercial hotel cannot be a resident hotel or retirement hotel.

Convenience Food Store - A retail establishment that offers a limited selection of household and packaged food items and few, if any, fresh food items, and that occupies less than 5,000 square feet of floor area. The term convenience food store shall not include produce, meat or cheese markets, or delicatessens.

Covenant - A written document entered into by any and all owners of the property regarding the use or development of one or more lots, approved by the Director of Planning, and executed and recorded by such property owners in the Los Angeles County Recorder's Office. The covenant shall be in a form to run with the land and shall be binding on any subsequent owners, heirs, successors (including but not limited to beneficiaries) or assigns. After recordation, a copy bearing the Recorder's number and date shall be furnished to the City Planning Department for its records.

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Cultural Resource - A structure determined to have local significance or potential national significance with respect to its architectural and/or historical characteristics and which is designated as such in ~~Section 6~~ Section 7 of this Specific Plan.

Design Review Board - The Westwood Community Design Review Board established pursuant to Ordinance No. 163,204.

Directory Sign - A wall or monument sign which lists the names of businesses or non-commercial uses in the Specific Plan Area.

Donor Site - A lot on which a cultural resource or parking facility (as described in Section ~~9~~ 10 H of this Specific Plan) is located and from which unused development capacity may be transferred to a receiver site within the Specific Plan area.

Facade - Any side or face of a building that is facing a public, street, alley, or any publicly accessible courtyard or open space.

~~**Fast Food Establishment** - An establishment which dispenses prepared food over a counter for consumption on or off the premises, except for a cafeteria. Each food court shall be deemed to be a separate fast food establishment.~~

Financial Services - Services including, but not limited to, those typically offered by banks, savings and loans, thrift associations, real estate offices, insurance companies, brokerage firms, escrow offices, title insurance companies and financial advisors, but excluding automatic teller devices.

~~**Food Court** - A fast food establishment which contains two or more food service counters, each having a separate kitchen, and all of which counters open onto a common seating area. Such an establishment containing a maximum of 50 seats shall be deemed a single food court; such an establishment containing more than 50 seats shall be deemed a separate food court for each 50 seats, or portion thereof, which it contains.~~

Full Service Grocery Store - A store of not less than ~~18,000~~ 12,000 square feet of floor area which offers for sale products including, but not limited to, meats, fresh produce, dairy products, paper goods, dry goods, frozen goods, sundries and other similar products.

Ground Floor - That portion of a floor level of a building within three vertical feet of the ground level.

Ground Level - The elevation of the closest portion of the public sidewalk to each portion of the building.

Guest Room - Any habitable room except a kitchen, designed or used for occupancy by one or more persons and not in a dwelling unit, except that the sitting room in a hotel suite shall not be considered a separate guest room so long as the bedroom is accessible only through the sitting room.

Mixed Use Project - A Project which combines one or more commercial uses and multiple dwelling units in a single building or in a Unified Development and which provides the following:

(1) A separate, Ground Floor entrance to the residential component, or a lobby that serves both the residential and commercial uses components; and

(2) A pedestrian entrance to the commercial uses component that is directly accessible from a public street, and that is open during the normal business hours posted by the business; and

(3) A minimum of 50 percent of the Ground Floor Building Frontage abutting a public commercially zoned street to minimum horizontal depth of 30 feet, excluding driveways or pedestrian entrances must be devoted to commercial uses, except for projects located in Subarea 2, on sites which total one acre or more.

Monument Sign - A sign erected directly upon the existing or artificially created grade and which has a horizontal dimension equal to or greater than its vertical dimension.

Neighborhood Retail - Retail sale of goods needed by residents and students on a regular basis, including: Art gallery; Art supplies; Athletic/sporting goods; Bakery; Books or cards; Bicycle sales and repairs; Clock or watch sales and/or repair; Computer sales and repair; Drug store; Fabrics or dry goods; Florist; Food/grocery store, including supermarket, produce, cheese and meat market and delicatessen; Hardware; Household goods and small appliances; Infant and children's clothing; Newsstand; Photographic equipment and repair; Stationery; Toys; Other similar retail items as determined by the ~~Zoning Administrator~~ Director of Planning.

Neighborhood Services - Services used by residents and students on a regular basis, including: Barber shop or beauty parlor; Blueprinting; Child care facility; Club or lodge, bridge club, fraternal or religious association; Copying; Custom dressmaking; Dry cleaner; Financial Services; Laundry or self-service laundromat; Locksmith; Optician; Photographer; Shoe repair; Tailor; Other similar services as determined by the ~~Zoning Administrator~~ Director of Planning.

Permitted Floor Area, Additional - Floor area in excess of the base permitted floor area allowed on receiver sites, consistent with Section ~~7B~~ 8B of this Specific Plan.

Permitted Floor Area, Base - The floor area permitted on a lot in the Specific Plan area prior to the transfer of floor area pursuant to this Specific Plan.

Permitted Floor Area, Unused - The difference between the base permitted floor area on a donor site and the actual floor area contained within all buildings on the site, prior to any transfer of such floor area.

Premise - A building or portion thereof used as a location for a single business or non-commercial use.

Project - The construction, erection, addition to or structural alteration of any building or structure, a use of land or change of use on a lot located in whole or in part within the Specific Plan area. A project does not include interior remodeling of a building which does not increase the floor area.

Receiver Site - A lot to which unused permitted floor area may be transferred. The term receiver site does not include a lot containing a cultural resource.

Residential Hotel - A residential building with six or more guest rooms or suites of rooms wherein most rooms either are rented by guests as the primary residences of those guests or occupied for more than 30 consecutive calendar days, or wherein most rooms are not subject to Article 1.7 of Chapter II of the Los Angeles Municipal Code known as the Uniform Transient Occupancy Tax Ordinance of the City of Los Angeles (hereinafter "Transient Occupancy Tax Ordinance").

Restaurant - An establishment that dispenses food and beverage for on-site and off-site consumption and has on-site dining.

Retirement Hotel - A resident hotel wherein 90% or more of the tenants are 62 years of age or older.

Sandwich Sign - A portable sign consisting of two sign faces which connect at the top and extend outward at the bottom of the sign and which is usually placed on a sidewalk.

Sign Program - A specific set of design standards established for the purpose of unifying a variety of signs associated with a multi-tenant or multi-use project, building, or complex of buildings.

Site - A lot or lots as defined by Section 12.03 of the Los Angeles Municipal Code.

Specific Plan Area - The area of the City of Los Angeles shown on Figure 1 within the heavy black lines.

Store Frontage - The length of a premise measured along the wall of the premise abutting the exterior public access level walkway that serves the premise.

Unified Development - A development of two or more buildings which have functional linkages such as pedestrian or vehicular connections, with common architectural and landscape features which constitute distinctive

design elements of the development, and that appears to be a consolidated whole when viewed from adjoining streets.

Unoccupied Tower - A structure, attached to a building, which is solely an architectural feature, which is taller than its diameter and which is designed so that it may not be occupied by individuals, goods, materials or equipment and is not used for warehousing or office purposes. Any area contained within the exterior walls of the unoccupied tower shall not be calculated as part of the floor area of the building to which the tower is attached.

Village Pedestrian Sign - A sign which is attached to a wall or to the underside of an awning or marquee with one or two sign faces perpendicular to the face of the building and which identifies a use or service exclusively or primarily by symbol. ~~Lettering shall be limited to a maximum of 30 percent of the sign area.~~

Sec. 6. USES

A. Permitted Uses.

1. Except as provided in Subsections B and C of this section, any use permitted in the C4 zone ~~on the effective date of this ordinance~~ shall be permitted within the Specific Plan area, provided that all activities, including storage, are conducted wholly within an enclosed building, except that outdoor merchandise displays during Village-wide organized sidewalk sales, outdoor dining and newsstands may be conducted other than within a wholly-enclosed building.

2. Notwithstanding the provisions of Section 12.16 of the Los Angeles Municipal Code to the contrary, laundries and laundromats shall be permitted within the Specific Plan area.

B. Limited Uses.

The following uses shall be permitted subject to the following limitations:

1. Bars, only in conjunction with Restaurants or hotels.

2. Nightclubs or other establishments offering dancing or live entertainment in conjunction with a Restaurant, provided a conditional use permit is granted pursuant to Section 12.24 W 30 of the Los Angeles Municipal Code.

3. Motion picture theaters, provided that there may be no more than 6,030 motion picture theater seats in the Specific Plan area.

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~~4. Fast food establishments, provided the total number of fast food establishments along any public street does not exceed one for every 400 feet of lot frontage along that street, except that on Broxton Avenue one fast food establishment shall be permitted for every 200 feet of lot frontage. Fast food establishments need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratios.~~

~~5. Restaurants, provided the total number of restaurants on any public street does not exceed one for every 200 feet of lot frontage, except that on Broxton Avenue one restaurant shall be permitted for every 150 feet of lot frontage. Restaurants need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratios.~~

4. Convenience Food Stores, provided the total number of Convenience Food Stores on any public street does not exceed one for every 1,000 feet of lot frontage. Convenience Food Stores need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratio.

5. Financial services, provided the total number of businesses providing financial services located along the ground floor frontage on any public street does not exceed one for every 1,000 feet of lot frontage. Such businesses need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratio.

6. Notwithstanding the provisions of Los Angeles Municipal Code Sections 12.16 and 12.24, Commercial Hotels shall be permitted subject to the following limitations.

Limitations for Commercial Hotels.

a. The total number of Commercial Hotel guest rooms added here after in the Specific Plan area shall not exceed 350, and the distance between any two Commercial Hotels shall be a minimum of 500 feet. No permits shall be issued which would add more than 350 Commercial Hotel guest rooms in the Specific Plan area. Included in this number shall be any rooms approved for transient occupancy pursuant to Subdivision 14. Also included in this number shall be any rooms rented for less than 30 consecutive calendar days in a resident hotel, for which a building permit is issued after August 1, 1991.

b. The number of guest rooms in a single Commercial Hotel shall not exceed one guest room for each 325 square feet of buildable area.

c. No ballroom shall be permitted in a Commercial Hotel.

d. The total floor area devoted to meeting rooms in a Commercial Hotel shall not exceed 15 square feet for each guest room; however, the total floor area of all meeting rooms in a Commercial Hotel shall not exceed 2,700 square feet. No banquet or dancing shall take place in such meeting rooms.

e. Other than Restaurants and meeting rooms, there shall be no public assembly rooms in a Commercial Hotel.

7. Parking buildings provided the Ground Floor Building Frontage shall be devoted to another use permitted by this section.

~~10. Sidewalk cafes within a public street right-of-way, provided a minimum of 10 feet of sidewalk width shall remain for pedestrian circulation on all streets, except along Broxton Avenue where there shall be a minimum of 15 feet of sidewalk width for pedestrian circulation if the sidewalks on that street are widened to at least 25 feet.~~

~~11. Outdoor farmers markets, subject to approval by the Police Department.~~

~~12. Outdoor cultural events, art and craft fairs and other special outdoor events, subject to approval by the Police Department.~~

8. Residential dwelling units, provided that density shall be limited to:

a. 800 square feet of lot area per dwelling; or

b. 400 square feet of lot area per dwelling unit in Subarea 2 as part of a Mixed Use Project so long as the number of residential units in the subarea does not exceed 350.

9. The following restrictions apply in Subareas 1 and 2 on Figure 1:

a. Any existing hotel may continue its operation as a hotel. However, a substantial change in the mode or

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character of operation of such existing hotel may be permitted only upon approval from the City pursuant to procedures normally associated with approval of the modification of a conditional use, including an appeal to the Area Planning Commission or Council whichever is appropriate. A substantial change in the mode or character of operation includes any increase in the number of guest rooms primarily used for transient occupancy, or the expansion of any existing Restaurants, meetings rooms, or other retail uses. The decision-maker may approve a change which results in increased transient occupancy if, and only if, it finds that all the standards set forth in the Specific Plan for guest rooms in a Commercial Hotel can be met with respect to the rooms proposed for transient occupancy. These standards include among other things the Specific Plan's parking requirements, and the standards set forth in paragraphs (d) through and including (g) of this subdivision.

b. Only residential or hotel uses are permitted in Subarea 1.

c. Only residential, hotel uses or Mixed Use Projects are permitted in Subarea 2, except that as part of a hotel or Mixed Use Project, retail uses are allowed as part of the development, up to a maximum floor area ratio of 0.75:1

d. If Subarea 2 is not developed with a hotel or Mixed Use Project, commercial development shall be permitted on the lots fronting Glendon Avenue provided the uses are permitted in this section, and the lots fronting on Tiverton Avenue shall be limited to residential uses only.

e. In connection with a hotel or Mixed Use Project, no hotel or commercial vehicular ingress or egress shall be located either (1) along Le Conte Avenue within 300 feet of the westerly edge of Tiverton Avenue, or (2) along Tiverton Avenue; however, service vehicle ingress may be located along Tiverton Avenue if the hours of access are limited to between 8 a.m. through 7 p.m. daily and are so restricted by covenant.

f. In connection with a hotel or Mixed Use Project, no pedestrian access for hotel or commercial uses shall be located along Tiverton Avenue, except

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emergency ingress and egress as may be required by the Fire Department.

g. No signs or retail display windows may be located along Tiverton Avenue.

h. The combined occupancy of all Restaurants on a hotel site may not exceed 350 persons. One dance floor, not to exceed 500 square feet, shall be permitted ancillary to only one Restaurant on the hotel site.

10. Subarea 3 on Figure 1 may be developed as part of an office building containing a maximum of 296,170 square feet of floor area, except that only 46,000 square feet of floor area may be located within the Specific Plan area. Such project shall not be subject to any of the parking, replacement parking, height or setback requirements, design standards, design review procedures, or the Ground Floor use restrictions imposed by this Specific Plan.

~~16. The sale or dispensing for consideration of alcoholic beverages for on-site and off-site consumption shall only be permitted pursuant to a conditional use permit granted pursuant to Section 12.24 W 30 of the Los Angeles Municipal Code.~~

11. In calculating lot frontages for the purposes of subdivisions 4 and 5~~, 6 and 7~~ of this Subsection, Levering Avenue and Gayley Avenue shall be considered as one public street.

C. Prohibited Uses.

The following uses generally permitted in the C4 zone shall be prohibited within the Specific Plan area:

1. New or used automobile, motorcycle, recreational vehicle, mobile home and trailer sales areas and incidental uses.

2. Drive-in businesses, including theaters, refreshment stands, Restaurants, food stores and the like.

D. Uses Permitted Along the Ground Floor Building Frontage.

1. The floor area on the Ground Floor of a commercial building to a depth of at least 30 feet, along at least 80 percent of the frontage of a building, excluding the frontage along vehicular access to onsite parking, shall be devoted to retail, Restaurant or other food service uses, except that:

a. Any financial service may occupy up to 50 feet of Ground Floor Building Frontage on each street frontage on which it is located.

b. A hotel shall only be required to devote at least 70 percent of the Ground Floor Building Frontage to such uses, on each public street on which hotel fronts.

2. Any building which has 100 or more feet of Ground Floor Building Frontage, excluding the frontage along vehicular access to on-site parking, and which is occupied by at least five businesses or commercial uses, shall devote at least 20 percent of the floor area on the Ground Floor to a depth of at least 30 feet along that Building Frontage to Neighborhood Retail and/or Neighborhood Services.

Sec. 7. PRESERVATION OF CULTURAL RESOURCES

A. Designation of Cultural Resource.

The structures listed on Table 1 (Appendix A), located on the sites designated as such on Figure 2 (Appendix A), are hereby designated as Cultural Resources.

B. Transfer of Unused Permitted Floor Area from Cultural Resource Sites.

Any portion of unused permitted floor area on a Cultural Resource site may be transferred to any Receiver Site identified on Figure 2 (Appendix A). Any such transfer shall be evidenced by a covenant, signed by the transferor and transferee, the obligations and benefits of which run with the land and which is binding on subsequent owners or assignees, which document restricts the floor area on the Cultural Resource site to the extent such floor area is transferred to a Receiver Site.

C. Certificate of Appropriateness.

No Cultural Resource in the Specific Plan area shall be demolished, relocated, significantly altered or removed unless a Certificate of Appropriateness has been approved by the designated decision-maker in accordance with the standards and procedures set forth in Sections 12.20.3 K, N, O, P and Q of the Los Angeles Municipal Code. The Westwood Community Design Review Board (Design Review Board) shall perform the functions of the "Board" specified in those sections. The Director of Planning shall obtain recommendation from the Westwood Community Design Review Board for any signs requiring a Certificate of Appropriateness.

Sec. 8. BUILDING INTENSITY

A. Base Permitted Floor Area.

Base permitted floor area on a lot shall be two times the buildable area of the lot.

B. Additional Permitted Floor Area.

The total permitted floor area of a site shown on Figure 3 as a shaded area may be increased up to the maximum shown on Figure 3 for that area through one or a combination of the following:

1. The transfer of unused permitted floor area from donor sites pursuant to Sections 6 B and 9 G of this Specific Plan.

2. The provision of neighborhood retail or neighborhood services on the site. One square foot of floor area may be added for each square foot of ground floor neighborhood retail or neighborhood services, provided the continued use of that quantity of floor area for neighborhood retail or neighborhood services is guaranteed by covenant, except that neighborhood retail provided to qualify for a bonus pursuant to Section 7 B 8 of this Specific Plan is not also eligible for additional floor area. This bonus shall not exceed the densities shown on Figure 3.

3. The provision of parking spaces for public use which are in excess of those required for uses on the site, provided that such spaces are available in the Specific Plan area as part of an existing or future Village-wide validation system. One hundred square feet of floor area may be added for each additional parking space so provided.

4. The provision of dwelling units above the ground floor of a commercial building. One square foot of floor area may be added for each square foot of floor area contained within such dwelling units and corridors adjacent thereto, provided that the continued use of that floor area for residential use is guaranteed by covenant.

5. A Village-wide total of 35,000 square feet of additional floor area (but no additional height) in excess of the maximums shown on Figure 3, not to exceed an additional one half times the buildable area on any one lot, shall be permitted

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in exchange for provision of any of the following improvements:

a. Thirty thousand (30,000) square feet, Village-wide, of additional floor area may be constructed in exchange for the design and construction of the below listed sidewalk improvements to be located within (1) the Westwood Boulevard right-of-way between Wilshire Boulevard and Lindbrook Drive, (2) the Gayley Avenue right-of-way between Wilshire Boulevard and Lindbrook Drive, and (3) the Glendon Avenue right-of-way between Wilshire Boulevard and Lindbrook Drive. Such improvements, as set forth in subparagraphs (1) through (4) below, shall apply to each of the three rights-of-way described above.

(1) Twenty-thousand (20,000) square feet of sidewalk improvements as specified by the Department of Public Works, Bureau of Engineering.

(2) Thirty 24-inch boxed street trees, 48-inch diameter tree grates and frames;

(3) Ten street lights on 15-foot ornamental steel poles; and

(4) Ten permanent pole or wall mounted metal waste receptacles. The City Engineer shall approve the final design of the improvements and the selection of materials, and shall approve the completed improvements. The design of all such improvements shall be subject to review by the Design Review Board.

b. Twenty-five hundred (2,500) square feet, Village-wide, of additional floor area in exchange for the provision of a single mid-block public pedestrian connection between Glendon Avenue and Westwood Boulevard, provided that the connection is located at ground level and not closer than 200 feet from Weyburn Avenue or Kinross Avenue, does

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not result in a change to a cultural resource, and is consistent with the Westwood Village design guidelines approved by the City Council. The pedestrian connection shall conform generally to the following design standards:

(1) It shall be constructed of a hard, durable surface and shall be a minimum of 6 feet in width; provided, however, the City Engineer may require a greater width if such is necessary to carry anticipated pedestrian traffic.

(2) It shall be designed and constructed to conform to applicable Americans with Disabilities Act (ADA) accessibility ~~handicapped person access~~ standards.

(3) Components of the pedestrian connection shall be designed to be wholly contiguous and completely accessible to the public.

c. Twenty-five hundred (2,500) square feet, Village-wide, of additional floor area in exchange for the provision of a single mid-block public pedestrian connection between Broxton Avenue and Westwood Boulevard, provided that the connection is located at ground level and not closer than 150 feet from Weyburn Avenue or Kinross Avenue, does not result in a change to a cultural resource, and is consistent with the Westwood Village design guidelines approved by City Council. The pedestrian connection shall conform generally to the design standards set forth in paragraph b above. A building permit for a project utilizing the additional floor area permitted pursuant to this subdivision may be issued only after the City Engineer has approved the design of the sidewalk improvements on mid-block public pedestrian connection and the owner has guaranteed completion thereof by surety bond, letter of credit or other means approved by the City Engineer. A certificate of occupancy to which the owner is otherwise entitled may not be issued until the sidewalk improvements or mid-block public

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pedestrian connections has been completed to the satisfaction of the City Engineer; or if not completed, upon the City Engineer's certification that completion of the sidewalk improvements, or pedestrian connections are beyond the control of the owner. In any event, the sidewalk improvements or pedestrian connection shall be completed within a reasonable period of time as determined by the City Engineer.

6. Additional permitted floor area may be transferred from any site in a shaded area on Figure 3 to any other site in a shaded area on Figure 3. Any such transfer shall be evidenced by a covenant, signed by the transferor and transferee, in a form to run with the land and which is binding on subsequent owners or assignees, which document restricts the floor area on the donor site to the extent such floor area is transferred to a receiver site.

7. The amount of additional floor area permitted pursuant to Subdivisions 2, 3, 4 and 5 above and Section 9 H below (equivalent to the floor area devoted to neighborhood retail, neighborhood services, dwelling units or new public parking on sites not designated as receiver sites) may be transferred to a receiver site, provided the continued use of that floor area for such uses is guaranteed by covenant.

8. A hotel may contain one guest room for each 325 square feet of buildable area. Provided, however, if a full service grocery store is constructed by the developer of the hotel, the hotel may contain one guest room per 300 square feet of buildable area for each 500 square feet of floor area devoted to such full service grocery store; the remaining guest rooms shall be calculated at one guest room per 325 feet of buildable area. Such full service grocery store shall occupy at least 30 feet of ground floor building frontage and shall be located either on the site of the hotel development or on another lot within the Specific Plan Area. The site at which the full service grocery store is located shall be restricted to such use by a covenant.

9. Floor area ratio averaging/reallocation may be permitted in Subarea 2 for Unified Developments provided the maximum floor area for the Project does not exceed the total amount permitted on the combined subject properties.

C. Transfer or Increase of Development Rights-Procedure.

1. Whenever floor area is increased as permitted by Section 7 B of this Specific Plan, or the right to construct floor area is transferred, a covenant shall be made a condition of such transfer or increase and shall be executed and recorded by the owners of each of the parcels involved, setting forth the amount of additional or transferred floor area thereby allowed and binding such owners and their successors to the limitations and requirements imposed by this Specific Plan in connection with such transfer or increase in floor area.

2. Any owner of property within the boundaries of the Westwood Community Plan area may seek an appropriate court order to enforce the provisions of such a covenant or this ordinance, provided that such person first exhausts his or her administrative remedies with the City of Los Angeles pursuant to Subsection D of this section and applicable provisions of the Los Angeles Municipal Code.

D. Enforcement.

The construction of and the continued use of any building, or portion thereof, permitted pursuant to the provisions of Subsection B of this section is conditioned upon the actual construction of the improvement and maintenance of the use as set forth in Subsection B. In the event such improvements are not constructed or the uses are not maintained or in the event such uses are terminated, any building permit or certificate of occupancy allowing the construction or use of any building, or portion thereof, pursuant to Subsection B, shall be revoked.

Sec. 9. HEIGHT AND SETBACK

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Sec. 10. PARKING AND MOBILITY

~~**A. Number of Spaces Required.**~~

~~The following parking requirements are applicable to the uses listed below. Parking requirements for other uses are set forth in applicable provisions of the Los Angeles Municipal Code.~~

~~Use~~	~~Number of Required Spaces~~
~~Hotel and motel and other projects containing guest rooms~~	~~1 space for each guest room, plus 1 space for each 100 square feet of dining area of a restaurant, plus one space for each 35 square feet of meeting rooms, plus the number of spaces required by this section and the Los Angeles Municipal Code for all other uses.~~
~~Motion picture theater~~	~~1 space for each 3 fixed seats, or, where there are no fixed seats, 1 space for each 25 square feet of floor area.~~
~~Nightclub or other establishment offering live entertainment or dancing as its primary use~~	~~1 space for each 5 fixed seats, or, where there are no fixed seats, 1 space for each 75 square feet of floor area.~~
~~Office, excluding medical office~~	~~3.25 spaces for each 1,000 square feet of floor area.~~
~~Retail and other commercial uses~~	~~4 spaces for each 1,000 square feet of floor area.~~

A. Subsurface Parking.

If a Cultural Resource is demolished or relocated, subsurface parking in conjunction with any replacement structure may not extend into the public right-of-way.

B. Location of Parking.

Notwithstanding Section 12.21 A 4 (g) of the Los Angeles Municipal Code to the contrary and except as otherwise specified in Subsection E below, parking shall be provided either (1) on site, (2) outside the Village Center but within the Specific Plan area, or (3) within 1,000 feet of the project, if outside of the Specific Plan area.

C. Employee Parking and Village Validation System.

Of the total required parking spaces for commercial uses, no more than one space per 1,000 square feet of floor area may be reserved for employee use; however, this restriction shall not apply to parking for office, medical office and hotel uses. The remaining spaces shall be made available for public use in connection with a Village-wide validation system, which system exists at the time the required

parking is provided or which may be subsequently created. Such availability shall be guaranteed by covenant.

~~D. Replacement Parking.~~

~~If a project results in the removal of any parking spaces which existed at the time this Ordinance became effective and which do not serve an existing building or buildings, 50% of such parking spaces shall be replaced and shall be in addition to the number of spaces otherwise required for the project and for any existing building or buildings on any other lot or lots. Replacement parking shall be made available for public use. Replacement parking shall either be provided at the same site or off-site pursuant to Subsection C of this Section. If such parking is provided off-site, it shall be provided pursuant to a parking covenant as required by Section 12.26 E 5 of the Los Angeles Municipal Code.~~

D. Bicycle Parking and Shower Facilities.

Off-street parking spaces for bicycles and facilities for employee showers and lockers shall be provided as follows:

1. For any building, portion thereof or addition thereto used for non-residential purposes, bicycle parking shall be provided at a ratio of 5 percent of the number of required automobile parking spaces for non-residential uses; if the calculation of the number of required spaces under this paragraph results in a number including a faction, the next highest whole number shall be the number required.

2. All bicycle parking spaces required by this subdivision shall include a stationary-parking device, which adequately supports the bicycle. In addition, at least half of the bicycle parking spaces shall include a stationary parking device which securely locks the bicycle without the use of a user supplied cable or chain. Devices which hold the bicycle upright by wheel contact must hold at least 180 degrees of wheel arc.

3. Each bicycle parking space shall be a minimum of two-feet in width and six-feet in length and shall have a minimum of six-feet of overhead clearance.

4. Bicycle parking spaces shall be separated from automobile parking spaces or aisles by a wall, fence, or curb or at least five-feet of open space marked to prohibit parking.

5. Aisles providing access to bicycle parking spaces shall be at least five-feet in width.

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6. Signage which is clearly legible upon approach to every automobile entrance to the parking facility shall be displayed indicating the availability and location of bicycle parking.

7. Showers and lockers shall be provided as required by Chapter IX of the Los Angeles Municipal Code.

E. Designation of Parking Facility Site as a Donor Site.

1. Any site in the Specific Plan area providing at least 500 new public parking spaces may be designated as a Donor Site and the owner of that site may transfer all or any portion of its base permitted floor area to any receiver site if it complies with the requirements of Subdivision 2 of this subsection. Parking spaces shall be considered as "new" if the structure containing the spaces is built subsequent to the effective date of the ordinance adding this provision to the Specific Plan.

2. In order to qualify as a Donor Site, the project containing the parking facility must comply with the following requirements:

   a. Floor area to a depth of 30 feet along at least 70 percent of the Ground Floor Building Frontage, excluding the frontage along parking and pedestrian access to the parking structure, shall be devoted to retail, Restaurant or other food service uses. Half of the total of any such retail uses shall be devoted to Neighborhood Retail uses.

   b. The project shall contain a public restroom facility.

   c. Vehicular access to the parking facility shall be located outside of the Village Center, unless the Department of Transportation determines that such would not be feasible.

   d. No Cultural Resource may be demolished or significantly altered in order to construct any such parking facility.

   e. The parking facility shall provide bicycle parking at the ratio specified in Section 10 D of this Specific Plan.

3. No more than 1250 new parking spaces within the entire Specific Plan area may be used to qualify for the transferability privileges of this subsection.

F. Automobile Parking Relief.

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1. **Changes of Use.** Notwithstanding Sections 12.21 A.4, or any other Code section, ordinance, or specific plan to the contrary, a change of use, when plans are submitted and accepted by the Department of Building and Safety, shall not be required to increase automobile parking beyond that required by the existing approved use and for the duration of the changed use, if the following criteria is met:

   a. Only changes of use to an allowed nonresidential use in the respective zone are eligible.

   b. The building wherein the change of use is occurring shall have a valid certificate of occupancy, temporary certificate of occupancy, or a building permit, if the building was constructed prior to when a certificate of occupancy was required.

   c. The change of use is limited to 5,000 square feet of floor area or less.

   d. Any additions resulting in an increase of Floor Area shall be within the existing walls and existing roofline of the tenant space and building, not inclusive of outdoor space. At no time shall the addition result in a total floor area for the entire tenant space and/or building of more than 5,000 square feet.

   e. At no time shall tenant spaces utilizing this Section be allowed to aggregate or combine spaces that would result in a floor area greater than 5,000 square feet. If this occurs, then the parking for the whole tenant space shall conform with the provisions in Section 12.21 A.4.

   f. No net loss of guest rooms and/or dwelling units result from the change of use.

2. **Application.** An application shall be filed, in accordance with the procedures set forth by the Department of Building and Safety.

3. **Consistency.** Except as specified in this subsection, the Project shall comply with the applicable provisions of the Municipal Code and be consistent with the General Plan.

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G. Traffic Demand Management Strategies.

The City shall not issue a building permit or a Certificate of Occupancy for a Project that is not in compliance with the requirements set forth in LAMC 12.26 J and the Citywide Traffic Demand Management (TDM) Program Guidelines.

Sec. 11. DEVELOPMENT STANDARDS

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Sec. 12. SIGNS

A. Approval.

No building permit for an exterior sign shall be issued, nor shall any exterior sign be installed, unless the proposed sign has been ~~reviewed and approved~~ considered by the Director of Planning and either approved or determined eligible for Administrative Review. ~~acting on the recommendation of the Design Review Board. The Director of Planning.~~ Any deviation from Section 12, shall require a recommendation from the ~~and~~ Design Review Board ~~shall~~. Each review process shall consider the type, area, height, shape, and projection of the proposed sign.

B. Prohibited Signs.

The following signs are prohibited:

1. Roof signs, effective January 4, 1979.

2. Monument signs and pole signs, except as permitted Subsection D, Subdivision 1 and Subsection H, Subdivision 4 below, effective January 4, 1979.

3. Off-site commercial signs.

4. Signs having flashing, mechanical, strobe or blinking lights or moving parts, except that theater marquees may have blinking lights, effective January 4, 1979.

5. Mural signs.

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6. Projecting signs, except that village pedestrian signs shall be permitted.

7. Sandwich signs.

8. Cabinet Signs.

C. Temporary Signs.

Temporary signs shall be permitted pursuant to Section 91.6215 of the Los Angeles Municipal Code, except that such signs may not be installed on any single premise for a cumulative period in excess of 60 days per calendar year.

D. Number of Signs.

No more than one wall sign or awning sign, and one village pedestrian sign or window sign, shall be constructed, placed, created or maintained for each premise, except that:

1. Automobile service stations may have one additional pole sign.

2. Theaters may have additional wall signs, not to exceed a total of 100 square feet in sign area. Theaters may also have marquee signs.

3. Premises located above the ground floor, which do not take their primary access directly from an exterior walkway open to the public, may have only a building or business identification sign adjacent to each exterior entrance which provides access to those premises.

4. Premises with at least 60 feet of store frontage may have an additional sign for each 30 feet of store frontage in excess of 30 feet.

5. Ground Floor premises which have an entrance on an alley, may have one additional sign on the exterior wall which abuts the alley.

6. Premises which take their primary access from an exterior walkway open to the public and which are located on a

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street corner may have one wall sign or awning sign and one village.

7. Notwithstanding the provisions of Section 91.6205 K of the Los Angeles Municipal Code, pennants, banners, and flags which do not contain written advertising, are permitted, subject to the review and approval of the Department of City Planning ~~Director of Planning~~.

E. Sign Area.

1. Wall or Awning Signs.

a. The combined sign area of all wall and awning signs on a single-story building or structure which abuts a public street shall not exceed three square feet for each foot of street frontage. For buildings that are more than one story in height, the combined sign area of all wall and awning signs may exceed that permitted for a single-story building or structure by 10 percent.

b. Theaters shall be permitted ~~3 1/2~~ three and a half square feet of sign area for each foot of street frontage.

c. For all buildings occupied by more than one premise, the size of signs pertaining to each premise shall not exceed ~~1.5~~ one and a half square feet of combined sign area for each foot of Store Frontage of the premise.

d. The sign area permitted for each additional sign allowed for premises located on an alley, shall not exceed one square foot for each lineal foot of building wall occupied by the premise on the alley on which the sign is located.

e. Sign area shall be calculated separately for each street or alley which the building abuts and may not be accumulated.

f. No sign shall exceed a maximum of 75 square feet, except that: signs attached to theaters shall not

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exceed a maximum of 320 square feet; and a sign which abuts an alley shall not exceed a maximum of 50 square feet.

2. Building or Business Identification Signs.

No building or business identification sign shall exceed four square feet.

3. Village Pedestrian Signs.

a. No village pedestrian sign shall exceed four square feet or a vertical or horizontal dimension of 30 inches.

b. Lettering shall be limited to a maximum of 30 percent of the sign area.

4. Window Signs.

No window sign shall exceed four square feet or 15 percent of the window area, whichever is less.

F. Height.

The height to the top of any sign shall be limited to a maximum of 20 feet above the elevation of the sidewalk or edge of the roadway nearest the sign, except that:

1. Premises which take their primary access from an exterior walkway open to the public may measure from the highest level of such exterior walkway directly under the sign.

2. Signs which are located on an unoccupied tower of a theater may extend above 20 feet.

G. Projection of Signs.

1. No wall sign shall project more than 18 inches from the face of the building to which it is attached, effective January 4, 1979.

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2. When a village pedestrian sign is attached to a wall, the sign shall project no more than 30 inches from the wall to which it is attached.

H. Exceptions.

The provisions of this Section shall not apply to:

1. Any sign required by law or by a governmental agency.

2. Real estate signs which pertain to rent, lease or sale of an existing premise and have a sign area which does not exceed 18 inches by 25 inches.

3. Signs advertising the sale or lease of a vacant lot provided they comply with the following conditions:

   a. Signs shall not be illuminated.

   b. Total sign area shall not exceed nine square feet.

   c. Signs shall not exceed a height to the top of the sign of six feet above the elevation of the sidewalk or edge of the roadway nearest the sign.

   d. Signs shall be located not less than ten feet from the property line.

4. Directory signs which have been approved by the Director of Planning ~~acting on the recommendation of the Design Review Board.~~ A directory sign may be a monument sign and shall be permitted only as part of a Village-wide streetscape improvement.

5. Traffic direction and parking information signs which have been approved by the Director of Planning ~~acting on the recommendation of the Design Review Board.~~

6. Temporary construction signs located on a lot where a building or structure is being erected or remodeled and which identifies the owner, architects, engineers, financing agent and/or contractors involved in the project; provided there shall be no more than one such sign along each street on which a project fronts, and provided that such sign shall

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not be more than 40 square feet in total sign area and shall not exceed a height to the top of the sign of eight feet above the elevation of the sidewalk or edge of the roadway nearest the sign. Such sign shall be removed within 15 days following completion of the construction or remodeling.

7. Temporary political or other ideological signs, provided such signs shall not be roof signs, shall not exceed 20 square feet in sign area, shall not exceed a height to the top of the sign of eight feet above the elevation of the sidewalk or edge of the roadway nearest the sign, and, if they relate to an election or other event, shall be removed within 15 days following the election or event to which they relate.

8. Store hour signs, provided such signs shall be placed in the front door or window closest to that door and shall not exceed 64 square inches in sign area.

9. Signs which identify security protection systems, provided such signs shall not exceed 59 square inches in area.

~~I. **Abatement of Nonconforming Signs.**~~

~~All signs which are rendered nonconforming with respect to any provision of this specific plan or predecessor specific plan shall be completely removed within five years of the effective date of that provision. The effective dates of provisions that have been in effect prior to the adoption of this ordinance are indicated following each provision. The effective date for all other provisions is the effective date of this ordinance.~~

~~This subsection shall not apply to a sign or sign structure which qualifies as an advertising display as defined in Section 5202 of the Business and Professions Code.~~

I. Sign Programs.

All Sign Programs, with plans fully delineating the size, number, location, color, material finish for all exterior signage (including identity, retail, parking, etc.), shall be submitted to and reviewed by the Design Review Board to make a recommendation prior to the Director of Planning issuing an approval.

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Notwithstanding the above, the Design Review Board and the Director shall not consider the content of the sign(s) in their review or recommendation and approval. Content shall include color unless it is solely related to the structure of the sign (framing, support brackets, edging).

Sec. 13. BROXTON AVENUE AND VILLAGE-WIDE IMPROVEMENT ASSESSMENT DISTRICT

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Sec. 14. DESIGN REVIEW PROCEDURES

A. Jurisdiction.

No building permit shall be issued for any building or structure, including signs requesting an exception, modification, adjustment, or requiring a Certificate of Appropriateness, any structure in the public right-of-way, any Villagewide public improvements, or other development of property, unless the project has been reviewed and approved in accordance with the Design Review Board Procedures of Section 16.50 and the Specific Plan Procedures of Section 11.5.7 of the Los Angeles Municipal Code. Projects eligible for Administrative Review which comply with Section 4 A of this Specific Plan shall be exempt from the Westwood Community Design Review Board process.

B. Design Review Criteria.

Pursuant to LAMC Section 16.50, the Design Review Board shall make a recommendation to the Director of Planning concerning a proposed project on the basis of the following criteria:

1. The project shall conform to all of the provisions of the Specific Plan.

2. The project shall be consistent with the Westwood Village Design Guidelines.

3. The colors and types of building materials shall be reasonably consistent with the character of Cultural Resources in the area.

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4. The project shall not cast shadows onto adjacent residential buildings outside the Specific Plan area for more than two hours between 10 a.m. and 4 p.m. on December 21 or between 10 a.m. and 4 p.m. on March 21.

5. All open areas not used for buildings, walkways, or driveways shall be landscaped.

6. The massing of the building shall relate in scale to surrounding cultural resources and shall be appropriate to the pedestrian oriented character of Westwood Village.

7. The architectural style of the building shall relate to surrounding Cultural Resources.

8. All mechanical equipment and other appurtenances shall be screened from public view.

9. Any exterior treatment, including color, texture, and other architectural features, shall be applied to all exterior walls in a similar manner.

Section 4. Section 3 of the Westwood Community Design Review Board Specific Plan shall be amended to read:

Sec. 3. AUTHORITY

The authority, duties, and review procedures applicable to the Westwood Community Design Review Board ("Design Review Board") shall comply with Section 16.50 of the Los Angeles Municipal Code (L.A.M.C.) and the procedures of this Specific Plan.

A. No building permit shall be issued for any new building or structure, unless the Director of Planning has reviewed and approved the project after finding that the project complies with the design criteria and guidelines set forth in this Specific Plan and after considering the recommendation of the Westwood Community Design Review Board, pursuant to Section 16.50 of the L.A.M.C.

B. No proposed Sign Program or sign ~~permit~~ involving an adjustment, exception, modification, or requiring a Certificate of Appropriateness shall be issued ~~for any new sign~~ in Westwood Village unless the Director of Planning has reviewed and approved the project after finding that the project complies with the

regulations of the Westwood Village Specific Plan and the design criteria and guidelines set forth in this Specific Plan and after considering the recommendation of the Westwood Community Design Review Board, pursuant to Section 16.50 of the L.A.M.C. Signs that comply with Section 4 A of the Westwood Village Specific Plan are eligible for Administrative Review.

C. The Westwood Community Design Review Board shall review applications and accompanying materials in relation to compliance with the design components and criteria set forth in this Specific Plan, and provide their recommendations to the Director of Planning, pursuant to Section 16.50 of the L.A.M.C.

D. Projects eligible for Administrative Review which comply with Section 4 A of the Westwood Village Specific Plan shall be exempt from the Westwood Community Design Review Board process.

Section 5. SEVERABILITY. If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Section 6. The City Clerk shall certify that… (placeholder)

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